

NOTICE OF MEETING

PLANNING SUB COMMITTEE

**Monday, 13th March, 2017, 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. **PLANNING PROTOCOL**

The Planning Committee abides by the Council's Planning Protocol 2016. A factsheet covering some of the key points within the protocol as well as some of the context for Haringey's planning process is provided alongside the agenda pack available to the public at each meeting as well as on the Haringey Planning Committee webpage.

The planning system manages the use and development of land and buildings. The overall aim of the system is to ensure a balance between enabling development to take place and conserving and protecting the environment and local amenities. Planning can also help tackle climate change and overall seeks to create better public places for people to live, work and play. It is important that the public understand that the committee makes planning decisions in this context. These decisions are rarely simple

and often involve balancing competing priorities. Councillors and officers have a duty to ensure that the public are consulted, involved and where possible, understand the decisions being made.

Neither the number of objectors or supporters nor the extent of their opposition or support are of themselves material planning considerations.

The Planning Committee is held as a meeting in public and not a public meeting. The right to speak from the floor is agreed beforehand in consultation with officers and the Chair. Any interruptions from the public may mean that the Chamber needs to be cleared.

3. APOLOGIES FOR ABSENCE

4. URGENT BUSINESS

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

5. 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

6. MINUTES (PAGES 1 - 58)

To confirm and sign the minutes of the Planning Sub Committee held on 2 February 2017 and 13 February 2017.

7. PLANNING APPLICATIONS

In accordance with the Sub Committee's protocol for hearing representations; when the recommendation is to grant planning permission, two objectors may be given up to 6 minutes (divided between them) to make representations.

Where the recommendation is to refuse planning permission, the applicant and supporters will be allowed to address the Committee. For items considered previously by the Committee and deferred, where the recommendation is to grant permission, one objector may be given up to 3 minutes to make representations.

8. ST JOHN'S CHURCH AND HALL, ACACIA AVENUE, N17 8LR (PAGES 59 - 106)

Proposal: Remodelling and extension to existing church. Demolition and replacement of existing hall on church site with new community facility / nursery. Proposed 22 new build residential units to church site and 10 new build residential units to Acacia Avenue site with a mix of 1, 2, 3, and 4 bedroom accommodation over 2 - 4 storeys.

Recommendation: grant permission subject to conditions and section 106 Legal Agreement.

9. 18 ASHLEY ROAD, N17 9LJ (PAGES 107 - 136)

Proposal: Partial temporary change of use of building from light industrial B1 use to D2 use incorporating a climbing wall facility, yoga studio, ancillary cafe and offices, and retention of a portion of the existing B1 light industrial use.

Recommendation: grant permission subject to conditions.

10. PRE-APPLICATION BRIEFINGS

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

Notwithstanding that this is a formal meeting of the Sub-Committee, no decision will be taken on the following items and any subsequent applications will be the subject of a report to a future meeting of the Sub-Committee in accordance with standard procedures.

The provisions of the Localism Act 2011 specifically provide that a Councillor should not be regarded as having a closed mind simply because they previously did or said something that, directly or indirectly, indicated what view they might take in relation to any particular matter. Pre-application briefings provide the opportunity for Members to raise queries and identify any concerns about proposals.

The Members' Code of Conduct and the Planning Protocol 2016 continue to apply for pre-application meeting proposals even though Members will not be exercising the statutory function of determining an application. Members should nevertheless ensure that they are not seen to pre-determine or close their mind to any such proposal otherwise they will be precluded from participating in determining the application or leave any decision in which they have subsequently participated open to challenge.

11. ICELAND, BROOK ROAD, WOOD GREEN, N22 (PAGES 137 - 144)

Proposal: The proposal currently at pre-application stage is for the demolition of the existing buildings and the construction of a new block providing commercial floorspace and an NHS healthcare facility at ground floor level, and up to 166 residential units, with associated landscaping and car parking.

12. UPDATE ON MAJOR PROPOSALS (PAGES 145 - 158)

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

13. APPLICATIONS DETERMINED UNDER DELEGATED POWERS (PAGES 159 - 192)

To advise the Planning Committee of decisions on planning applications taken under delegated powers for the period 1 February 2017 to 28 February 2017.

14. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at item 2 above.

15. DATE OF NEXT MEETING

28 March 2017

Felicity Foley, Principal Committee Co-ordinator
Tel – 020 8489 2919
Fax – 020 8881 5218
Email: felicity.foley@haringey.gov.uk

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

Friday, 03 March 2017

**MINUTES OF THE MEETING OF THE PLANNING SUB
COMMITTEE HELD ON THURSDAY, 2ND FEBRUARY, 2017, 7pm**

PRESENT:

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

1. FILMING AT MEETINGS

RESOLVED

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

2. APOLOGIES

Apologies were received from Cllr Basu.

3. URGENT BUSINESS

None.

4. DECLARATIONS OF INTEREST

None.

5. MINUTES

RESOLVED

- That the minutes of the Planning Committees held on 12 December 2016 and 16 January 2017 be approved.

6. PRE-APPLICATION BRIEFINGS

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

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

7. 'KWIK FIT' SITE, 163 TOTTENHAM LANE, CROUCH END N8 9BT

Representatives for the applicant and the planning officer gave a short presentation on early plans for the scheme. Revised plans would be subject to further consideration by the QRP and a Development Management Forum on 6 March which Committee members were welcome to attend.

The Committee raised the following issues:

- Concerns were raised that the design of the front façade would be out of context with surrounding buildings and likely to be a source of objection for local residents. It was however considered that the recessed top floor was a positive addition.
- The limited parking provision planned on site was of concern, in addition to the potential need to extend the hours of the existing CPZ in the area and managing access arrangements for customers of the garage. The applicant advised that discussions were ongoing with transport officers on these issues but would likely involve works to the four current crossovers and the installation of traffic control measures such as bollards.
- Clarification was sought on proposed balcony design. Confirmation was provided that the balconies would be recessed, enclosed winter gardens.
- Clarification was sought on the proposed number of single aspect units. The applicant advised this currently stood at 3 with open light wells to provide some mitigation.

8. PLOT SW, HALE WHARF, FERRY LANE

Representatives for the applicant and the planning officer gave a short presentation on early plans for the scheme. It was emphasised that the plans were at a very early stage in the pre-application process. The QRP was due to consider the plans on 22 February.

The Committee raised the following issues:

- Concerns were raised over the considerable increase in height and density sought compared to the extant permission for an 18 storey tower and the potential for the scheme to be out of context with the area in this regard. The applicant outlined that the site had been identified as an appropriate location for a tall building under the wider Hale Village masterplan and would serve as a landmark building identifying the location of the station. The revised scheme was considered to be an improvement on the extant plans including a slimmer profile design for the tower. It was also considered to be more economically viable.
- In response to a question, the applicant advised that discussions were underway with London Underground regarding the design of the foundations and proximity to the Victoria line tunnels.
- In response to a question, plans were confirmed to provide commercial units at ground floor level to all elevations.
- Concerns were raised over the number of single aspect units. The applicant advised that these would be minimised and mitigated in line with the constraints of the site such as use of a bay window design.
- The limited parking arrangements proposed for the site of only 50 spaces were identified as a significant concern. The importance was stressed of the applicant giving careful consideration as to how these spaces were allocated and

arrangements for deliveries etc to service the flats as parking provision in the vicinity was very limited.

9. THE CHOCOLATE FACTORY, CLARENDON ROAD, WOOD GREEN N22 6XJ

Representatives for the applicant and the planning officer gave a short presentation on early plans for the scheme.

The Committee raised the following issues:

- The developer was encouraged to take the opportunity available for an innovative approach to the provision of green spaces for the scheme and the establishment of green links to surrounding areas such as Alexandra Park.
- Concerns were raised over the impact of the height of buildings onsite to the views of Alexandra Palace. Officers affirmed the importance of protecting these views and had undertaken a detailed mapping exercise to this end and were currently liaising with consultants working on the Wood Green Area Action Plan to secure this.
- The importance was emphasised of the developer promoting future consultation on the plans with the current occupants of the Chocolate Factory to ensure they were fully engaged with the process.
- Concerns were raised over the very low parking provision proposed for the residential units. The applicant advised that the options around increasing parking provision would be explored. Basement parking might be feasible but would be expensive.

10. NEW ITEMS OF URGENT BUSINESS

None.

11. DATE OF NEXT MEETING

13 February.

CHAIR: Councillor Natan Doron

Signed by Chair

Date

This page is intentionally left blank

MINUTES OF THE MEETING OF THE PLANNING SUB COMMITTEE HELD ON MONDAY, 13TH FEBRUARY, 2017, 7pm

PRESENT:

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

1. FILMING AT MEETINGS

RESOLVED

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

2. PLANNING PROTOCOL

RESOLVED

- That the details of the process to be followed for the meeting be noted.

3. APOLOGIES

Apologies were received from Cllrs Mallett and Waters.

4. URGENT BUSINESS

None.

5. DECLARATIONS OF INTEREST

With reference to item 7, Keston Centre, Cllrs Bevan, J Mann and Mitchell advised that they had attended a fact finding visit to a Pocket Living scheme in Lambeth in August 2016 prior to the submission of the current application. Cllrs Bevan and Carroll advised of their attendance at a similar visit in Islington in 2015. It was confirmed that officers had been in attendance on both occasions. Cllr Carter also identified that objectors to the Keston Centre scheme had circulated a mail shot for lobbying purposes to all councillors. The Chair further added that he had met with a number of objectors to the application.

6. KESTON CENTRE, KESTON ROAD, LONDON N17

The Committee considered a report on the application to grant planning permission for the demolition of existing buildings and re-provision of two-storey building to accommodate a nursery (with associated external amenity play space) and community centre (Use Class D1); provision of 126 new residential units (16 x 3-bedroom part two/part three storey townhouses, and 110 units (93 x 1-bedroom and 17 x 2-bedroom) in 4 x blocks of flatted accommodation ranging from three to five storeys in height); associated landscaping; car parking; widening of vehicular access

to site; and provision of new pedestrian access routes to Downhills Park. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions and subject to s106 Legal Agreement.

The planning officer gave a short presentation highlighting the key aspects of the report. The attention of the Committee was drawn to a tabled addendum setting out details of additional representations received since the publication of the agenda, an additional s106 Heads of Terms and amendments to a number of conditions.

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

- The need for new housing in the borough was recognised but that development needed to be appropriate and compatible with the surrounding area and avoid encroaching on the park.
- The 5 storey height of the scheme would be out of keeping with the surrounding 2/3 storey terraced houses breaching the Council's urban character study. The municipal buildings historically onsite had been low level.
- The scheme would not protect or enhance the Metropolitan Open Land of Downhills Park as required by policy but have a detrimental impact in being visually dominating, spoiling the look and feel of the park and the loss of historic park boundaries to the benefit of a private developer.
- Current open views of the park enjoyed from the windows and gardens of properties on neighbouring streets would be blocked.
- The housing mix proposed was inappropriate when referenced to the identified housing need in the borough with the over domination of 1 bed units and a lack of social housing. The affordable pocket units would be unaffordable for residents in the east of the borough based on average income levels.
- Concerns were raised over the likelihood of the pocket 1 bed units being occupied by couples instead of the single occupants they were marketed for and the impact this would have on the density of the scheme, potential overcrowding and increased pressures on local services including school places etc.
- The scheme would increase parking demand in the area and exacerbate the level of traffic on already congested roads in the area.

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

- An explanation was requested on the reason for divergence from the Council's site allocations document which identified 70 units for the site. Officers advised that the number references was a minimum only and that the optimum use and balance of use for the site could only be fully assessed with the bringing forward of a detailed planning application.
- In response to a question, officers confirmed that the small strip of unregistered land onsite noted by members of the Committee at the site visit would be landscaped and managed by the applicant under the s106 agreement. It was also confirmed that replacement boundary fencing would be secured under condition.
- Clarification was sought on the CIL charging rate for the scheme in recognition of plans underway to introduce a revised charging schedule. Officers confirmed the rate applied would be that in force at the time of determination of the application

i.e. the current rate as plans for a revised charging regime were currently out for consultation.

- Officers confirmed an error in the wording to condition 16 which should read 'details of which must include the servicing of the ~~commercial/healthcare unit~~ nursery/community centre'.
- Clarification was sought over the number of storeys of the new scheme. Officers advised that this covered a range including 1-3 storey town houses, 2 storey community centre and 2x 4 storey and 1x 5 storey residential blocks.
- Further details were sought on the land swap arrangements. Officers advised that the new area would be landscaped to form part of the park, with a new fence to the adjacent boundary.
- Concerns were raised that the orientation of the scheme would constitute a diminution of the parkland. Officers outlined their view that the scheme would compliment and extend the park, with the new blocks 'dressing' the park, a fairly common planning approach. Additional benefits would include 3 new entrances to the park, a new community building and high quality landscaping within the scheme which would reflect the park.
- Concerns were raised that the occupation of the 1 bed units by a couple would render them non compliant with London Plan minimum space standards. Officers advised that the units exceeded the 37m² one person one bed minimum space standard and that the number of future occupants could not be regulated through the planning system.

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

- Concerns were raised over the principle of diverging from Local Plan policies in terms of significant factors such as the housing mix and design.
- The rear elevation facing adjacent properties on Keston Road was of poor design with no articulation to mitigate the impact.
- Concerns were raised over the potential for the pocket units to be occupied by couples, potentially with children, instead of the targeted single occupants and the resultant risk of overcrowding. The high income threshold levels required by purchasers of the affordable units would increase the likelihood of occupation by couples and would still be unaffordable for local Tottenham residents.
- Over 300 objections had been submitted in response to the application including from the fire brigade and local school.
- The gifting of public land to a private sector developer to construct unaffordable housing was a concern.

The Cabinet Member for Housing, Regeneration and Planning addressed the Committee and outlined the demand within the borough for all types of housing as set out in the Housing Strategy including intermediate and affordable homes. The scheme would provide 78% affordable housing which due to the pocket living concept, would be secured in perpetuity. The concept was supported by the Mayor, with schemes in place in a number of London boroughs. A much needed new community centre and nursery would also be provided as part of the development.

The applicant and two supporters addressed the Committee and raised the following points:

- The scheme would provide 126 new homes, including a high level of affordable housing above target for the site as well as a new community centre.
- Issues identified with access arrangements for fire vehicles to the site had now been resolved.
- Across the current pocket living portfolio, overall occupation had been calculated at 89% single occupancy, with the remainder by couples.
- The scheme had been considered by the Quality Review Panel (QRP) and the GLA, and had been subject to wide consultation, with amendments made as a result including a reduction in height from 6 storeys.
- A prospective future occupant of the scheme outlined that the pocket living concept would potentially allow her to move out of insecure, often poor quality private rented housing and have the opportunity to own her own property within the borough.
- A representative from the Goan Community Centre outlined the benefits of the provision of a new building as the current was in disrepair and not fit for purpose. A new building would allow the extension of the events programme currently offered to the benefit of the whole community.

The Committee raised the following points regarding the representations received:

- Clarification was sought on the differences apparent between the CGI images provided by the objectors and those within the officer report. The applicant advised that the images within the agenda pack were verified views generated using standard methodology and as such were highly accurate. A number of factual inaccuracies were identified within the images provided by the objectors.
- Clarification was sought from the applicant regarding the design of the rear elevation in light of concerns over its appearance to adjacent properties on Keston Road. The applicant advised that the elevation had been designed to minimise the visual impact and maximise light to the rear gardens including design features such as stepped articulation away from the neighbouring properties, the use of roof windows etc.

The Chair moved the recommendation of the report and it was

RESOLVED

- That planning application HGY/2016/3309 be approved and that the Head of Development Management is authorised to issue the planning permission and impose conditions and informatives subject to the signing of a section 106 Legal Agreement providing for the obligation set out in the Heads of Terms below.
- That the s106 Legal Agreement referred to above is to be completed no later than 31/03/2017 or within such extended time as the Head of Development Management shall in his sole discretion allow; and
- That, following completion of the agreement referred to above within the time period provided for above, planning permission be granted in accordance with the Planning Application subject to the attachment of the conditions.

- That delegated authority be granted to the Assistant Director or Head of Development Management to make any alterations, additions or deletions to the recommended heads of terms and/or recommended conditions as set out in this report and to further delegate this power provided this authority shall be exercised in consultation with the Chairman (or in their absence the Vice-Chairman) of the Sub-Committee.
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 s91 Town and Country Planning Act 1990 (as amended) 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:
0001; 0050; 0051; 0100 Rev A; 0150 Rev A; 0151 Rev A; 0160 Rev A; 0181 Rev A; 0182 Rev A; 0183 Rev A; 0184 Rev A; 0185 Rev A; 0186 Rev A; 0187 Rev A; 0188; 0189; 0190 Rev B; 0191 Rev B; 0192 Rev A; 0193 Rev A; 0194 Rev A; 0195 Rev A; 0196; 0200 Rev B; 0201; 0203 Rev A; 0204; 0210 Rev B; 0211 Rev A; 0212 Rev B; 0213 Rev A; 0220 Rev A; 0221 Rev A; 0223 Rev B; 0224; 0230 Rev A; 0231 Rev A; 0232 Rev A; 0233 Rev A; 0240 Rev B; 0241 Rev A; 0242 Rev A; 0244 Rev A; 0245; 0250 Rev A; 0251 Rev A; 0252 Rev A; 0253 Rev A; 0260 Rev B; 0261 Rev A; 0263; 0270 Rev B; 0271 Rev B; 0272 Rev A; 0273 Rev A; 0300 Rev A; 0310 Rev A; 0311; 0312 Rev A; BD-0147-SD-001-R00; BD-0147-SD-800-R00; BD-0147-SD-801-R00; D90-L11 Rev P01; D90-L12-00 Rev P01; D90-L12-01 Rev P01; D90-L12-02 Rev P01; D90-L14-01 Rev P01; D90-L14-02 Rev P01; D90-L15-01 Rev P01; D90-L15-02 Rev P01; D90-L15-03 Rev P01; D90-L15-04 Rev P01
Air Quality Assessment (September 2016); Arboricultural Impact Assessment and Method Statement (20/09/2016); Bat Survey Report (21/09/2016); Daylight, Sunlight and Overshadowing Assessment (September 2016); Design and Access Statement (13/01/2017 – Rev B); DAS Addendum (January 2017); Draft Site Waste Management Plan (DOC-SWMP-001-B); Below Ground Drainage Strategy (26/09/2016); Energy Statement (September 2016); Environmental Noise and Impact Assessment (September 2016); Flood Risk Assessment (26/09/2016); Heritage Assessment (January 2017); Interim Travel Plan (September 2016); Landscape Report (September 2016); Planning Statement (27/09/2016); Preliminary Ecological Appraisal (12/08/2016); Preliminary Risk Assessment (325021-R01(01), September 2016); Refuse, cars and cycles Schedule; Statement of Community Involvement (September 2016); Sustainability Statement (September 2016); Transport Assessment (September 2016); Tree Report (31/03/2016); Visual Impact Assessment (January 2017)
Reason: In order to avoid doubt and in the interests of good planning.
 3. Notwithstanding the information submitted with this application, no development above ground shall take place until precise details of the external materials to be used in connection with the development hereby permitted be submitted to, approved in writing by and implemented in accordance with the

requirements of the Local Planning Authority and retained as such in perpetuity.

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

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

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

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

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

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

Reason: To ensure a satisfactory setting for the proposed development in the interests of the visual amenity of the area.

6. No development shall take place until details of all enclosures around the site boundary (fencing, walling, openings etc) at a scale of 1:20, have been submitted to and approved in writing by the Local Planning Authority. Details shall include the proposed design, height and materials. The approved works shall be completed prior to occupation of the development and shall be permanently retained thereafter.

Reason: In the interest of public safety and security and to protect the visual of the locality.

7. Prior to the commencement of any development hereby approved and before any equipment, machinery or materials are brought onto the site for the purposes of the development hereby approved, a Tree Protection method statement incorporating a solid barrier protecting the stem of the trees, including the two Beech trees on the eastern boundary of the site, and hand dug excavations shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out as approved and the protection shall be maintained until all equipment, machinery and surplus materials have been removed from the site.
Reason: In order to ensure the safety and well being of the trees on to the site during constructional works that are to remain after works are completed.
8. No development shall commence until details of a scheme for a "vegetated" or "green" roofs for the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The details shall include its (their) type, vegetation, location and maintenance schedule. The development shall be implemented in accordance with the approved scheme prior to its first occupation and the vegetated or green roof shall be retained thereafter. No alterations to the approved scheme shall be permitted without the prior written consent of the Local Planning Authority.
Reason: To ensure a sustainable development.
9. Prior to the commencement of demolition, a Level 3 recording based on Historic Building's guidance given in 'Understanding Historic Buildings: A Guide to Good Recording Practice' (May 2016), shall be undertaken, and be submitted to and approved in writing by the Local Planning Authority.
Reason: To ensure the building's historic and communal value can be illustrated for future generations.
10. Before the first occupation of the development hereby permitted, the kitchen windows within the north-east flank of Block D shall be fitted with obscured glazing and any part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening and fixed shut. The window shall be permanently retained in that condition thereafter.
Reason: To avoid overlooking into the adjoining properties.
11. A minimum of 10% of all dwellings 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.
12. The car parking spaces shown on the approved drawings, including a minimum of 13 accessible car parking spaces shall be provided and marked out on the site prior to the occupation of the development. These spaces shall thereafter be kept continuously available for car parking and shall not be used for any other purpose without the prior permission in writing of the Local Planning Authority.

Reason: In order to ensure that adequate provision for car parking is made within the site.

13. Prior to the occupation of the development, a parking management plan shall be submitted to, approved in writing by the Local planning Authority and implemented accordingly thereafter. This plan must include details on the allocation of car parking to the residential aspect of the development, and the plan must also include details on how parking will be controlled on site to ensure that residents and visitors do not park in car parking spaces allocated to the nursery and community centre. The plan must also ensure that allocated residents car parking spaces are kept free for allocated residents only.

Reason: To ensure that car parking spaces area allocated to various units as required, and to ensure that on site car parking is managed to ensure that residents do not park in the car parking spaces allocated for the community centre.

14. The development shall not be occupied until a minimum of 163 (159 for the residential element and 4 for the community centre/nursery) cycle parking spaces for users of the development, have been installed in accordance with the details hereby approved. Such spaces shall be retained thereafter for this use only.

Reason: To promote sustainable modes of transport.

15. Prior to the commencement of development, a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) shall be submitted to, approved in writing by the Local planning Authority and implemented accordingly thereafter. The Plans should provide details on how construction work would be undertaken in a manner that disruption to traffic and pedestrians on Green Lanes, Colina Road, Colina Mews, 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.

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

16. Prior to the occupation of the development, a Delivery and Service Plan (DSP) shall be submitted to, approved in writing by the Local planning Authority and implemented accordingly thereafter. Details of which must include the servicing of the nursery/community centre unit, the servicing of the residential units, including a facility to collect deliveries for residents (a concierge or parcel drop, for example), and 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 and must ensure that bins are provide within the required carrying distances on a waste collection day.

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

17. No development 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 to and approved in writing by the Local

Planning Authority (the plan shall be in accordance with the GLA SPG Dust and Emissions Control and shall also include a Dust Risk Assessment), and that the site contractor company be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out on site. The scheme shall be carried out in accordance with the approved plans.

Reasons: To safeguard the amenities of the area.

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

a) Using information obtained from the Phase1 Desk Study Report (CGL June 2016 Revision 1) additional site investigation, sampling and analysis shall be undertaken. The investigation must be comprehensive enough to enable:

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

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

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

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

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

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

20. Prior to commencement of the relevant part of the development, details of the CHP demonstrating that the unit to be installed complies with the emissions standards as set out in the GLA SPG Sustainable Design and Construction for Band B, shall be submitted to and approved in writing by the Local Planning Authority. This shall include detailed dispersion modelling, of all combustion plant, as recommended in Air Quality Assessment XCO₂ energy dated September 2016. The scheme shall be carried out in accordance with the approved plans.

Reason: To protect local air quality and ensure effective dispersal of emissions.

21. The development hereby approved shall achieve a reduction in carbon (CO₂) emissions of at least 35.8% against Part L of the Building Regulations 2013, as per the details hereby approved. Confirmation that these energy efficiency

standards and carbon reduction targets have been achieved must be submitted and approved in writing by the local authority within 3 months of completion on site. Such a submission shall show emissions figures at design stage to demonstrate building regulations compliance, and then report against the constructed building. The applicant must allow for site access if required to verify measures have been installed.

If the targets are not achieved on site through energy measures as set out in the afore mentioned strategy, then any shortfall should be offset at the cost of £1,800 per tonne of carbon plus a 10% management fee.

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

22. Prior to the commencement of the development, full details of the site CHP and boiler facility and associated infrastructure, which will serve heat and hot water loads for all the flatted units on the site, shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

- a) location of the single energy centre which is sized for all required plant;
- b) specification of equipment (including thermal storage, number of boilers and floor plan of the plant room);
- c) flue arrangement;
- d) operation/management strategy;
- e) the route and connections from the energy centre into all the dwellings and the community centre; and
- f) the method of how the facility and infrastructure shall be designed to allow for the future connection to any neighbouring heating network (including the proposed connectivity location, punch points through structure and route of the link)

The CHP and boiler facility and infrastructure shall be carried out strictly in accordance with the details so approved, installed and operational prior to the first occupation of the development and shall be maintained as such thereafter.

Reason: To ensure the facility and associated infrastructure are provided and so that it is designed in a manner which allows for the future connection to a district system.

23. 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 20mg/kWh. All combination gas boilers that are to be installed across the development are to have a minimum SEDBUK rating of 91%. The applicant shall demonstrate compliance by supplying installation specifications within 3 months of completion. Once installed they shall be operated and maintained as such thereafter.

Reason: To ensure that the development achieves a high level of sustainability and to protect local air quality.

24. Notwithstanding the details hereby approved in the Energy Strategy, by CalfordSeaden, no less than 460sqm of solar PV panels shall be provided on the site to achieve an on site renewable energy provision of 20%. The applicant shall demonstrate compliance by supplying installation specifications, confirmation of the area of PV, location and kWp output at within 3 months of completion. Once installed they shall be operated and maintained as such

thereafter. The applicant must allow for site access if required to verify measures have been installed.

Any alterations to any of the measures and standards set out in the submitted strategy (as referenced above) shall be submitted to and approved in writing by the Local Planning Authority prior to installation, and be presented together with justification and new standards.

Should the agreed target not be able to be achieved on site through energy measures as set out in the afore mentioned strategy, then any shortfall should be offset at the cost of £1,800 per tonne of carbon plus a 10% management fee.

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

25. The development shall be constructed accordance with the details so approved, and shall achieve the rating of Home Quality mark level 3 for all units on the site, and shall be maintained as such thereafter. A post construction certificate shall be issued by an independent certification body, confirming this standard has been achieved. This must be submitted to and approved in writing by the Local Planning Authority within 3 months of completion.

In the event that the development fails to achieve the agreed rating for the whole development, a full schedule and costings of remedial works required to achieve this rating shall be submitted for our written approval with 2 months of the submission of the post construction certificate. Thereafter the schedule of remedial works must be implemented on site within 3 months of the local authority's approval of the schedule, or the full costs and management fees given to the Council for offsite remedial actions.

Reasons: In the interest of addressing climate change and to secure sustainable development.

26. To demonstrate that there is minimal risk of overheating, the results of dynamic thermal modelling (under London's future temperature projections) for all internal spaces shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The strategy shall be operational prior to the first occupation of the development hereby approved.

Details in this strategy will include measures that address the following:

- the standard and the impact of the solar control glazing;
- that the overheating units pipe work space is designed in to the building allow the retrofitting of cooling and ventilation.
- that the community centre is designed to passively cool and not have an overheating risk. And that it is not reliant on mechanical cooling and ventilation.

This model and report should include details of the design measures incorporated within the scheme (including details of the feasibility of using external solar shading and of maximising passive ventilation) to ensure adaptation to higher temperatures are included. Air Conditioning will not be supported unless exceptional justification is given.

Once approved the development shall be carried out strictly in accordance with the details so approved, shall be maintained as such thereafter and no change there from shall take place without the prior written consent of the Local Planning Authority.

Reason: In the interest of adapting to climate change and to secure sustainable development.

27. Prior to the occupation of the development, details and location of the parking spaces equipped with Active (20% of spaces) and Passive (20% of spaces) Electric Vehicle Charging Points (ECVPS) and the passive electric provision shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:
- Location of active and passive charge points
 - Specification of charging equipment
 - Operation/management strategy

Once approved the development shall be carried out strictly in accordance with the details so approved, shall be maintained as such thereafter and no change there from shall take place without the prior written consent of the Local Planning Authority.

Reason: In the interest of adapting to climate change and to secure sustainable development.

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

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

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

Reason: In order to ensure that a sustainable drainage system has been incorporated as part of the scheme in the interests of sustainability.

30. 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.

Reason: To ensure that any piling has no impact on local underground sewerage utility infrastructure.

31. Prior to the occupation of the development, the applicant shall provide certification that the scheme complies with the requirements of Secured by Design, and this shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure the safety and security of the development.

32. Notwithstanding the Provisions of the Town and Country Planning (General Permitted Development) (England) 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, and this shall be installed prior to the occupation of the property, and the scheme shall be implemented and permanently retained thereafter.

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

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

Reason: To safeguard the visual amenities of the area and to prevent overdevelopment of the site by controlling proposed extensions and alterations.

34. No development shall commence until details of a scheme for bird and bat boxes for the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority.

The development shall then be constructed in strict accordance with these approved details, and the developer shall provide evidence of these measures being installed to the local planning authority no later than 3 month after construction works have completed. Once installed these measures shall be maintained in perpetuity and if necessary replaced as approved.

In the event that these measures are not installed a full schedule and costings of remedial works required to achieve a similar level of biodiversity improvements on site shall be submitted for the written approval of the local planning authority within 4 months of the completion of works on site. Thereafter the schedule of remedial works must be implemented on site within 3 months of the local authority's approval of the schedule, or the full costs and management fees given to the Council for offsite remedial actions.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity. In accordance with regional policies 5.3, 5.9 and 5.11 of the London Plan (2011) and local policy SP:05 and SP:13.

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: Community Infrastructure Levy

The applicant is advised that the proposed development will be liable for the Mayor of London and Haringey CIL. Based on the information given on the plans, the Mayoral CIL charge will be £197,438.85 (4,590sqm x £35 as uprated for inflation) and the Haringey CIL charge will be £72,567.90 (4,590sqm x £15 as uprated for inflation). 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: Street 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: Fire Safety

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: Asbestos

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

INFORMATIVE: Thames Water – Surface Water

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 – Fat Trap

Thames Water recommends the installation of a properly maintained fat trap on all catering establishments. We further recommend, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. Failure to

implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses.

INFORMATIVE: Thames Water – Sewers

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 thameswater.co.uk/buildover

INFORMATIVE: Thames Water – Groundwater Risk Permit

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

INFORMATIVE: Thames Water – Pressure

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

7. COPPETTS WOOD HOSPITAL, COPPETTS ROAD, N10 1JN

The Committee considered a report on the application to grant planning permission for the demolition of all existing buildings and redevelopment to provide 80 residential units (C3 use), comprising: 69 flat apartments across 3 building blocks rising from 3 and 4 storeys to part 5 and 6 storeys and 11 houses, rising from 2 to 3 and a half storeys, together with associated infrastructure, vehicular and cycle parking (subterranean and ground), public realm and landscaping works. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions and subject to s.106 and s.278 Legal Agreements.

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

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

- The principle of the development of the site was accepted but the design was unsatisfactory in terms of scale, height and the lack of retention of local historic features including demolition of the administration building.

- Responses submitted during the consultation period had not been given sufficient consideration.
- The scheme would not preserve the important local heritage of the site, and diverged from the previous permission granted in 2009 which secured the retention of the administrative building onsite. The clock tower removed for preservation purposes should also be reinstated.
- The 6 storey blocks would be out of character with the surrounding area.
- The parking provision on site was insufficient and would exacerbate existing pressures in the area, particularly on Osier Crescent, in light of the low public transport accessibility of the site. A planning application for a new development on the opposite side of the road in Barnet proposed a higher ratio of parking space provision in reflection of the challenges of the location.
- There was insufficient primary school place capacity within the local area to support the additional children to be housed in the development.

The Committee raised the following questions in discussion of the representations received:

- Further clarification was sought from the transport officer on concerns raised regarding car parking provision onsite. The officer outlined that the high car parking pressures in the surrounding area had been taken into account, resulting in a maximisation of the number of car parking spaces onsite in excess of that required under the Council's parking standards in order to reduce the impact of displacement parking. Provision was considered to be appropriate for the area and reflected projected demand.
- Assurances were sought over the management of pressures on primary school spaces in the area. Officers advised that the 2016 school place planning report identified surplus capacity in the primary schools in the area and plans being developed to deliver sufficient secondary school places.
- Concerns were raised over the potential overdevelopment of the site, with the number of units proposed exceeding that set out within the site allocations policy. Officers reiterated that a minimum level for the site was set out in the policy and that the density was considered acceptable based on a design led assessment of the application.
- Concerns were raised regarding the low PTAL rating of the scheme. Officers advised that the site was served by 4 bus routes in the immediate vicinity and that TfL had confirmed there was sufficient capacity on the bus infrastructure.
- In response to a question, the applicant advised that the basement car parking spaces would be serviced by a lift.
- Clarification was sought on the lack of retention of onsite heritage assets. The conservation officer outlined that these were non designated and as such could be removed. Retention was challenging as integration within the new design would be out of context.
- Further explanation was sought on the officer decision to accept the demolition of the administrative building contrary to the view of the QRP. Officers outlined the challenges in converting the building to residential and had taken the view that demolition would facilitate the comprehensive redevelopment of the site and permit the delivery of 21 additional units.

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

- The site was currently neglected, had no active frontage and was accessed off Osier Crescent.
- The scheme would provide new housing including high demand larger family units and affordable housing, high quality amenity space, improved site layout with no decrease in the number of trees currently onsite.
- The site was not located within a Conservation Area and existing buildings were not locally or statutorily listed. Retention of the heritage assets including the admin building was not viable due to significant disrepair and subsidence and the difficulties in conversion to residential.
- The height, bulk and mass of the scheme was inline with surrounding properties.
- The applicant was not aware of the location of the clock tower which had been removed prior to the purchase of the site.

In response to a question, the applicant confirmed that the affordable rent levels would vary according to unit size from 62% market rent for one bed units to 50% for 4 bed units. The remainder of units would be shared ownership, requiring the purchase of a minimum 35% share.

The Chair moved the recommendation of the report and it was

RESOLVED

- That planning application HGY/2016/3482 be approved and that the Head Development Management is authorised to issue the planning permission and impose conditions and informatives subject to the signing of a section 106 Legal Agreement providing for the obligation set out in the Heads of Terms below.
 - That the s106 Legal Agreement referred to above is to be completed no later than 31st March 2017 or within such extended time as the Head of Development Management or the Assistant Director Planning shall in his/her sole discretion allow; and
 - That, following completion of the agreement referred to above within the time period provided for above, planning permission shall be granted in accordance with the Planning Application subject to the attachment of the conditions.
1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.
Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.
 2. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications:
2702_20_001 Rev. 1, 002, 004 Rev. 1, 101, 102 Rev. 2, 103 Rev. 2, 104 Rev. 2, 105 Rev. 2, 106 Rev. 2, 107 Rev. 2, 108 Rev. 2, 109 Rev. 2;
2702_20_300 Rev. 1, 301, 302 Rev. 1, 303 Rev. 2, 304 Rev. 2, 305 Rev. 2
(October 2016 – to be checked), 306 Rev. 1, 307 Rev. 1, 308 Rev. 1, 309;

2702_20_500 to 510, all Rev. 3;
AQ1;
IA-395-LGA-P-01, 02;
IA-395-TP-P-01;
S15-289-200, 201;
16008/07.

Supporting documents also approved:

Design and Access Statement dated July 2016, Planning Statement (by Savills), Statement of Community Involvement dated July 2016, Bat Emergence Survey dated June 2016, Bird Breeding Survey dated June 2016, Reptile Survey dated May 2016, Site Wide Sustainable Drainage Strategy (Revision: X2 – Ref. J2393-Doc-06), Daylight and Sunlight report dated August 2016, Basement Impact Assessment (Including Site Investigation) (Revision: X1 – J2393-Doc-07), Air Quality Assessment dated September 2016, Transport Assessment dated September 2016, Travel Plan dated September 2016, Environmental Noise Survey and Noise Impact Assessment Report dated October 2016, Water Management Statement dated October 2016; Phase II Site Investigation Report dated July 2016; Heritage Statement dated September 2016; Biodiversity Strategy dated September 2016, Landscape Design Statement dated September 2016, Ecological Assessment dated June 2016, Arboricultural Implications Assessment & Arboricultural Method Statement dated July 2016, Thermal Comfort Assessment dated September 2016, Energy Report dated September 2016, Block E South Elevation / Site Entrance Sketch (dated December 2016), Surface Water Exceedence Flow Path mark-up drawing dated 22nd November 2016.
Reason: In order to avoid doubt and in the interests of good planning.

3. Details of finishing materials to be used for the external surfaces of the development (including samples) shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Brick treatments shall be demonstrated to be appropriately variegated. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references. Details of the finishing treatments for site boundaries and amenity screens shall also be provided as appropriate.
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 consistent with Policy 7.6 of the London Plan 2015, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.
4. Prior to the commencement of the development hereby approved the applicant shall submit a heritage management strategy to the Local Planning Authority for its written approval that describes, with reference to the submitted Heritage Statement, how the historic elements of the existing site will be retained, restored and reused in the approved development as appropriate. In particular, the strategy shall:
 - describe how the iron railings to the east of the site are to be retained and restored;
 - consider the restoration and relocation within the application site of the main entrance doorway surround of the administration building;

- describe how, and to what degree, tiles within the administration building will be reused in building entrance lobbys;
- consider all other reasonable heritage retention/reused possibilities and describe how and to what degree they will be implemented.

Once approved the development shall be constructed in accordance with the approved details and maintained as such thereafter and no change there from shall take place without the prior written consent of the Local Planning Authority.

Reason: In order to respect local heritage and therefore to comply with Paragraph 135 of the NPPF and Policy SP12 of the Core Strategy.

5. The applicant is required to submit a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the local authority's approval 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 Coppetts Road, Osier Crescent 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.
Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation network.
6. Prior to the commencement of the development hereby approved the applicant is required to submit to the Local Planning Authority for its written approval Delivery and Service Plan (DSP), details of which must include servicing of the residential units including facilities to collect deliveries for residents when they are out via concierge or parcel drop.
Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation
7. Prior to occupation of the development hereby approved, 20% of car parking shall be provided with electric vehicle charging infrastructure, with a further 20% allocated for passive provision.
Reason: To provide residential charging facilities for Electric Vehicles and to encourage the uptake of electric vehicles consistent with Policy 6.13 of the London Plan 2011 and Policies SP0 and SP4 of the Haringey Local Plan 2013.
8. Prior to the commencement of the development hereby approved the type of cycle parking to be provided shall be submitted to and agreed in writing by the Local Planning Authority, in discussion with Transport for London. A minimum 5% of cycle spaces should be suitable for enlarged cycles and the type of stand proposed must be clarified. The recommendations and requirements of the London Cycle Design Standards document should be followed.
Reason: In accordance with Policy 6.3 of the London Plan.
9. 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.

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.

10. The construction works of the development hereby granted shall not be carried out before 0800 hours or after 1800 hours Monday to Friday or before 0800 hours or after 1300 hours on Saturday and not at all on Sundays or Bank Holidays.

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties consistent with Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

11. No development shall take place on site 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 thereafter 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. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme]. The soft landscaping scheme shall include detailed drawings of:

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

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

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory

setting for the proposed development in the interests of the visual amenity of the area 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.

12. Prior to the commencement of works on site a meeting must be specified and attended by all interested parties, (e.g. Site manager, Consultant Arboriculturist, Council Arboriculturist and Contractors) to confirm all the protection measures to be installed for trees and discuss any construction works that may impact on the trees. Robust protective fencing / ground protection must be installed under the supervision of the Consultant Arboriculturist, prior to the commencement of demolition and retained until the completion of construction activities. It must be designed and installed as recommended in the Arboricultural method statement. The tree protective measures must be inspected or approved by the Council Arboriculturist, prior to the commencement of demolition. The tree protective measures must be periodically checked the Consultant Arboriculturist and reports made available to the Council Arboriculturist. All construction works within root protection areas (RPA) or that may impact on them, must be carried out under the supervision of the Consultant Arboriculturist.

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.
13. No development shall proceed until details of all existing and proposed levels on the site in relation to the adjoining properties be submitted and approved by the Local Planning Authority. The development shall be built in accordance with the approved details.

Reason: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site.
14. Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 1995 or any Order revoking or re-enacting that Order, no development with Classes A-G of Schedule 2 Part 1 of that Order shall be carried out without the grant of planning permission having first been obtained from the Local Planning Authority.

Reason: To safeguard the visual amenities of the area and to prevent overdevelopment of the site by controlling proposed extensions and alterations consistent with Policy 7.4 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.
15. The development hereby approved shall be designed to Secured by Design Sections 2 and 3 Compliance.

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.

16. The development must be constructed in accordance with the energy efficiency standards as set out in the approved Energy Strategy, by CalfordSeaden, dated September 2016.

Building Element	Proposed specification for the development (u-values)
External walls	0.15 (flats) 0.14 (houses)
Roof	0.18 (flats) 0.13 (houses)
Ground floor	0.13
Windows	1.2
Air tightness	4 m ³ /hr/m ² for houses 5 m ³ /hr/m ² in the flats

The development shall then be constructed and deliver the U-values set out in this document, thereby achieving the agreed carbon reduction of 3.3% beyond Building Regulations 2013 with a carbon saving of 3.3 tonnes. Confirmation that these energy efficiency standards and carbon reduction targets have been achieved must be submitted to and approved in writing by the local planning authority within 6 months from completion of works on site. This report will show emissions figures at design stage to demonstrate building regulations compliance, and then report against the constructed building. The applicant must allow for site access if required to verify measures have been installed.

Should the agreed target not be able to be achieved on site through energy measures as set out in the afore mentioned strategy, then any shortfall should be offset at the cost of £2,700 per tonne of carbon plus a 10% management fee.

Reason: To comply with London Plan Policy 5.2 and local plan policy SP:04

17. All combination gas boilers that are to be installed in the 11 houses on the site are to have a minimum SEDBUK rating of 91%. The boilers shall also have dry NOx emissions not exceeding 20 mg/kWh @0% O₂. The applicant will demonstrate compliance by supplying installation specification documents within 3 months of completion of works on site. Once installed they shall be operated and maintained as such in perpetuity.

Reason: To comply with London Plan Policies 5.2 and 7.14, Local Plan Policy SP:04 and GLA SPG Sustainable Design and Construction.

18. Details shall be submitted to and approved in writing by the Local Planning Authority at least 6 months prior to any works commencing on site in respect of the site boiler facility and associated infrastructure, which will serve heat and hot water loads for all the flats on the site. The details shall include:

- a) a review of the feasibility of connection to neighbouring sites (specifically the school to the north)
- b) location of the single energy centre which will contain all required plant;
- c) specification of equipment (including thermal storage, number of boilers and floor plan of the plant room);
- d) flue arrangement;
- e) operation/management strategy;
- f) the route and connections from the energy centre into all other blocks (from the basement of Block F into all units of blocks A, B, C, D and F; and

- g) the method of how the facility and infrastructure shall be designed to allow for the future connection to any neighbouring heating network (including the proposed connectivity location, punch points through structure and route of the link)

The installation of the boiler facility and associated infrastructure shall be carried out strictly in accordance with the details so approved, and shall be fully installed and operational prior to the first occupation of the development. The facility/infrastructure shall be maintained as installed thereafter.

Reason: To ensure the facility and associated infrastructure are provided and so that it is designed in a manner which allows for the future connection to a district system in line with London Plan policy 5.7 and Local Plan Policies SP:04 and DM 22.

19. Prior to commencement of the development details of the communal boiler must be submitted to and approved in writing by the Local Planning Authority including evidence to show that the chimney stack/flue will be at a sufficient height and discharge velocity etc to disperse the exhaust emissions. The communal boilers to be provided for space heating and domestic hot water shall have dry NO_x emissions not exceeding 40mg/kWh of dry NO_x (at 0% O₂). An Air Quality Neutral calculation for 'building emissions' shall also be provided.

Reason: To Comply with Policy 7.14 of the London Plan, the GLA SPG Sustainable Design and Construction, and to protect local air quality.

20. The applicant will install the renewable energy technology (PV Solar Panels) as set out in the document Energy Strategy, by CalfordSeaden, dated September 2016. This renewable technology will deliver a carbon saving of through the generation of 75.9kWp of electricity to the development site. Should the agreed target not be able to be achieved on site through energy measures as set out in the aforementioned strategy, then any shortfall should be offset at the cost of £2,700 per tonne of carbon plus a 10% management fee.

Reason: To comply with London Plan Policy 5.7. and Local Plan Policy SP:04

21. The applicant must deliver the sustainability assessment as set out in the Energy Strategy, by CalfordSeaden, dated September 2016. The development shall be constructed in strict accordance of the details so approved, and shall achieve the rating of Home Quality Mark Level 3 for all units on the site, and shall be maintained as such thereafter. A post construction certificate shall be issued by an independent certification body, confirming this standard has been achieved. This must be submitted to the local planning authority for its written approval within 6 months of completion on site.

In the event that the development fails to achieve the agreed rating for the whole development, a full schedule and costs of remedial works required to achieve this rating shall be submitted for our written approval with 2 months of the submission of the post construction certificate. Thereafter the schedule of remedial works must be implemented on site within 3 months of the local authority's approval of the

schedule, or the full costs and management fees given to the Council for offsite remedial actions.

Reasons: In the interest of addressing climate change and to secure sustainable development in accordance with London Plan (2011) polices 5.1, 5.2,5.3 and 5.9 and policy SP:04 of the Local Plan.

22. Prior to the commencement of development on site details of the living roof shall submitted to and approved in writing by the local authority. The submitted details will include the following:

- a. A roof(s) plan identifying where the living roofs will be located (Blocks A, B, C, D, and F);
- b. Confirmation that the substrates depth range of between 100mm and 150mm across all the roof(s);
- c. Details on the diversity of substrate depths across the roof to provide contours of substrate. This could include substrate mounds in areas with the greatest structural support to provide a variation in habitat;
- d. Details on the diversity of substrate types and sizes;
- e. Details on bare areas of substrate to allow for self colonisation of local windblown seeds and invertebrates;
- f. Details on the range of native species of wildflowers and herbs planted to benefit native wildlife. The living roof will not rely on one species of plant life such as Sedum (which are not native);
- g. Details of the location of log piles / flat stones for invertebrates;

Confirmation that the living roof will not be used for amenity or sitting out space of any kind will be required. Access will only be permitted for maintenance, repair or escape in an emergency.

The installation of the living roof(s) shall then be carried out strictly in accordance with the details approved by the Council, and shall be maintained as such thereafter.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall. In accordance with regional policies 5.3, 5.9 and 5.11 of the London Plan (2011) and local policy SP:05 and SP:13.

23. Prior to commencement of works on site details of the living wall on Block F facing the Pocket Green, shall submitted to and approved in writing by the local authority. The submitted details will include the following:

- a. Plan(s) identifying where the living walls will be located and what surface area they will cover;
- b. Details on the substrate depths across the walls;
- c. Details on the diversity of substrate types and sizes;
- d. Details on the range of native plant species to benefit native wildlife. The living wall will not rely on one species of plant life such as Sedum (which are not native);

- e. Details of the watering regime and commentary on how this will be sustainably watered in the future.

The living wall(s) shall then be carried out strictly in accordance with the details approved by the Council, and shall be maintained as such thereafter.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and screening for the development. In accordance with Policies 5.3, 5.9 and 5.11 of the London Plan (2011) and local plan policy SP:05 and SP:13.

24. The Biodiversity features as set out in Coppetts Wood Biodiversity Strategy dated 16th September 2016, by Ireland Albrecht, must be delivered as part of the development hereby approved. This will include:

- The incorporation of at least 15 bird boxes into the northern side of the development buildings and neighbouring trees;
- The incorporation of at least 8 bat boxes into the northern side of the development buildings and neighbouring trees.

The development shall then be constructed in strict accordance with these details, and the developer shall provide evidence of these measures being installed to the local planning authority no later than 3 months after construction works have completed. Once installed these measures shall be maintained in perpetuity and if necessary replaced as approved.

In the event that these measures are not installed a full schedule and costs of remedial works required to achieve a similar level of biodiversity improvements on site shall be submitted for the written approval of the local planning authority within 4 months of the completion of works on site. Thereafter the schedule of remedial works must be implemented on site within 3 months of the local authority's approval of the schedule, or the full costs and management fees given to the Council for offsite remedial actions.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity. In accordance with regional policies 5.3, 5.9 and 5.11 of the London Plan (2011) and local policy SP:05 and SP:13.

25. To demonstrate that there is minimal risk of overheating, the results of dynamic thermal modelling (in respect of London's future temperature projections) for internal spaces will be submitted to and approved in writing by the Local Planning Authority 6 months prior to any works commencing on site. Any measures required to mitigate overheating shall be operational prior to the first occupation of the development hereby approved. The model and report should include details of the design measures incorporated within the scheme (including details of the feasibility of using external solar shading and passive ventilation) to ensure adaptation to higher temperatures are addressed and the units do not overheat. Air Conditioning will not be supported unless exceptional justification is given. Once approved the development shall be constructed in accordance with the details so approved, shall be maintained as such thereafter and no change therefrom shall take place without the prior written consent of the Local Planning Authority.

Reason: London Plan Policy 5.9 and Local Plan Policy SP:04 and in the interest of adapting to climate change and to secure sustainable development.

26. Before development commences other than for investigative work:

- a. A desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.
- b. If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:-
 - a risk assessment to be undertaken,
 - refinement of the Conceptual Model, and
 - the development of a Method Statement detailing the remediation requirements.
- c. The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.
- d. If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.

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

Reason: London Plan Policy 5.9 and Local Plan Policy SP:04 and in the interest of adapting to climate change and to secure sustainable development.

27. To demonstrate that there is minimal noise disturbance to future residents of the proposed properties, the applicant shall submit a report to be approved in writing the Local Planning Authority that considers the installation of noise mitigation measures identified in the detailed Environmental Noise Survey and Noise Impact Assessment Report by Hann Tucker Associates and provides them where possible.

Once approved the development shall be constructed in accordance with the approved details and maintained as such thereafter and no change there from shall take place without the prior written consent of the Local Planning Authority.
Reason: To comply with emerging Policy DM1 of the Local Plan.

28. No works shall be carried out on site until a detailed Air Quality and Dust Management Plan (AQDMP), detailing the management of demolition and construction dust, has been submitted to and approved in writing by the Local Planning Authority. The Plan shall be in accordance with the GLA Dust and Emissions Control SPG and shall also include a Dust Risk Assessment.
Reason: To comply with Policy 7.14 of the London Plan.

29. No works shall commence on site until all plant and machinery to be used at the demolition and construction phases have been submitted to, and approved in writing by, the Local Planning Authority. Evidence is required to meet Stage IIIA of EU Directive 97/68/ EC for both NO_x 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. An inventory of all NRMM must be kept on site during the course of the demolitions, site preparation and construction phases. All machinery should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment. This documentation should be made available to local authority officers as required until development completion.
Reason: To protect local air quality and comply with Policy 7.14 of the London Plan and the GLA NRMM LEZ.

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 : Based on the information given on the plans, the Mayoral CIL charge will be £173,767 (4,039.7 sqm x £35 x 1.229) and the Haringey CIL charge will be £1,128,328.61 (4.39.7sqm x £265 x 1.054).

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 0800 009 3921.

INFORMATIVE : Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you email us a scaled ground floor plan of your property showing the proposed work and the complete sewer layout to developer.services@thameswater.co.uk to determine if a building over / near to agreement is required.

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

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

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

INFORMATIVE: The development hereby approved shall be completed in accordance with the associated Section 106 & Section 278 agreements.

8. LAND NORTH OF MONUMENT WAY AND SOUTH OF FAIRBANKS ROAD N17

The Committee considered a report on the application to grant outline planning permission for the development of the site to create 54 affordable residential units (Class C3) (12 x 1 bed, 24 x 2 bed and 18 x 3 bed units) in three blocks ranging in height from 4-stories to 5-stories (appearance, landscaping, layout and scale are reserved). The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions and subject to s106 Legal Agreement.

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

An objector to the scheme addressed the Committee and made the following points:

- The overshadowing report had been based on 3 and 4 storey blocks when the proposed blocks would vary from 4-5 storeys in height.
- Concern was raised that 11 neighbouring dwellings would be negatively impacted by the development in experiencing a loss of daylight and sunlight to habitable rooms below BRE standards. Overshadowing would also result to the gardens of a number of neighbouring properties.
- The scheme would be overbearing, with a scale out of character to the surrounding predominantly 2 storey housing and which would cause overlooking to the rear gardens of neighbouring properties.
- A wall and established vegetation currently served as a buffer to traffic noise from Monument Way and which would be removed with the building of the scheme.

The Committee sought clarification from officers regarding the objections raised to the sun and daylight impact of the scheme on neighbouring properties. In response, it was advised that BRE standards were based on suburban, low density development patterns and as such were challenging to achieve in an urban context, particularly London, as recognised under the Mayor's Housing SPG. Five neighbouring properties would experience noticeable losses in terms of sun or daylight but that this was considered acceptable including as the properties in question were dual aspect. 11 properties would experience a loss of sunlight to rear gardens.

In response to a question, officers advised that a detailed noise assessment would be secured by condition to ensure appropriate noise mitigation was implemented.

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

- The site was a sustainable location for residential development as it adjoined the new town centre boundary.
- The QRP were broadly in support of the scheme.
- The development would be car free, with current parking spaces on site reprovided.
- The impact of the development on a number of neighbouring properties in terms of loss of day and sunlight was acknowledged but considered acceptable and minimised wherever possible.
- The scheme contained a smaller number of units than that proposed within the wider masterplan for the area in response to feedback received during the consultation to allow the scheme to feel part of the existing estate.
- Consideration would be given to noise mitigation in relation to boundary treatments.

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

- Clarification was sought as to why outline instead of full planning permission was being sought. The applicant advised that this had been at the advice of the Council to avoid the requirements of the government's starter homes initiative and to maximise the number of affordable rented units delivered.
- Concern was raised over the loss of open space currently onsite which would not be fully mitigated with the provision of a pocket park. It was advised that on balance officers considered this acceptable in light of the wider public realm investment planned in the area including to Chesnut Park.
- Clarification was sought on the reason that only one type of affordable housing was proposed for the site. Officers advised that this was inline with the portfolio approach taken for sites within the wider Tottenham Hale Housing Zone in order to achieve a more strategic overall delivery target and housing mix.
- In response to concerns raised regarding air quality, particularly nitrogen dioxide levels for the new development, it was advised that mitigation measures would be incorporated under condition.

Cllr Bevan put forward a motion, seconded by Cllr Beacham, to refuse the application on the grounds of overdevelopment, daylight and sunlight impacts and air quality. At a vote, the motion fell.

The Chair moved the recommendation of the report and it was

RESOLVED

- That outline planning application HGY/2016/2184 be approved and that the Head of Development Management is authorised to issue the planning permission and impose conditions and informatives subject to the signing of a Legal Agreement providing for the obligation set out in the Heads of Terms below.
- That the legal agreement referred to above be completed no later than 1st March 2017 or within such extended time as the Head of Development Management or the Assistant Director Planning shall in her/his sole discretion allow; and

- That, following completion of the agreement referred to above within the time period provided for above, planning permission is granted in accordance with the Planning Application subject to the attachment of the conditions.

1) Time limits for Reserved Matter (LBH Development Management)

All applications for the approval of Reserved Matters within the OUTLINE permission hereby approved, as depicted on the approved plans shall be made to the Local Planning Authority no later than the expiration of 3 years from the date of this permission, and the development hereby authorised must be begun not later than whichever is the later of the following dates, failing which the permission shall be of no effect:

- a) The expiration of three years from the date of this permission OR
- b) The expiration of two years from the final date of approval of any of the reserved matters.

Reason: This condition is imposed by virtue of Section 92 of the Town & Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

2) Discharge of Reserved Matter (LBH Development Management)

This permission is granted in OUTLINE, in accordance with the provisions of Article 5 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and before any development is commenced, the approval of the Local Planning Authority shall be obtained to the following reserved matters:

- (a) appearance;
- (b) landscaping;
- (c) layout; and
- (d) scale.

Full particulars of these reserved matters, including plans, sections and elevations and all to an appropriate scale, and any other supporting documents shall be submitted to the Local Planning Authority for the purpose of obtaining their approval, in writing. The development shall then be carried out in complete accordance with those particulars.

Reason: In order to comply with the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) which requires the submission to and approval by, the Local Planning Authority of reserved matters.

The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

3) Development in Accordance with Approved Plans (LBH Development Management)

The OUTLINE 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. Those being:

Proposed Ground Floor Plan (16017_00_07_010); Proposed Site Plan(16017_00_07_004); Proposed Building Heights (1601700_07_003)

Reason: For the avoidance of doubt and in the interests of proper planning.

4) Total Quantum of Residential Development (LBH Development Management)

The number of dwellings to be developed on the application site shall not exceed 54.

Reason: To ensure the development is carried out in accordance with the plans and other submitted details and to ensure the development is within the parameters assessed.

5) Fixed Building Heights (LBH Development Management)

Any application for reserve matters submitted shall include details of existing site levels and detailed heights of all proposed buildings on the site in conformity with the Proposed Building Heights (1601700_07_003)

Reason: In the interests of proper planning and to protect the amenity of the locality.

6) Dwelling Mix (LBH Development Management)

Any application for reserve matters submitted shall provide the following mix of dwellings: 12 one-bedroom dwellings, 24 two-bedroom dwellings and 18 three-bedroom dwellings, unless there is a demonstrable need for an alternative mix of dwellings at the time of application.

Reason: to ensure mixed and balanced communities

7) Construction Management Plan (CMP) and Construction Logistics Plan (CLP) (LBH Transportation)

Prior to the commencement of the development, a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) shall be submitted in writing to and for approval by the Local Planning Authority. The Plans shall provide details on how construction work (including demolition) would be undertaken in a manner that disruption to traffic and pedestrians is minimised. It is also required that construction vehicle movements be carefully planned and co-ordinated to avoid the AM and PM peak periods. The development will thereafter be implemented in accordance with the approval.

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

The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

8) Reserve Matters – Transportation Details (LBH Transportation)

Detailed plans and drawings with respect to the matters reserved for subsequent approval shall include details of the proposed access roads and landscaping, including the location of the existing cycle track and bus shelter, shall be submitted to and approved in writing by the Local Planning Authority; such drawings to show method of construction, traffic calming measures, drainage, street lighting, kerb alignment, levels, areas of highway visibility and surface treatment. No part of the development shall be occupied until the works of construction have been carried out in accordance with the drawings so approved.

Reason: In the interests of proper planning and to protect the amenity of the locality.

9) Reserve Matters – Parking Layout (LBH Transportation)

Any application for reserve matters related to layout shall demonstrate car parking space in general conformity with the plans attached to Condition 3 above. The spaces shown reserved for parking of cars shall be used for or available for such use at all times.

Reason: to protect the amenity of adjoining occupiers.

10) Car Parking Management Details (LBH Transportation)

Details of a scheme for the management, maintenance and enforcement of car parking within the development shall be submitted to and approved in writing by or on behalf of the Local Planning Authority before any part of the development is first occupied and the parking areas shall be operated in accordance with the approved scheme at all times unless previously agreed in writing by or on behalf of the Authority.

Reason: to protect the amenity of adjoining occupiers and prevent obstruction on the highway.

11) Cycle Parking Details (LBH Transportation)

Any application for reserve matters related to layout shall be accompanied by arrangements for cycle storage (including means of enclosure for the area concerned where necessary) in conformity with relevant London Plan standards.

Reason: To ensure that adequate cycle storage facilities are provided.

12) Electric Vehicle Charging Points Details (LBH Transportation)

Any application for reserve matters related to layout shall provide details of electric vehicle charging points in conformity with relevant London Plan policy and guidance.

Reason: To promote sustainable travel.

13) Wheelchair Dwelling (LBH Development Management)

At least 10% of all dwellings hereby approved shall be wheelchair accessible or easily adaptable for wheelchair use (Part M4 (3) 'wheelchair user dwellings' of the Building Regulations 2010 as amended) in conformity with Design and Access Statement, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure inclusive and accessible development

14) Child Play Space Strategy (LBH Development Management)

Any application for reserve matters relating to layout shall be accompanied by a Child Play Space Strategy. The Strategy shall demonstrate how child play space provision will be accommodated on and off the site in conformity with benchmarks on contained in the London Plan SPG: Shaping Neighbourhoods: Play and Informal Recreation. The strategy shall be implemented prior to the occupation of the development for residential purposes.

Reason: to ensure high quality development.

15) Boundary Treatments (LBH Development Management)

Any application for reserve matters relating to landscaping shall include details of the proposed boundary treatment, including the re-provision of treatment along Monument Way, in accordance with approved pedestrian site accessed. The details shall demonstrate appropriate retention of existing landscaping as required and a high quality of design.

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

16) Hard and Soft Landscaping (LBH Development Management)

Any application for reserve matters relating to landscaping shall provide;

Details of hard landscaping works to include:

- vehicle and pedestrian access and circulation areas
- hard surfacing materials
- minor artefacts and structures (e.g. furniture, 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) including details of the re-located sub-station on the site.

Details of soft landscape works which shall include:

- planting plans

- a full schedule of species of new trees and shrubs proposed to be planted (in addition to those trees required to be planted as per the re-planting condition above)
- 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; and
- an implementation programme.

Reason: to protect the amenity of the locality and ensure high quality landscaping.

The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

17) Drainage (LBH Senior Drainage Engineer)

The development hereby permitted 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.

The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

18) Impact Piling Method Statement (Thames Water)

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.

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.

19) Tree Re-planting Plan (LBH Development Management)

Any application for the approval of reserve matters related to landscape shall include a Tree re-planting plan. The plan shall be in general accordance with the document Arboricultural Impact Assessment prepared by agb Environmental dated October 2016 and address the loss of amenity arising by proposing the re-planting of 20 in appropriate locations across the site.

Reason: to protect the amenity of the locality.

20) Tree Protection Method Statement (LBH Tree & Nature Conservation)

Any application for reserve matters related to landscape and layout shall be accompanied by a Tree Protection Method Statement (TPMS), in general accordance with the recommendations in document Arboricultural Impact Assessment prepared by agb Environmental dated October 2016 (and accompanying tree protection drawings) for consideration and determination by the local planning authority. The TPMS shall additionally provide:

- The frequency of periodic inspections of the installed tree protection measured to be undertaken by the Consultant Arboriculturist during the development process.
- Confirmation all construction works within identified root protection areas (or areas that may impact on them) must be carried out under the supervision of the Consultant Arboriculturist.

The approval shall be implemented prior to the commencement of any tree works on the site and maintained until the development works are complete, and any associated tree protection works shall be removed as soon as is practicable when no longer required.

Reason: In order to safeguard the trees in the locality.

21) Tree Protection Site Meeting (LBH Tree & Nature Conservation)

Prior to any trees works on the applicant site (including tree removal), a Tree Protection Site Meeting shall occur. The meeting shall be attended by the Site manager, the Consultant Arboriculturist, the Council Arboriculturist and all relevant contractors. The meeting shall confirm all the protection measures in line with the approved Tree Protection Scheme, and discuss any construction works that may impact on the trees.

Reason: In order to safeguard the trees in the locality.

The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

22) Inspection of Tree Protection Measures (LBH Tree & Nature Conservation)

Prior to any works on the application site, the installed tree protection measures as approved in the Tree Protection Scheme must be inspected and approved by the Council's Arboriculturist.

Reason: In order to safeguard the trees in the locality.

The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

23) Ecological Improvement Implantation Plan (LBH Development Management)

Any application for reserve matters related to landscaping and layout shall be accompanied by an Ecological Improvement Implantation Plan for consideration and determination by the local planning authority. The plan shall proposed ecological measures in broad conformity with the document Ecological Appraisal prepared by abg Environmental dated September 2016 inline with the National Planning Policy Framework requirements for nature conservation. The development shall thereafter be implemented in accordance with the approved plan(s).

Reason: to protect ecological amenity.

24) Noise Mitigation – (LBH Development Management)

Any application for the approval of reserve matters related to layout, appearance and scale shall be accompanied by a detailed noise assessment in broad conformity with the document Noise Assessment prepared by Cass Allen Associated dated August 2016, that proposes suitable glazing and ventilation systems to for the approved units ensure the noise impacts to internal habitable rooms are in conformity with BS8233:2014. The noise assessment shall also propose noise mitigation for rear gardens in conformity with the document.

Reason: to ensure high quality residential development

25) Secure by Design Details (Metropolitan Police Secure By Design Officer)

Any application for reserve matters shall be accompanied by details of the measures to be incorporated into all the development demonstrating how the principles and practices of the 'Secured by Design' scheme have been included. The applicant shall demonstrate these details have been considered in consultation with the Metropolitan Police Designing Out Crime Officers.

Reason: To create safe and sustainable communities

26) Waste Management Details (LBH Development Management)

Any application for reserve matters relating to layout and landscaping shall provide details for the collection and storage of waste and recycled materials for approval by the local planning authority. The details shall demonstrate sufficient on site capacity for the storage of both residential waste and recycled materials and provide the details of a cleaning plan in general conformity with Policy DM4. The development shall thereafter be implemented in accordance with the approval.

Reason: To protect the amenity of the locality.

27) Feasibility of the Connection to a District Energy Network (LBH Development Management)

Any application for the approval of reserve matters related to layout shall provide a feasibility study showing how the scheme shall connect, or demonstrational justification as to why it cannot connect, to a district energy network serving the local area. The study shall be authored by a suitable qualified person and make reference to viability where required and thereafter shall be implemented in accordance with the approval.

Reason: To mitigate the impacts of climate change to assess a future district energy connection.

28) Feasibility of the provision of a Single Boiler System (LBH Development Management)

Any application for the approval of reserve matters related to layout shall be accompanied by a feasibility study showing the provision of a single boiler facility for the development hereby approved and associated infrastructure, which will serve all heat and hot water loads for all the units on the site communally. If provision is feasible, the study shall include:

- a) location of the possible energy centre;
- b) specification of equipment and location within the energy centre;
- c) flue arrangement;
- d) an operation/management strategy; and
- e) the method of how the facility and infrastructure may be designed to allow for the future connection to any neighbouring heating network (including the

proposed connectivity location, punch points through structure and route of the pipe link to the highway)

If provision is not feasible this shall be justified. The study shall be authored by a suitable qualified person and make reference to viability where required.

If domestic boilers are proposed, the details shall demonstrate that the boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 40 mg/kWh.

Reason: To mitigate the impacts of climate change to assess a future district energy connection.

29) PV Panels Details - Reserve Matters (LBH Development Management)

Any application for the approval of reserve matters related to appearance and layout shall include details of rooftop Photovoltaic (PV) solar panels in general conformity with the document “Energy Statement for Monument Way” by XCO2, dated September 2016. The details shall demonstrate delivery of 40kWp of energy to the development site.

Reason: To mitigate the impacts of climate change.

30) Code for Sustainable Homes – Post Construction Certificate (LBH Carbon Management LBH)

At least 6 calendar months following the substantial completion of the development hereby approved, a Post Construction Certificate (or other relevant evidence where required) confirming a rating of Code Level 4 of the Code for Sustainable Homes has been achieved, shall be submitted in writing to and for approval by the Local Planning Authority. The relevant Code Level shall be maintained thereafter.

Reason: in the interests of energy efficiency and to mitigate the impacts of climate change.

31) Code for Sustainable Homes – Remedial Details or Cost Agreement (LBH Carbon Management)

In the event that the development does not achieve Code Level 4 of the Code for Sustainable Homes 6 calendar months following the substantial completion of the development, AND unless a written offset cost agreement (including the cost of management fees) is secured with the Local Planning Authority, details of remedial works to achieve the relevant Code Level shall be submitted in writing to and for approval by the Local Planning Authority. The details (if required) shall be submitted 8 calendar months following the substantial completion of the development and the remedial works shall be implemented in accordance with approved details, and maintained thereafter.

Reasons: To mitigate the impacts of climate change.

32) Dynamic Thermal Modelling Details (LBH Development Management)

Prior to the commencement of the development the results of a CIBSE TM49 Dynamic Thermal Modelling (using London's Future Weather Pattern and central urban environment) shall be submitted in writing to and for approval by the Local Planning Authority.

The results shall demonstrate that 1) all unit layouts approved at the reserve matters stage have passed assessment; 2) the development poses a limited risk for overheating; and 3) all appropriate measures have been installed to minimize this risk. The details shall include design measures and explore the feasibility external solar shading and passive ventilation. The development shall be constructed in accordance with approved details and maintained thereafter.

Reason: to mitigate the impacts of climate change and ensure sustainable development.

The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

33) Land Contamination 1 (LBH Environmental Health)

Before development commences other than for investigative work:

a) Using information obtained from the Phase1 Desk Study Report (CGL June 2016 Revision 1) additional site investigation, sampling and analysis shall be undertaken. The investigation must be comprehensive enough to enable: a risk assessment to be undertaken, refinement of the Conceptual Model, and the development of a Method Statement detailing the remediation requirements.

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

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

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

34) Land Contamination 2 (LBH Environmental Health)

Where remediation of contamination on the site is required completion of the remediation detailed in the approved 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.

35) Revised Air Quality Assessment (LBH Environmental Health)

Prior to the commencement of the development, a revised air quality assessment (including an Air Quality Neutral assessment) taking into account the comments in the Air Quality Assessment by XCO2 Energy dated September 2016, shall be submitted in writing to and for approval by the Local Planning Authority. The revised assessment shall propose a mechanical ventilation system for the development to mitigate air quality impacts. The development shall be constructed in accordance with the approved details, and maintained thereafter.

Reason: To mitigate air quality impacts

The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

36) AQMA – Details of Traffic Related Impacts (LBH Development Management)

Any application for the approval of reserve matters related to layout shall provide an assessment of the requirement to provide details of traffic-related impacts in the vicinity of an Air Quality Management Area (AQMA). The assessment shall be in conformity with Environmental Protection UK (EPUK)/IAQM planning guidance in relation to anticipated construction and/or operational flows of the development hereby approved.

Reason: to protect local air quality

37) Air Quality and Dust Management Plan (AQDMP) (LBH Environmental Health)

Prior to the commencement of the development, an Air Quality and Dust Management Plan (AQDMP), detailing the management of demolition and construction dust, shall be submitted in writing to and approved by the Local Planning Authority. The plan shall be in accordance with the London Plan SPG Dust and Emissions Control and shall also include a Dust Risk Assessment. The Plan shall be implemented as approved and be maintained for the construction phase of the development.

Reason: To protect local air quality.

The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

38) Considerate Constructors Scheme (LBH Environmental Health)

Prior to the commencement of the development, the site or Contractor Company shall register with the Considerate Constructors Scheme. Written Notification of registration shall be sent to the Local Planning Authority and the construction phase of the development shall be in accordance with the Scheme.

Reason: To protect the amenity of the locality.

The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

39) Plant and Machinery – EU Directive (LBH Environmental Health)

All plant and machinery to be used during the demolition and construction phases of the development shall meet Stage IIIA of EU Directive 97/68/ EC for both NOx and PM.

Reason: To protect local air quality

40) NRMM – Registration and Notification to LPA (LBH Environmental Health)

Prior to the commencement of the development, all Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW shall be registered at <http://nrmm.london/>. The Local Planning shall be notified in writing of registration.

Reason: To protect local air quality

The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

41) Inventory of NRMM during Development

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

Reason: To protect local air quality

42) Revised Daylight/Sunlight Assessment (LBH Development Management)

Any application for the approval of reserve matters related to layout and scale shall be accompanied by a revised daylight/light assessment. The assessment methodology shall be BRE complaint and address the any updated layout matters from the outline application stage.

Reason: to protect the amenity of adjoining occupiers.

43) Details of Central Dish/Receiving System (LBH Development Management)

Any application for reserve matters related to appearance shall provide details of a Central Satellite Dish/Receiving System for the residential units. The system shall minimise the appearance of any antenna proposed to be affixed to the buildings and have regard to the visual amenity of adjoining occupiers
Reason: to protect the amenity of the locality.

44) Individual Satellite Dishes or Television Antennas Precluded (LBH Development Management)

The placement of any satellite dish or television antenna on any external surface of the development is precluded, excepting the approved central dish/receiving system approved pursuant to the “Central Dish/Receiving System” condition above.

Reason: to protect the amenity of the locality.

INFORMATIVES

1) Working With the Applicant (LBH Development Management)

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) Order 2015 (as amended) to foster the delivery of sustainable development in a positive and proactive manner.

2) Hours of Construction Work (LBH Development Management)

INFORMATIVE: The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-
- 8.00am - 6.00pm Monday to Friday
- 8.00am - 1.00pm Saturday
- and not at all on Sundays and Bank Holidays.

3) Party Wall Act (LBH Development Management)

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

4) Designing Out Crime – Certified Products (Metropolitan Police)

INFORMATIVE: In meeting the requirements of Approved Document Q pursuant to the building regulations, the applicant may wish to seek the advice of the Police Designing Out Crime Officers (DOCOs) concerning certified products. The services of the Police DOCOs are available free of charge and can be contacted via docomailbox.ne@met.police.uk or 0208 217 3813.

5) Public Sewer Crossing – Approval required for building, extension or underpinning within 3 metres. (Thames Water)

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 thameswater.co.uk/buildover.

6) Attenuation of Storm Flows. Combined Sewer drain to nearest manhole. Connection for removal of ground water precluded. Approval required for discharge to public sewer. (Thames Water)

INFORMATIVE: In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921.

7) Minimum Pressure and Flow Rate from Pipes (Thames Water)

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.

8) Water Main Crossing Diversion (Thames Water)

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.

9) Large Water Main (Thames Water)

INFORMATIVE Thames Water 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.

10) Sprinkler Installation (London Fire Brigade)

INFORMATIVE: This authority strongly recommends that sprinklers are considered for new development and major alterations to existing premises particularly where the proposals relate to schools and care homes. Sprinklers systems installed in buildings can significantly reduce the damage caused by fire and the consequential costs 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 sprinklers systems in order to save money save property and protect the lives of the occupier. Please note that it is our policy to regularly advise our elected members about this issue.

11) Asbestos Survey (LBH Environmental Health)

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.

12) Naming of New Development (LBH Transportation)

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

9. CAR WASH CENTRE BROAD LANE N15 4DE

The Committee considered a report on the application to grant planning permission for the demolition of the existing car wash, construction of a new office block including, covered bin, cycle store and parking. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions and subject to s106 Legal Agreement.

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

The Committee sought further details on concerns expressed by the QRP regarding the roof design and curved frontage. Officers advised that the comments referred to

the original plans which had since been revised to a simpler repeated gable design. Materials to be used would be secured under condition.

Clarification was sought on how the financial contribution to be provided by the applicant towards employment and skills training would be allocated. Officers advised that this would go towards the employment support programme led by the Council's economic development team.

The Chair moved the recommendation of the report and it was

RESOLVED

- That planning application HGY/2016/2232 be approved and that the Head of Development Management is authorised to issue the planning permission and impose conditions and informatives subject to the signing of a s106 Legal Agreement providing for the obligation set out in the Heads of Terms below.
 - That the s106 Legal Agreement referred to above is to be completed no later than 28 February 2017 or within such extended time as the Head of Development Management or the Assistant Director Planning shall in her/his sole discretion allow; and
 - That, following completion of the agreement referred to above within the time period provided for above, planning permission be granted in accordance with the Planning Application subject to the attachment of the conditions.
1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the s91 Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

DRAWING NUMBERS

1. The approved plans comprise drawing nos. (3006 PL L01, 3006 PL 11J, 3006 PL 12M, 3006 PL 13M, 3006 PL 18.1, 3006 PL 18.2, 3006 PL 18.3, 3006 PL 18.4, 3006 PL 18.1A, 3006 PL 19.1, 3006 PL 19.2 and 3006 PL 19.3). 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.

MATERIALS

2. Notwithstanding the description of the materials in the application, no development shall take place until precise details of the materials to be used in connection with the development hereby permitted be submitted to, approved in writing by Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details and the approved materials shall be retained for the life of the development.

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.

SOFFIT DETAILS

3. No development shall commence until details of the soffit to the entrance “cut-away” at a scale of 1:20, have been submitted to, and approved in writing by the Local Planning Authority. Details shall include the proposed design, and materials. The approved works shall be completed prior to occupation of the development and shall be permanently retained thereafter.

Reason: To protect the visual amenity of the locality and the Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

HARD AND SOFT LANDSCAPING

4. No development 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. The landscape works shall thereafter be carried out in accordance with the approved details. These details shall include: proposed finished levels or contours; means of boundary fencing / railings; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.); retained historic landscape features and proposals for restoration, where relevant.

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

- a. those existing trees to be retained.
- b. those existing trees to be removed.
- c. those existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent. All such work to be approved in writing by the Local Planning Authority.

d. Those new trees and shrubs to be planted together with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development.

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

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area and the Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

CONTAMINATION SITE INVESTIGATION

5. a) No development shall commence other than for investigative work using the information from the Phase I Contaminated Land Assessment report submitted with the planning application by Lustre Consulting, until a site investigation has been submitted to, and approved in writing by the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:-
- a risk assessment to be undertaken,
 - refinement of the Conceptual Model, and
 - the development of a Method Statement detailing the remediation requirements.

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

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

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety and the Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

CONTAMINATION REMEDIATION

6. Prior to occupation of the development hereby approved where remediation of contamination on the site is required completion of the remediation detailed in the approved 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.

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

NOX BOILERS

7. Prior to installation, details of the Ultra Low NOx boilers for space heating and hot water should be forwarded to the Local Planning Authority. The boilers to be provided for space heating and hot water shall have dry NOx emissions not exceeding 20 mg/kWh @0% O₂.

Reason: To protect local air quality

AIR QUALITY AND DUST MANAGEMENT

8. 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 and the development is therefore only carried out in accordance with the approved AQDMP.

Reason: To protect local air quality

PLANT AND MACHINERY

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

Reason: To protect local air quality and comply with Policy 7.14 of the London Plan and the GLA NRMM LEZ and the Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

NRMM

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

Reason: To protect local air quality and comply with Policy 7.14 of the London Plan and the GLA NRMM LEZ.

SUDS CONTAMINATION

11. No infiltration based sustainable drainage systems should be constructed on land affected by contamination.

Reason: In order to protect groundwater quality from further deterioration and contaminants can remobilise and cause groundwater pollution.

PILING CONTAMINATION

12. No piling or any other foundation designs using penetrative methods should cause preferential pathways for contaminants to migrate to groundwater and cause pollution.

Reason: In order to protect groundwater quality from further deterioration.

CYCLE PARKING

13. Prior to occupation of the development hereby approved details of the type and location of secure and covered cycle parking facilities shall be submitted to, and approved in writing by the Local Planning Authority. Details of cycle parking should be provided in line London Cycle Design standard recommendations for work place cycle parking. The development shall be carried out in accordance with the approved details and retained as such in perpetuity.

Reason: To ensure that the cycle parking facility proposed are fit for purpose and are provided in line with the London Cycle Design Standard.

DISABLED PARKING

- 14.3 (three) wider blue badge parking spaces as shown on drawing number 3006 PL12M of the development hereby approved shall be provided and permanently maintained for people with disabilities.

Reason: In order to ensure that people with disabilities are not excluded from using the proposed development.

SERVICE BAY

15. A single bay as shown on drawing number 3006 PL12M shall be provided and permanently maintained for servicing of the development hereby approved.

Reason: In order to provide a dedicated parking bay for service vehicles.

HOURS OF OPERATION

16. The use hereby permitted shall be permitted between 07:00 to 22:00 Monday to Friday.

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

POST COMPLETION BREEAM

17. a) 6 months post completion of the development hereby approved a post construction certificate or evidence issued by an independent certification body, confirming a rating of BREEAM "very good" standard has been achieved as set out in BREEAM Pre-Assessment for the Car Wash Site, by Dovetail Energy Consultancy, June 2016 or explaining why this standard has not been met shall be submitted to, and approved in writing by the Local Planning Authority.

b) In the event that the development fails to achieve the agreed rating for the development, a full schedule and costing of remedial works required to achieve this rating shall be submitted to the Local Planning Authority for written approval with 2 months of the approval of the post construction certificate. Thereafter the schedule of remedial works must be implemented on site within 3 months of the Local Planning Authority's approval of the schedule, or the full costs and management fees given to the Council for offsite remedial actions.

Reasons: In the interest of addressing climate change and to secure sustainable development.

BALCONY SCREENING

18. Prior to occupation of the development hereby approved a plan showing a 1.8 metre high privacy screen along the southern boundary shall be submitted to, and approved in writing by the Planning Authority. Development shall be carried out in accordance with the approved details prior to the first use of the first floor communal amenity space and the screening shall be retained in perpetuity unless otherwise agreed in writing by the Planning Authority.

Reason: To avoid overlooking into the adjoining Esin Court properties.

Informatives:

INFORMATIVE : Working 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 £79,964.89 (1,859 sqm x £35 x 1.229) and the Haringey CIL charge will be £29,390.79 (1,859 sqm x £15 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 : Asbestos

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

INFORMATIVE : Environment Agency Contamination

The applicant should refer to the following sources of information and advice in dealing with land affected by contamination, especially with respect to protection of the groundwater beneath the site:

- From www.gov.uk:
 - o [Groundwater Protection: Principles and Practice \(August 2013\)](#)
 - o Our [Technical Guidance Pages](#), which includes links to CLR11 (Model Procedures for the Management of Land Contamination) and GPLC (Environment Agency's Guiding Principles for Land Contamination) in the 'overarching documents' section
 - o Use [MCERTS](#) accredited methods for testing contaminated soils at the site
- From the [National Planning Practice Guidance](#):
 - o [Land affected by contamination](#)

- British Standards when investigating potentially contaminated sites and groundwater:
 - o BS 5930: 1999+A2:2010 Code of practice for site investigations
 - o BS 10175:2011 Code of practice for investigation of potentially contaminated sites
 - o BS ISO 5667-22:2010 Water quality. Sampling. Guidance on the design and installation of groundwater monitoring points
 - o BS ISO 5667-11:2009 Water quality. Sampling. Guidance on sampling of groundwaters

All investigations of land potentially affected by contamination should be carried out by or under the direction of a suitably qualified competent person. The competent person would normally be expected to be a chartered member of an appropriate body (such as the Institution of Civil Engineers, Geological Society of London, Royal Institution of Chartered Surveyors, Institution of Environmental Management) and also have relevant experience of investigating contaminated sites.

10. UPDATE ON MAJOR PROPOSALS

Owing to time constraints, this item was deferred. The Chair asked the Committee to direct any questions to officers via email.

11. APPLICATIONS DETERMINED UNDER DELEGATED POWERS

Owing to time constraints, this item was deferred. The Chair asked the Committee to direct any questions to officers via email.

12. NEW ITEMS OF URGENT BUSINESS

None.

13. DATE OF NEXT MEETING

- 13 March.

The Chair passed on the Committee's thanks and best wishes to the Committee Clerk who was leaving the Council to take up a new role.

CHAIR: Councillor Natan Doron

Signed by Chair

Date

This page is intentionally left blank

Planning Sub Committee

Item No.

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE**1. APPLICATION DETAILS****Reference No:** HGY/2016/4095**Ward:** White Hart Lane**Address:** St John's Church and Hall Acacia Avenue N17 8LR

Proposal: Remodelling and extension to existing church. Demolition and replacement of existing hall on church site with new community facility / nursery. Proposed 22 new build residential units to church site and 10 new build residential units to Acacia Avenue site with a mix of 1, 2, 3, and 4 bedroom accommodation over 2 - 4 storeys.

Applicant: Mr Mark Hayes**Ownership:** Private**Case Officer Contact:** Gareth Prosser**Date received:** 05/12/2016 **Last amended date:** 28.02.2017

Drawing number of plans: 289 / P1 / 01, 289 / P1 / 02, 289 / P1 / 03, 289 / P1 / 04, 289 / P1 / 05, 289 / P1 / 06, 289 / P1 / 07, 289 / P1 / 08, 289 / P1 / 09, 289 / P1 / 10, 289 / P1 / 101, 289 / P1 / 102, 289 / P1 / 103, 289 / P1 / 201, 289 / P1 / 202, 289 / P1 / 203, 289 / P1 / 204, 289 / P1 / 205, 289 / P1 / 301, 289 / P1 / 302, Design, Access and Supporting Statements dates 02.12.16, schedule accommodation dated 28.02.2017.

1.1 This is a major application.

1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of a mixed use development is appropriate on this site and would retain existing church/community as well as additional housing and community facilities;
- The proposed residential accommodation would be of an acceptable layout and standard;
- The design and appearance of the proposal is acceptable;
- The impact of the development on neighbouring residential amenity is acceptable;
- Provision of affordable housing is policy compliant;
- The existing hall (proposed for demolition) is not listed/locally listed;
- There would be no significant impact on parking;
- The proposal improves the relationship with an underutilised green space;
- The application is in accordance with the development plan.

2. RECOMMENDATION

- 2.1 That the Committee resolve to GRANT planning permission and that the Head of Development Management is authorised to issue the planning permission and impose conditions and informatives subject to the signing of a section 106 Legal Agreement providing for the 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 31.04.2017 or within such extended time as the Head of Development Management or the Assistant Director Planning shall in her/his sole discretion allow; and
- 2.3 That, following completion of the agreement(s) referred to in resolution (2.1) within the time period provided for in resolution (2.2) above, planning permission be granted in accordance with the Planning Application subject to the attachment of the conditions.
- 2.4 Delegation to amend

Conditions

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans
- 3) Parking Management Plan (LBH Transportation)
- 4) Details of Cycle Parking (LBH Transportation)
- 5) Construction Management Plan (CMP) and Construction Logistics Plan (LBH Transportation)
- 6) Service and Delivery Plan (LBH Transportation)
- 7) Contaminated Land
- 8) Remediation Method Statement
- 9) Air Quality and Dust Management Plan
- 10) Considerate Constructors Scheme
- 11) Air Quality
- 12) Air Quality
- 13) Details of Gas Boilers
- 14) Surface Water Drainage Scheme
- 15) Sustainable Drainage Scheme
- 16) Central dish/aerial system
- 17) Secured by Design
- 18) Energy Strategy
- 19) Permitted Development Rights
- 20) Materials
- 21) Landscaping
- 22) Wheelchair Accessibility

Informatives

- 1) Co-operation
- 2) CIL liable
- 3) Hours of construction
- 4) Party Wall Act
- 5) Street Numbering
- 6) London Fire Brigade
- 7) Thames Water
- 8) Asbestos
- 9) London Fire and Emergency Planning Authority

Legal Agreement Heads of Terms:

- 1) **Highway** - A sum of £25,293.77 (twenty five thousand two hundred and ninety three pounds and seventy seven pence) for works related to the construction of new footway on Acacia Avenue and Laburnum Avenue, including the construction of new crossover and inset car parking bay on Laburnum Avenue.
- 2) **A residential travel plan must** - The Travel Plan must be secured by the S.106 agreement. As part of the detailed travel plan the following measures must be included in order to maximise the use of public transport:
 - A) The developer must appoint a travel plan co-ordinator, working in collaboration with the Facility Management Team to monitor the travel plan initiatives annually.
 - b) Provision of welcome induction packs containing public transport and cycling/walking information like available bus/rail/tube services, map and time-tables to all new residents.
 - c) The applicant's are required to pay a sum of, £3,000 (three thousand pounds) per travel plan for monitoring of the travel plan initiatives.
- 3) **Establishment or operation of a car club scheme**, which includes at least 1 car space. The developer must offer two years free membership and £50 credit to all new residents.
- 4) **Carbon Reduction** - A sum of £48,641.00 (upon commencement) to deliver carbon reduction projects across the borough of Haringey.
- 5) **Construction training / local labour initiatives** Participation in Construction Training and Local Labour Initiatives
- 6) **Affordable Housing** - Provision of 50% affordable housing (6 shared ownership units and 10 intermediate rent).

- 2.4 In the event that member choose to make a decision contrary to officers' recommendation members will need to state their reasons.
- 2.5 That, in the absence of the agreement referred to in resolution (2.1) above being completed within the time period provided for in resolution (2.2) above, the planning permission be refused for the following reasons:
- 1) In the absence of a legal Agreement for highways works, the proposal would have an unacceptable impact on the highway and fail to provide a sustainable mode of travel. As such, the proposal would be contrary to Local Plan policy SP7, saved UDP policy UD3 and London Plan policies 6.9, 6.11 and 6.13.
 - 2) In the absence of the provision of a residential travel plan, the proposal would have an unacceptable impact on the highway and fail to provide a sustainable mode of travel. As such, the proposal would be contrary to Local Plan policy SP7, saved UDP policy UD3 and London Plan policies 6.9, 6.11 and 6.13.
 - 3) In the absence of participation in car club membership, the proposal would have an unacceptable impact on the highway and fail to provide a sustainable mode of travel. As such, the proposal would be contrary to Local Plan policy SP7, saved UDP policy UD3 and London Plan policies 6.9, 6.11 and 6.13.
 - 4) In the absence of a financial contribution towards carbon management, the proposal would fail to address climate change and secure a sustainable development. As such, the proposal would be contrary to Local Plan policies SP4, London Plan policies 5.1, 5.2, 5.3 and 5.7 and draft DM policy DM21.
 - 5) In the absence of an agreement to work with Construction Training and Local Labour Initiatives, the proposal would fail to support local employment, regeneration and address local unemployment by facilitating training opportunities for the local population contrary to Local Plan Policies SP8 and SP9.
 - 6) In the absence of the provision of 50% affordable housing, the proposal is contrary to policy SP2 'Housing' of the Council's Local Plan March 2013, emerging policy DM13 'Affordable Housing' of the Development Management, Development Plan Document (pre-submission version January 2016), and Policy 3.12 (Negotiating Affordable Housing on Individual Private Residential and Mixed Use Schemes) of the London Plan..
- 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 (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
- Appendix 3: Quality Review Panel Notes

3.0 PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

3.1.1 Planning permission is sought for the remodelling and extension to an existing church; demolition and replacement of existing hall on church site with new community facility / nursery and the development of 32 residential units with a split of 22 new build residential units on the church site and 10 new build residential units vacant land on the opposing side of Acacia Avenue. The proposed units would be a mix of 1, 2, 3, and 4 bedroom accommodation over 2 - 4 storeys. Fifty percent of the housing is allocated as affordable housing.

3.1.2 The purpose of the project is for the worshipping congregation of St John's Church, through a programme of development, reordering, repair and renewal, to become a natural hub for the Community. This is to be achieved through a development partnership with Christian Action Housing Association, financed by social need grants.

3.1.3 The proposed works are as follows:

- The internal reordering and extension of St John's Church to the west.
- The demolition of the existing Church Hall at the east end of the church.
- The development of the land to the north, south, east and on the opposite side of Acacia Avenue with a mix of two, three and four storey 1, 2, 3 & 4 bed residential mixed tenure accommodation including a new vicarage.
- The proposal makes provision for additional 4 x car parking spaces on street and space for 64 cycle spaces both on-street and within cycle storage areas.
- Landscaped communal gardens/roof terraces are proposed along with private balconies.
- Removal of trees to site A - Church site and mature trees to site B – Acacia Road Site.

3.2 Site and Surroundings

3.2.1 The site is located to the east of the A10 and is accessed off Acacia Avenue via Devonshire Hill Lane, the development site is divided into two sections; the majority of the site to be developed is to the north of Acacia Avenue and the other section to the south of Acacia Avenue. The area surrounding the site is located in an area with a moderate Public Transport Accessibility level PTAL 3. PTAL is categorised in 6 levels, 1-6, where 6 represents an excellent level of accessibility and 1 a poor level of accessibility. In addition the site is located within walking distance of 6 bus routes which provides access to the: 144, 217, 231, 318, 444 and W3 bus routes which provide some 61-77 buses/hour during the week day (Monday to Friday). Several of these routes (W3, 231, 231 and 144) provide access to Wood Green and Turnpike Lane Underground stations.

3.2.2 The existing church and hall are not statutorily or locally listed or located within a conservation area. To the north of the site on the same level and on the opposite side of Laburnum Avenue are terraces of 2-storey residential properties of 1930s

vintage. Their outlook is approximately 28 metres to the north wall of the church. To the east of the site is a large open public recreational space measuring 3345m². The locality also has several large open areas in the wider context which include allotment areas, playing fields and a large expanse of open area can be found at Tottenham Cemetery located further to the south of the site.

3.2.3 To the immediate south of the site at a lower level and on the opposite side of Acacia Avenue are further terraces of 2-storey residential properties, also of 1930s vintage. Their outlook is approximately 25 metres to the south wall of the church. To the west of the church and at a lower level is Great Cambridge Road. There is a driveway immediately in front of the church and a strip of grass bordering the public footpath road. Development Site B on the opposite side of Acacia Avenue is bordered by further residential properties of similar character and vintage as above.

3.4 Relevant Planning and Enforcement history

No relevant history

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

- LBH Head of Carbon Management
- LBH Housing Design & Major Projects
- LBH Housing Renewal Service Manager Housing & Health
- LBH Flood and Surface Water
- LBH Sustainability
- LBH Cleansing
- LBH Design Officer
- LBH Conservation Officer
- LBH Pollution
- LBH Emergency Planning and Business Continuity
- LBH Building Control
- LBH Transportation Group
- LBH Sustainability
- LBH Arboriculture
- London Fire & Emergency Planning Authority
- Thames Water Utilities
- Transport for London
- Metropolitan Police (Designing out Crime Officer)

The following responses were received:

Internal:

- 1) LBH Transportation: No objections subject to S.106 / S.278 obligations and conditions.
- 2) LBH Design Officer - Supportive/No objections
- 3) LBH Conservation Officer – no objection
- 4) LBH Head of Carbon Management – no objections, conditions recommended
- 5) LBH Housing – No objection/support
- 6) LBH Flood and Surface Water – Conditions required
- 7) LBH Sustainability – Conditions recommended
- 8) LBH Cleansing - East - No objection (green light status)
- 9) LBH Pollution – No objections, subject to conditions

External:

- 10) Thames Water – No objections
- 11) TfL- No objections, conditions recommended
- 12) Metropolitan Police – No objections, condition recommended.
- 13) London Fire & Emergency Planning Authority – Not satisfied

5. LOCAL REPRESENTATIONS

5.1 The following were consulted:

163 Neighbouring properties
4 site notices were erected close to the site

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

No of individual responses:

Objecting: 3
Supporting: 0
Others: 0

5.3 The following local groups/societies made representations:

- None

5.4 The following Councillor made representations:

- None

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

- Loss of daylight/overshadowing
- Loss of privacy/overlooking
- Loss of visual amenity
- Proposal too large/out of character

- Increase in terms of noise and disruption
- Exacerbate existing parking pressure
- Loss of green space/removal of trees/shrubs
- Additional pressure on public services such as drainage and water
- Parking survey is out of date

5.6 The following issues raised are not material planning considerations:

- Disruption to local residents during construction
- Loss of private view

6 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of the development
2. Affordable Housing
3. Design and Density
4. The impact on the amenity of adjoining occupiers
5. Living conditions for future occupants
6. Parking and highway safety
7. Trees
8. Waste Storage
9. Sustainability
10. Drainage

6.2 Principle of the development

6.2.1 The proposal is for the remodelling and extension to an existing church; demolition and replacement of existing hall on the church site with a new community facility / nursery and the development of 32 residential units (over two sites) with a split of 22 new build residential units on the church site and 10 new build residential units on vacant land on the opposing side of Acacia Avenue. The proposed units would consist of a mix of 1, 2, 3, and 4 bedroom dwellings ranging over 2 - 4 storeys in height. Fifty percent of the housing would be allocated as affordable housing.

6.2.2 Haringey Local Plan policy SP0: Presumption in Favour of Sustainable Development, states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). In addition policy SP16: Community Facilities states that The Council will expect development that increases the demand for community facilities and services to make appropriate contributions towards providing new facilities or improving existing facilities; and promote the efficient use of community facilities and the provision of multi-purpose community facilities. In addition DM49 encourages the protection and replace existing community facilities and DM51 outlines the requirements for day nurseries.

- 6.2.3 With regard to the provision of additional housing, Local Plan Policy SP1 sets out the council's strategic vision to provide up to 8,200 new homes by 2026, which aligns with the aspirations of Policy SP2 and Policies DM10, DM11 and DM13 of the Development Management, Development Plan Document (pre-submission version January 2016), which has a current target of providing 820 new homes a year in Haringey; which is likely to be increased to 1,502 under the London Plan (FALP) 2015'.
- 6.2.4 Therefore, given the above planning policies the provision of proposed housing and the retention and extension of community uses on the site would in principle be supported as it would augment the Borough's housing stock and enhance the existing community facility, which would be in accordance with, Local Plan Policies SP0, SP1 and SP2, policies DM10, DM11 and DM13 of the Development Management DPD pre-submission version 2016 and London Plan Policies 3.3 and 3.16

6.3 Affordable Housing

- 6.3.1 The National Planning Policy Framework (NPPF, 2012) recognises that to create sustainable, inclusive and diverse communities, a mix of housing based on demographic and market trends and the needs of different groups should be provided. London Plan Policy 3.8 'Housing Choice' 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.
- 6.3.2 The Applicant is proposing a development that will deliver new homes of which over 50 % will be designated for affordable housing. This favourably exceeds the borough wide target set in Haringey's 'Strategic Policies' which states that the Council will seek 'to maximise the provision of affordable housing by requiring all development capable of providing 10 or more residential units to provide affordable housing to meet an overall borough target of 40% by habitable rooms.
- 6.3.3 The scheme is compliant with the adopted London Plan strategic policy 3A.10 which seeks the maximum amount of affordable housing in addition to the council's Local Plan Policy SP2 and Development Management DPD policy DM11.

Dwelling mix and Tenure

- 6.3.4 The Council will seek 40% affordable rent and 60% intermediate housing with a recommended mix (Housing Strategy 2017 -22) for affordable rent housing of 11% 1beds 45% 2beds and 33% 3beds 11% 4bed; for private sale/rent and intermediate tenure mix of 30% 1 beds, 60% 2beds, 10% 3beds. The applicants

dwelling mix shown below sits outside the parameters of policy in relation to the smaller number of 2 bed units.

- 6.3.5 This development would provide in excess of the borough wide target of 40% affordable housing provision. The tenure split between affordable rent and intermediate amounts to 42: 58 percent by habitable rooms in favour of the intermediate tenure.
- 6.3.6 There are currently high levels of social rented housing in the Tottenham constituency wards. In order to balance the levels and promote the area's regeneration, current Local Plan policies promotes higher proportions of market sale/rental and intermediate housing in this part of the borough. The proposed mix and type of affordable housing (largely private sale and Intermediate rent for working households) will ensure a more sustainable, balanced and less transient community. The unit mix for the affordable housing amounts to 16 units, 51 habitable rooms, unit mix ; 4 x 1 bed, 6 x 2 bed, 5 x 3 bed and 1 x 4 bed.
- 6.3.7 The council requires 10% if all new residential developments across all tenures to be fully Wheelchair accessible to ensure housing choice for disabled residents. The applicant will need to identify wheelchair units within the site.
- 6.3.8 In conclusion, this scheme complies with the Councils Strategic Policies SP2 of the Local Plan and policies DM10 (new supply), and DM13 (affordable housing) of the Development Management Plan DPD pre-submission version 2016. The Housing Commissioning, Investment and Sites team support the proposed scheme principally on the grounds that it will provide 56% of affordable housing as part of the proposal which would be located in the east of the borough.

6.4 Design and Density

- 6.4.1 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. Policy DM1 'Delivering High Quality Design' of the Development Management DPD pre-submission version 2016 continues this approach and requires development proposals to relate positively to their locality
- 6.4.2 The architectural composition, taking reference from the fine church interior, seeks to frame and enhance the setting of the church, whilst respecting the predominant scale and outlook of the surrounding residential properties and adjacent playing field. The residential blocks (with community use as ground floor within the rear block) 'wraps' around the existing structure.

- 6.4.3 The proposal has evolved under pre-application meetings with planning officers and the applicant, which has also concentrated on the design of the proposed development. In addition, the proposal has been presented to the Quality Review Panel (QRP), which concluded positively with minor recommendations which, where possible, have been addressed.

St John's Church

- 6.4.4 St John's Church, which designed by Seeley & Paget- best known for their work at Eltham Palace- was built in 1939 on a prominent position fronting the Great Cambridge Road. The design of the church is very distinctive, by the use of reinforced concrete parabolic catenary arched portal frames, with small secondary portals forming narrow side aisles and buttresses. A distinctive statue of St John stands above the main entrance above the door to the church.
- 6.4.5 The main features that are 'striking' inside the church range from clerestory windows set between the parabolic frames, making for an elegant, open and spacious worship space. Other distinguishing features are the omission of an east window, and the organ loft formed by an elegantly shaped bridge structure spanning across the 2nd bay from the west and whose design very much reflects contemporary modern architecture of the time.
- 6.4.6 Entry to the church is through a small porch at the west end. Once within the body of the building, the font is located centrally between the entrance and organ loft. Further ground floor rooms at the west end contain the sacristy, meeting room, vestry, and a chapel linked to the south aisle. Bench pews seat about 130. The organ is located at the north end of the loft, was built in 1963, and is maintained by Bishop & Sons.
- 6.4.7 The exterior is characterised by simple pantiled central and aisle roofs and red brick walls. Externally, the clerestory windows are set between copper cladding between the concrete 'buttresses'- the latter being the one external expression of the internal portal frame construction.
- 6.4.8 Flat roofed single storey rooms and a chapel project from the main building line on three sides at the west end, with low brick parapets, adding architectural elements reminiscent of contemporary lido buildings to an otherwise mannered 'romanesque' style. The west front is distinguished by a copper semi-dome with circular columns, housing the bell and a statue of St. John the Baptist set in front of the west window. The dome is set against the brick gable, with rendered covings forming a split pediment around it.
- 6.4.9 The style on the exterior is the incorporation of large cinema-style 'readograph' boards with adjustable lettering. The church, although not listed, has some architectural interest, and relatively un-altered from the original design. The

Existing Hall known in the past as St Hilda's Hall can be found on maps from around 1935, however, no further historical information located.

6.4.10 The proposed flats wrap around the church and are of varying heights and scale, with two storey pitched roof units to the front of the site (including a new vicarage), rising to 3-4 storeys at the rear. A new solely residential block of three storeys would also be located on the south side of Acacia Road. The design officer approves of the proposed palette of materials including three brick types, metal cladding, render, powder coated aluminium, Pantile and cast aluminium which breaks up the visual massing of each of the structures whilst also adding interest and a more domestic appearance to the development. In addition Sedum is proposed in some areas of the roof, softening the appearance of the development when viewed from upper storeys as well as adding to the sustainability of the development. As stated, the proposal has been subject to pre-application advice and various changes have been implemented at the request of the Haringey's Design Officer and the Quality Review Panel. In particular, the highest part of the residential development east of the church have been relocated to the centre of the site, amenity space on terraces has been split into smaller areas and the extensions to the front have been made as transparent as can be reasonably expected

6.4.11 Overall, the proposal is considered 'modest, of appropriate height, bulk and density, entirely in keeping with the character of the surrounding streets and sympathetic to the existing church building' (as stated by the Council's Design Officers), as well as 'providing very high quality, much needed, new residential accommodation, particularly notable for the thoughtfully laid out design, clarity of entrances from the public realm and high quality private amenity space'.

6.4.12 The improvements to the church itself, including more and better quality community spaces and a better entrance, are in an appropriate context, embedding the church in urban form whilst still maintaining its distinctiveness, visibility and status as a landmark on the major road it faces and within its surrounding community. The pattern of proposed development will improve the enclosure and legibility of surrounding streets and contribute to the opportunity to improve the square/open space to the east, which could become a much more attractive and beneficial local public amenity space.

Church Hall

6.4.13 The applicant proposes to demolish and replace the existing and vacant Church Hall to the rear of the church, due largely to the poor condition of the building which is not currently fit for community use. The applicant states that the cost of repair exceeded funds available. Consideration was given to refurbishment and

alteration but the potential costs are considered too high. The building has been closed for three years.

6.4.14 The Quality Review Panel considers that the building has character but recognise the poor state of repair. The applicant has conducted a survey (a requested by the Panel) of the site which details 'evidence of significant disrepair', particularly to the reinforced concrete lintels and external walls.

6.4.15 Whilst the character of the building is recognised, the hall is neither listed, locally listed nor situated within a conservation area. Given that the building is not subject to the above designations, consideration has been given to the value of the proposed development in terms of the provision of much needed housing and the enhancement of community facilities. In this respect the public benefits of the proposal is considered to outweigh the loss of the unlisted structure. This aspect of the application is therefore considered to support Local Plan Policy SP1, which sets out the council's strategic vision to provide up to 8,200 new homes by 2026, which aligns with the aspirations of Policy SP2 and emerging Policy DM10 of the Development Management, Development Plan Document (pre submission version January 2016).

6.4.16 Therefore, due to the proposed provision of housing and the retention and extension of community uses on the site the demolition is accepted. The replacement would augment the Borough's housing stock and enhance the existing community facility on site in accordance with, Local Plan Policies SP0, SP1 and SP2 and Policies DM10, DM11 and DM13 of the Development Management DPD pre-submission version 2016 and London Plan Policies 3.3 and 3.16

Density

6.4.17 The density is relevant to whether the amount of development proposed is appropriate for a site. London Plan Policy 3.4 notes that the appropriate density for a site is dependent on local context and character, its location and accessibility to local transport services. Policy 3.4 and Local Plan Policy SP2 require new residential development to optimise housing output for different types of location taking account of the guidance set out in the Density Matrix of the London Plan.

6.4.18 The site red line site area is 0.4 hectares, the surrounding area is considered to be suburban, and the site has a PTAL of 3. The density proposed is 80 units per hectare (32 units /0.4 Ha) and 240 (96/ 0.4) habitable rooms per hectare which complies with the 40–80 u/ha and 150–250 hr/ha set out in the London Plan 2016. Therefore, it is considered that the scheme does not constitute an overdevelopment on the site and the quantum of units proposed is acceptable in its local setting, subject to all other material planning considerations being met.

6.4.19 For the above reasons, the proposal is considered in accordance with policies SPG1a 'Design guidance' in accordance with the expectations of the NPPF, saved UDP Policy UD3, emerging policy DM1 'Delivering High Quality Design' of the Development Management DPD pre-submission version 2016 and London Plan Policies 7.4 and 7.6, Local Plan Policy SP11.

6.5 Impact on the amenity of adjoining occupiers

6.5.1 The London Plan 2016 Policy 7.6 *Architecture* states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. Saved Policy UD3 of the UDP 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. Policy DM1 of the Development Management Plan DPD pre-submission version 2016 'Delivering High Quality Design' continues this approach and requires developments to ensure a high standard of privacy and amenity for its users and neighbours.

6.5.1 A significant bulk of the proposed residential units and new hall/nursery will be located to the rear of the existing church and away from the busy and heavily trafficked Great Cambridge Road. The above constitutes the largest section of the development at 3-4 storeys (with the fourth storey being a recessed floor). This section of the development faces east onto the existing green space with the majority of windows facing this undeveloped section of land, and thus not having a significant impact on the existing properties located at the opposite end of the green.

6.5.2 The side elevations and remainder of development wrapping around the existing church forms a street frontage to the otherwise poorly defined edges of the south side of Laburnum Avenue and the north side of Acacia Avenue. Whilst these areas contain glazing over predominantly two to three storeys this is located a streets width away from the opposing properties along the aforementioned streets. In the case of the Acacia Avenue, the majority of the development would face the relating residential infill site which forms part of this application. Accordingly the development of the church site is not considered to have a significant, detrimental impact on the amenity of the surrounding properties.

6.5.3 More significantly, a purely residential block is proposed on the currently vacant land at the western end of Acacia Avenue. The proposal would complete the south side of the street and complete the 'back to back' development between Acacia Avenue and White Hart Lane. Three objections have been received from properties facing White Hart Lane which back onto the gardens of the proposed block. In particular residents have objected to the loss of daylight and overshadowing and expressed concerns regarding loss of privacy and overlooking. The proposed dwellings whilst being 2-4 storeys high would be located approximately 24m from the rear of the objecting properties at No's 358,

360 and 362 White Hart Lane, with the rear gardens of each development separating them. Given this distance and the proposed 'back to back' arrangement which is typical of the surroundings, there would be no material loss of amenity experienced by existing residents. Notwithstanding, some level of inter-visibility between properties is to be expected in an urban context.

6.5.4 In addition, given that the properties at White Hart Lane are located south of the proposal; there would not be any overshadowing despite the increase in height. The applicant has provided a lighting study within the Design and Access Statement to illustrate these conditions. The proposal is also set back from the existing end of terrace property at No15 Acadia Avenue, allowing daylight to the existing first floor window. Overall the proposal is not considered to result in any significant material loss of amenity to neighbouring properties regarding loss of daylight/sunlight, overlooking / loss of privacy or an increased sense of enclosure.

6.5.5 Living Conditions of future occupants

6.5.6 London Plan 2015 Policy 3.5 'Quality and Design of Housing Developments' requires the design of all new housing developments to enhance the quality of local places and for the dwelling in particular to be of sufficient size and quality. The standards by which this is measured are set out in the Mayor's Housing Standards Minor Alterations to the London Plan March 2016. The greater emphasis on securing high quality housing across London has been translated into Haringey Local Plan Policies SP2 and SP11 and Policy DM12 of the Development Management, Development Plan Document (pre-submission version Jan 2016).

6.5.7 The application is supported by Haringey's Design Officer who states that the standard of residential accommodation proposed is 'very high quality.....particularly notable for the thoughtfully laid out design, clarity of entrances from the public realm and high quality private amenity space'.

6.5.8 The layout of the proposed development arises from the retention of natural light through the clerestory windows into the church, distances between windows of habitable rooms both within the development and from the development to neighbouring properties in Acacia Avenue and Laburnum Avenue whilst reinforcing the streetscape. The established building line with respect to the Acacia Avenue site, and also the distances to neighbouring properties.

6.5.9 Each residential property on site A (Church site) has its own amenity space as well as access to a communal roof garden and the public open space to the east of the development. Similarly, each residential property on site B (Acacia Avenue) has its own amenity space along with access to communal space at the rear of the property.

6.5.10 It is worth noting there are no single aspect flats or houses, of any aspect. Whilst some private gardens to houses or ground floor flats are smaller than the very widely spaced out neighbouring existing dwellings, all would have at least one open side not built up and would benefit from at least either generous sunlight or privacy, sometimes both. The proposal which also complies with the space standards as outlined in the London Plan 2016 and is therefore considered to be acceptable.

6.6 Parking and highway safety

6.6.1 Local Plan (2013) Policy SP7 Transport states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport. This approach is continued in Policies DM31 and DM32 of the Development Management DPD pre-submission version 2016.

6.6.2 The Council's Transportation Team has been consulted on this planning application and has advised as follows~

6.6.3 The site is located to the east of the A10 and is accessed off Acacia Avenue via Devonshire Hill Lane, the development site is divided into two sections; the majority of the site to be developed is to the north of Acacia Avenue and the other section to the south of Acacia Avenue. The area surrounding the site is located in an area with a moderate Public Transport Accessibility level PTAL 3. PTAL is categorised in 6 levels, 1-6, where 6 represents an excellent level of accessibility and 1 a poor level of accessibility. In addition the site is located within walking distance of 6 bus routes which provides access to the: 144, 217, 231, 318, 444 and W3 bus routes which provide some 61-77 buses/hour during the week day (Monday to Friday). Several of these routes (W3, 231, 231 and 144) provide access to Wood Green and Turnpike Lane Underground stations. Therefore the proposed development has good connectivity to public transport.

6.6.4 The area surrounding the site is located in the Tottenham Event Day Control Parking Zone which operates on Event Days: Monday to Friday from 5pm to 8:30 pm and Saturday, Sunday and Public Holidays from (Noon – 8pm). The applicant is seeking to redevelop the area surrounding the church north of Acacia Avenue and the area to the south of Acacia Avenue to provide 33 residential units comprising 12 x1 bed, 10x2 bed 9x3 bed and 2x4 bed units, the proposal includes remodelling of the existing church, to provide some 599sqm community facility and demolition of the existing church hall and re-provision of community facility including a nursery (D1) of some 155sqm.

Trip Generation

- 6.6.5 The applicant's transportation planning consultant Caneparo Associates have produced a Transport Statement (TS) in support of the proposed application; the TS included surveys of the existing use of the site which included the Church use: Mass on a Sunday 11:00- 12:00 pensioners Club on Wednesday 11:00-14:00. The use of existing community Hall on a: Thursday, for Christmas Lunch, and a Tuesday for Badminton Club. The maximum number of trips generated by the church use is 30-50 attendees on a Sunday; the Community Hall generated some 100 attendees/trips for Christmas lunch between 14:00- 18:00 for Christmas Lunch. The applicant transport consultant have used method of travel to work modal split data from the 2011 census data for the super output area (Haringey 006) in which the site is located. The sustainable transport modal split target based on the travel to work modal split data forecast that the majority of the trips will be by sustainable modes of transport (70%), with only some 28% of trips to work by car drivers. In addition 53% of households in this super output area do not own a car, with an average car ownership level of 0.58 per household. The residential aspect of the development will generate some 21 person's trips during the AM peak period and 25 in/out trips during the PM peak period; the proposed development will generate a total of 207 person trips over the day.
- 6.6.6 Based on the modal split data from the 2011 census data the development proposal will generate 6 in/out vehicular trips during the Am peak and 7 in/out vehicular trips during the PM peak. As the D1 church is an existing use and as it is not proposed to increase the capacity of the church, we have considered that this will not generate any significant increase in additional trips when compared to the existing use. The applicant is proposing to provide a nursery as part of the new community facility the proposed nursery will have provide up 30 pupils at any one time and 4-6 staff. The proposed nursery will have a mixture of full time and part time pupils with some 15 fulltime and 30 part time pupils, the part time place will be split between the Am (15 pupils) and PM (15 pupils). Fulltime place are normally between 8am am to between 5/6Pm with part time pupils between 9/10AM to 12/1PM, with part time Pm pupils between 12/1PM and 4PM.
- 6.6.7 The Transport Statement has assumed that the majority of the 15 pupils and 4-6 staff will live within the locality of the proposed development. We have also considered that the majority of the trips generated by the nursery will be part of a linked trip, parents dropping off on their way to work or on their way to drop off other sibling to school. We have therefore considered that the car trips produced by the nursery element of the development will be very small and will be temporary in nature 10-15 minute, hence these trips will not have any significant impact on the local highways network.

Parking Provision

- 6.6.8 The applicant has submitted car parking surveys as part of the TS, the surveys were conducted on Monday 21st November 2016, and Thursday 24 November

2016, the surveys were conducted overnight when the majority of residents are at home and the parking pressures are at the highest. A further walking beat survey was conducted on Sunday 27th 2016. The results of the car parking surveys using 6 metres as a car length concluded that within 200 metres of the site there are between 603 and 606 on street car parking spaces available. The overnight surveys demonstrated that that 77-83% of the car parking spaces were utilised, with between 101-139 car parking spaces available. The waking beat survey which was conducted on the Sunday during mass concluded that there were some 165 car parking spaces available. We have therefore concluded that the surrounding the site is not suffering from high car parking pressure.

- 6.6.9 The applicant is proposing to provide 1 on street car space for the vicarage, the applicant is also proposing to construct and inset car parking bay to provide 4 on-street car parking spaces. The car parking spaces proposed is an under provision when this is compared to the 2011 census data which would require the applicant to provide 19 off street car parking spaces. However as the site is not located in an area which has been identified as suffering from high car parking pressure as per the November 2016 car parking survey which demonstrated that there is a minimum of 101 car parking spaces available in the area surrounding the site. The applicant will only be required by the imposition of a planning condition, recommended on any planning permission, to provide wheel chair accessible car parking spaces, which will require 3 of the proposed 4 car parking spaces to be allocated to the wheel chair accessible unit byway of a parking management plan.
- 6.6.10 Saved UDP Policy M10, Local Plan Policy SP7 and Policy DM32 of the Development Management DPD pre-submission version seeks to adopt maximum car parking standards, which in turn seeks to reduce car parking and maximise use of public transport, hence reduce car parking provision is considered appropriate and is supported by the London Plan and the Councils Local Plan and Development Management DMPD policies. The applicant is required to provide a parking management plan by way of an imposed condition on any grant of planning permission which must include details on the allocation of wheel car parking to the residential aspect of the development. The applicant will also be required to provide 3 disable car parking space in line with Life Time Homes.

Cycle Parking

- 6.6.11 The applicant is proposing to provide cycle parking in line with the 2015 London Plan which requires the applicant to provide 1 secure sheltered cycle parking space per 1 bedroom or studio unit and 2 spaces per 2 plus bed unit. The applicant is proposing to integrate the cycle parking within the cores which is acceptable. The applicant will be required to submit details on the type of cycle parking and the method of security this must be in line with the London Cycle Design Standard.

Access and Servicing Arrangements

- 6.6.12 The applicant has design the development to be serviced from; Acacia Avenue and Laburnum Avenue the refuse store is within the required carrying distance of the development, and the applicant will be required to provide a Service and Deliver Plan (SDP).

Travel Plan

- 6.6.13 The applicant will be required to submit a draft travel plan and obtain the Council's approval before the development is occupied. The travel plan must include measures to maximum the use of public transport to and from the site include car clubs, public transport information. The travel plan must be prepared in line with the TfL Travel Plan Best Practice Guidance and must be assessed using TfL attribute.

Highways Layout

- 6.6.14 The proposed scheme will require very limited alterations to the public highways; however the applicant is proposing to construct new footways on Acacia Avenue and Laburnum Avenue. The applicant will be required to dedicate the land for the construction of the new footways byway of a S.72 agreement the works will have to be secured by way of a legal agreement in line with the Drawing: 289/P1/05. The cost of the works has been estimates at £25,293.77(twenty five thousand two hundred and ninety three pounds and seventy seven pence)
- 6.6.15 On reviewing the application and supporting documentation the transportation and highways authority would not object this application subject to obligations and conditions.

6.7 Trees

- 6.7.1 An arboricultural report submitted outlines the impact of the proposed developments. The report clarifies that no trees of 'high' value are located on site. There is however 'moderate' value trees located to the front and rear of the Church site and one located on the Acacia Road site, all of which would be retained. The remaining trees, most of which are proposed for removal are rated as 'low' value or with a short life expectancy.
- 6.7.2 The report concludes that the construction proposed, subject to precautionary measures as outlined above and as per the recommendations outlined below, will not be injurious to trees to be retained, nor will require unreasonable numbers of trees to be removed. Any tree losses will be satisfactorily addressed by proposed planting (hedges). The findings of the study and the proposed

planting are accepted the application is considered in accordance with saved UDP policy OS17.

6.8 Waste Storage

- 6.8.1 Saved UDP Policy UD7 'Waste Storage', requires 'appropriate' provision for waste and recycling storage and collection. The Council's waste management team have been consulted and have stated the following;
- 6.8.2 The application shows a mixture of recycling and refuse facilities that are acceptable. There will also need to be receptacles for food storage equivalent to at least 10 litres per unit. Arrangements will need to be made to ensure waste is contained at all times. Provision will need to be made for storage of receptacles within the property boundary not on the public highway. The application has been awarded a 'green' status.
- 6.8.3 The project is therefore compliant with Haringey's Waste Management Requirements for refuse and recycling and there is no objection to the proposed development from the Council's waste department.

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, and Local Plan Policy SP4 set out the approach to climate change and requires developments to meet the highest standards of sustainable design, including the conservation of energy and water; ensuring designs make the most of natural systems and the conserving and enhancing the natural environment. The London Plan requires all new homes to achieve a 35 per cent carbon reduction target beyond Part L 2013 of the Building Regulations (this is deemed to be broadly equivalent to the 40 per cent target beyond Part L 2010 of the Building Regulations, as specified in Policy 5.2 of the London Plan for 2015).
- 6.9.2 The Energy Strategy submitted demonstrates that the scheme is policy compliant through the delivery of carbon reduction measures and carbon offsetting. The scheme is designed to deliver a saving of 183 tonnes of carbon emissions through efficient design, and renewable technologies. The applicant has agreed to the offset the remaining carbon emissions related to the residential part of the development, with a contribution of £48,641.00 to the Councils carbon offsetting projects.
- 6.9.3 The Energy Strategy should be conditioned to be delivered as set out, and an s106 agreement should be secured for £48,641.00 (upon commencement) for carbon reduction projects within Haringey.

7.0 Conclusion

- 7.1 The proposal is a high quality, sustainable design that respects the surrounding development and will not have a significant impact on the amenity of neighbouring properties or result in overdevelopment. The proposal would retain current the current church on site whilst enhancing community provision (nursery) and assist with the provision of additional housing including 50% affordable. The proposal would not impact on parking or highway safety. The proposal, whilst increasing the presence, massing and scale of development on site is considered in scale with the surrounding development.
- 7.2 Therefore, subject to the imposition of conditions and the signing of a legal agreement securing financial contributions and other relevant clauses, the planning application for the proposed development is recommended for approval.
- 7.3 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

8.0 CIL

- 8.1 Based on the information given on the plans, the Mayoral CIL charge will be £49,252 (1145sqm x £35 x 1.229) and the Haringey CIL charge will be £18,102.45 (1145sqm x £15 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. An informative will be attached advising the applicant of this charge.

9.0 RECOMMENDATIONS

GRANT PERMISSION subject to conditions

Applicant's drawing No.(s) 289 / P1 / 01, 289 / P1 / 02, 289 / P1 / 03, 289 / P1 / 04, 289 / P1 / 05, 289 / P1 / 06, 289 / P1 / 07, 289 / P1 / 08, 289 / P1 / 09, 289 / P1 / 10, 289 / P1 / 101, 289 / P1 / 102, 289 / P1 / 103, 289 / P1 / 201, 289 / P1 / 202, 289 / P1 / 203, 289 / P1 / 204, 289 / P1 / 205, 289 / P1 / 301, 289 / P1 / 302, Design, Access and Supporting Statements dates 02.12.16. schedule accommodation dated 28.02.2017.

Subject to the following condition(s)

Conditions:

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

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

2. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications: 289 / P1 / 01, 289 / P1 / 02, 289 / P1 / 03, 289 / P1 / 04, 289 / P1 / 05, 289 / P1 / 06, 289 / P1 / 07, 289 / P1 / 08, 289 / P1 / 09, 289 / P1 / 10, 289 / P1 / 101, 289 / P1 / 102, 289 / P1 / 103, 289 / P1 / 201, 289 / P1 / 202, 289 / P1 / 203, 289 / P1 / 204, 289 / P1 / 205, 289 / P1 / 301, 289 / P1 / 302, Design, Access and Supporting Statements dates 02.12.16.

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

TRANSPORT

3. The applicant will be required to provide a parking management plan which must include details on the allocation of car parking to the residential aspect of the development the plan must include the provision of 3 wheel chair accessible car parking spaces to the wheel chair accessible residential units.

Reason: To ensure that car parking spaces area allocated to the wheel chair accessible car parking units.

4. The applicant will be required to submit details on the type of cycle parking and the method of security, the design of the cycle parking must be in line with the London Cycle Design Standard.

Reason: To ensure that the type and layout of the cycle parking is in line with the London Cycle Design Standard.

5. The applicant/developer is required to submit a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the local authority's approval prior to construction works commencing on site. The Plans should provide details on how construction work (including demolition) would be undertaken in a manner that disruption to traffic and pedestrians on Acacia Avenue, Laburnum Road 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.

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

6. The applicant/operator is required to submit a Service and Delivery Plan (SDP) for the local authority's written approval prior to occupancy of the proposed development. The Plans should provide details on how servicing and deliveries will take place. It is also requested that servicing and deliveries should be carefully planned and co-ordinated to avoid the AM and PM peak periods.

Reason: To reduce traffic and congestion on the transportation and highways network.

POLLUTION

7. Before development commences other than for investigative work:

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

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

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

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

- c) If the approved 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 as per approval

8. Before development is occupied:

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

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

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

Reason: In order to protect amenity of surrounding residents and the wider locality and to comply with the London Plan 2015 Policy 7.14. To Comply with Policy 7.14 of the London Plan

10. 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 order to protect amenity of surrounding residents and the wider locality and to comply with the London Plan 2015 Policy 7.14. To Comply with Policy 7.14 of the London Plan

11. No works shall commence on the site until all plant and machinery to be used at the demolition and construction phases meets Stage IIIA of EU Directive 97/68/EC for both NO_x and PM and all Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW has been registered at <http://nrmm.london/>. Proof of registration must be submitted to the Local Planning Authority prior to the commencement of any works on site.

Reason: To protect local air quality and comply with Policy 7.14 of the London Plan and the GLA NRMM LEZ.

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

Reason: To protect local air quality and comply with Policy 7.14 of the London Plan and the GLA NRMM LEZ.

13. Prior to installation details of the gas boilers to be provided for space heating and domestic hot water should be forwarded to the Local Planning Authority for written approval. The boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 20 mg/kWh (0%).

Reason: As required by The London Plan Policy 7.14.

SUDS

14. No development shall take place until a detailed surface water drainage scheme for Site, which is based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1 in 100 year plus 40% for climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall include details of its maintenance and management after completion and shall subsequently be implemented in accordance with the approved details before the development on Site is occupied.

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

15. No construction works (excluding demolition) shall commence until further details of the design methodology, implementation, maintenance and management of the sustainable drainage scheme have been submitted & approved in writing by the Local planning Authority. Details shall include:-
 - (a) Methodology and reasoning for SuDS flows and volumes proforma determination enabling full assessment that the allowable thresholds have been achieved have been submitted to and approved in writing by the Local Planning Authority.
 - (b) Management and maintenance plan for the lifetime of the development, management by Residents Management Company or other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime a scheme of surface water drainage works including an appropriate maintenance regime have been submitted to and approved in writing by the Local Planning Authority. The sustainable drainage scheme shall be constructed in accordance with the approved details and thereafter retained.

Reason: To promote a sustainable development consistent with Policies SP0, SP4 and SP6 of the Haringey Local Plan 2013 and emerging Policy DM25 of the DM,DMP (pre-submission version January 2016).

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

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

17. Prior to the commencement of the development hereby permitted, details of the measures to be incorporated into the development demonstrating how the principles and practices of the 'Secured by Design' scheme have been included shall be submitted to, and approved in writing by the Local Planning Authority. Once approved in writing by the Local Planning Authority in consultation with the Metropolitan Police Designing Out Crime Officers, the development shall be carried out in accordance with the agreed details.

Reason: In the interest of creating safer, sustainable communities.

18. Energy measures as set out in the Energy Strategy for St John's in Tottenham, dated 1st March 2017, by Peter Deer and Associates, Version 1. To be delivered.

The development shall then be constructed in strict accordance of the details so approved, and shall achieve the agreed carbon reduction of 8.28 tonnes beyond Building Regulations (2013) in the domestic units. The equipment and materials shall be maintained as such thereafter. Confirmation of this must be submitted to the local authority at least 6 months of completion on site for approval and the applicant must allow for site access if required to verify delivery.

The Council should be notified if the applicant alters any of the measures and standards set out in the submitted strategy (as referenced above). Any alterations should be presented with justification and new standards for approval by the Council.

Should the agreed target not be able to be achieved on site through energy measures as set out in the aforementioned strategy, then any shortfall should be offset at the cost of £2,700 per tonne of carbon.

Reason: To comply with London Plan Policy 5.2. and local plan policy SP:0419.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order revoking or re-enacting that Order, no roof extensions, rear extensions, etc. shall be carried out without the grant of planning permission having first been obtained from the Local Planning Authority.

Reason: To safeguard the visual amenities of the area and to prevent overdevelopment of the site by controlling proposed extensions and alterations

consistent with Policy 7.4 of the London Plan 2015 and Saved Policy UD3 of the Haringey UDP 2006.

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

Reason: In order 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.

21. No development 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 boundary fencing / railings; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.); retained historic landscape features and proposals for restoration, where relevant.

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

- a. Those new trees and shrubs to be planted together with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development.

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

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

22. At least 10% of all dwellings 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.

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 £49,252 (1145sqm x £35 x 1.229) and the Haringey CIL charge will be £18,102.45 (1145sqm x £15 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. An informative will be attached advising the applicant of this charge.

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.

INFORMATIVE

The London Fire and Emergency Planning Authority strongly recommend that sprinklers are considered for new developments and alterations to existing premises. Details of proposed access should be provided and approved by the above authority.

Appendix 1 Consultation Responses from internal and external agencies

Stakeholder	Question/Comment	Response
INTERNAL		
Transportation	On reviewing the application and supporting documentation the transportation and highways authority would not object this application subject the following S.106 / S.278 obligations and conditions.	S.106 / S.278 obligations and conditions added.
Pollution	No objection, subject to condition.	Proposed conditions added.
Waste Management	The application shows a mixture of recycling and refuse facilities that are acceptable. There will also need to be receptacles for food storage equivalent to at least 10 litres per unit. Arrangements will need to be made to ensure waste is contained at all times. Provision will need to be made for storage of receptacles within the property boundary not on the public highway. The application has been awarded a 'green' status.	Noted.
Sustainability	<p>The Energy Strategy submitted demonstrates that the scheme is policy compliant through the delivery of carbon reduction measures and carbon offsetting. The scheme is designed to deliver a saving of 183 tonnes of carbon emissions through efficient design, and renewable technologies. The applicant has agreed to the offset the remaining carbon emissions related to the residential part of the development, with a contribution of £48,641.00 to the Councils carbon offsetting projects.</p> <p>The Energy Strategy should be conditioned to be delivered as set out, and an s106 agreement should be secured for £48,641.00 (upon commencement) for carbon reduction projects within Haringey.</p> <p>Please see suggested wordings below.</p> <p>Condition:</p> <p>You must deliver the Energy measures as set out in the Energy Strategy for St John's in Tottenham, dated 1st March 2017, by Peter Deer and Associates, Version 1.</p>	Condition added.

Stakeholder	Question/Comment	Response
	<p>The development shall then be constructed in strict accordance of the details so approved, and shall achieve the agreed carbon reduction of 8.28 tonnes beyond Building Regulations (2013) in the domestic units. The equipment and materials shall be maintained as such thereafter. Confirmation of this must be submitted to the local authority at least 6 months of completion on site for approval and the applicant must allow for site access if required to verify delivery.</p> <p>The Council should be notified if the applicant alters any of the measures and standards set out in the submitted strategy (as referenced above). Any alterations should be presented with justification and new standards for approval by the Council.</p> <p>Should the agreed target not be able to be achieved on site through energy measures as set out in the aforementioned strategy, then any shortfall should be offset at the cost of £2,700 per tonne of carbon.</p> <p>Reason: To comply with London Plan Policy 5.2. and local plan policy SP:04</p> <p>Energy Legal agreement</p> <p>To include in the legal agreement with the applicant - the Council will secure a payment of £48,641.00 to deliver carbon reduction projects across the borough of Haringey.</p>	<p>Included in legal agreement.</p>
Design Officer	<p>I am happy to confirm that I am indeed now completely content; my minor concerns in my email of 25th November have indeed now been allayed to my complete satisfaction. In particular, the highest part of the residential development east of the church have been relocated to the centre of the site, amenity space on terraces has been split into smaller areas and the extensions to the front have been made as transparent as can be reasonably expected. As stated previously I am happy with the mix of materials proposed provided conditions secure their quality.</p> <p>Overall I would sum up the proposals as being modest, of appropriate height, bulk and density, entirely in keeping with the</p>	<p>Noted.</p>

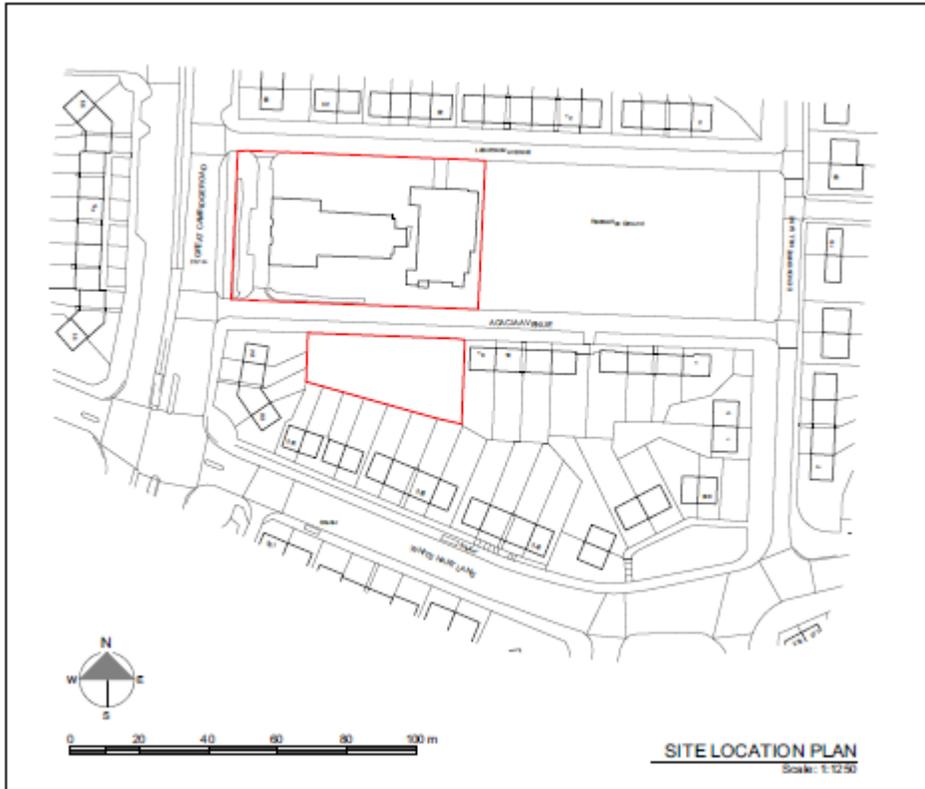
Stakeholder	Question/Comment	Response
	<p>character of the surrounding streets and sympathetic to the existing church building, as well as providing very high quality, much needed, new residential accommodation, particularly notable for the thoughtfully laid out design, clarity of entrances from the public realm and high quality private amenity space. The improvements to the church itself, including more and better quality community spaces and a better entrance, are in an appropriate context, embedding the church in urban form whilst still maintaining its distinctiveness, visibility and status as a landmark on the major road it faces and within its surrounding community, and the pattern of proposed development will improve the enclosure and legibility of surrounding streets and contribute to the opportunity to improve the square to the east, which could become a much more attractive and beneficial local public amenity space.</p>	
EXTERNAL		
<p>NEIGHBOURING PROPERTIES</p> <p>No358, 360, 362 White Hart Lane</p>	<ul style="list-style-type: none"> • Disruption to local residents • Loss of private view • Loss of daylight/overshadowing • Loss of privacy/overlooking • Loss of visual amenity • Proposal too large/out of character • Increase in terms of noise and disruption • Parking survey is out of date • Exacerbate existing parking pressure • Loss of green space/removal of trees/shrubs 	<ul style="list-style-type: none"> • Not a material planning consideration • Not a material planning consideration • Not significant given 24m separation (approx) • Not significant • Proposal considered in keeping in terms of massing and scale • Not a material planning. Contractor Company is to register with the Considerate Constructors Scheme (see conditions). Hours of construction also limited (see informatives) • The applicant has submitted car parking survey as part of the Transport Statement (TS). The surveys were conducted in November 2016 and are therefore up to date. • LBH Transportation have examined the proposal and TS and have no objections subject to conditions • Proposal addresses the existing green space positively. No mature trees of significance are proposed for removal.

Stakeholder	Question/Comment	Response
	<ul style="list-style-type: none"> Additional pressure on public services such as drainage and water 	<p>Conditions apply.</p> <ul style="list-style-type: none"> The proposal is a predominantly residential development in keeping with the surrounds. No evidence of the additional pressure to services has been presented.
Thames Water	<p>On the basis of information provided, Thames Water would advise that with regard to water infrastructure capacity, we would not have any objection to the above planning application.</p> <p>Thames Water recommend the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.</p>	Noted. Informative added.
Transport for London	<p>Having reviewed the submitted documents TfL has the following comments.</p> <ul style="list-style-type: none"> The site registers a Public Transport Accessibility Level (PTAL) of 3 on a scale of 1 to 6b which indicates a moderate level of accessibility. TfL understands 5 car parking spaces are proposed, with 1 space for the vicarage and 4 paces for the residential units. TfL have no objection to the proposed quantum but request the applicant clarify the provision of Blue Badge parking. The applicant should clarify the proposed quantum of cycle parking, for each use, in line with London plan standards. TfL also assess the design of cycle parking in line with Chapter 8 of London Cycling Design Standards (LCDS) available at: https://tfl.gov.uk/corporate/publications-and-reports/streets_toolkit#on-thispage-2 	<p>Cycle parking condition added. Details of waste condition added.</p>

Stakeholder	Question/Comment	Response
	<ul style="list-style-type: none"> • The council should secure full details of cycle parking by condition, in consultation with TfL. • The applicant proposes for deliveries to take place on Laburnum Avenue which TfL have no objection to. Refusing could take place on Great Cambridge Road. TfL request the applicant clarify whether this is an existing refuse arrangement and require further details. 	
Metropolitan Police	<p>In principle we have no objections to the development.</p> <p>Given the high levels of locally reported crimes referred to at the outset, and the vulnerability of the residents in this given location, I would therefore seek to have a planning condition submitted where this development must achieve Secured by Design accreditation and request that a Secured by Design application is submitted prior to the commencement of the development. Ultimately this would enable the development to achieve Secured by Design, thereby creating safer more sustainable communities</p>	Secured by Design condition added
London Fire & Emergency Planning Authority	The Brigade is not satisfied, as no details of proposed brigade access.	Informative added.

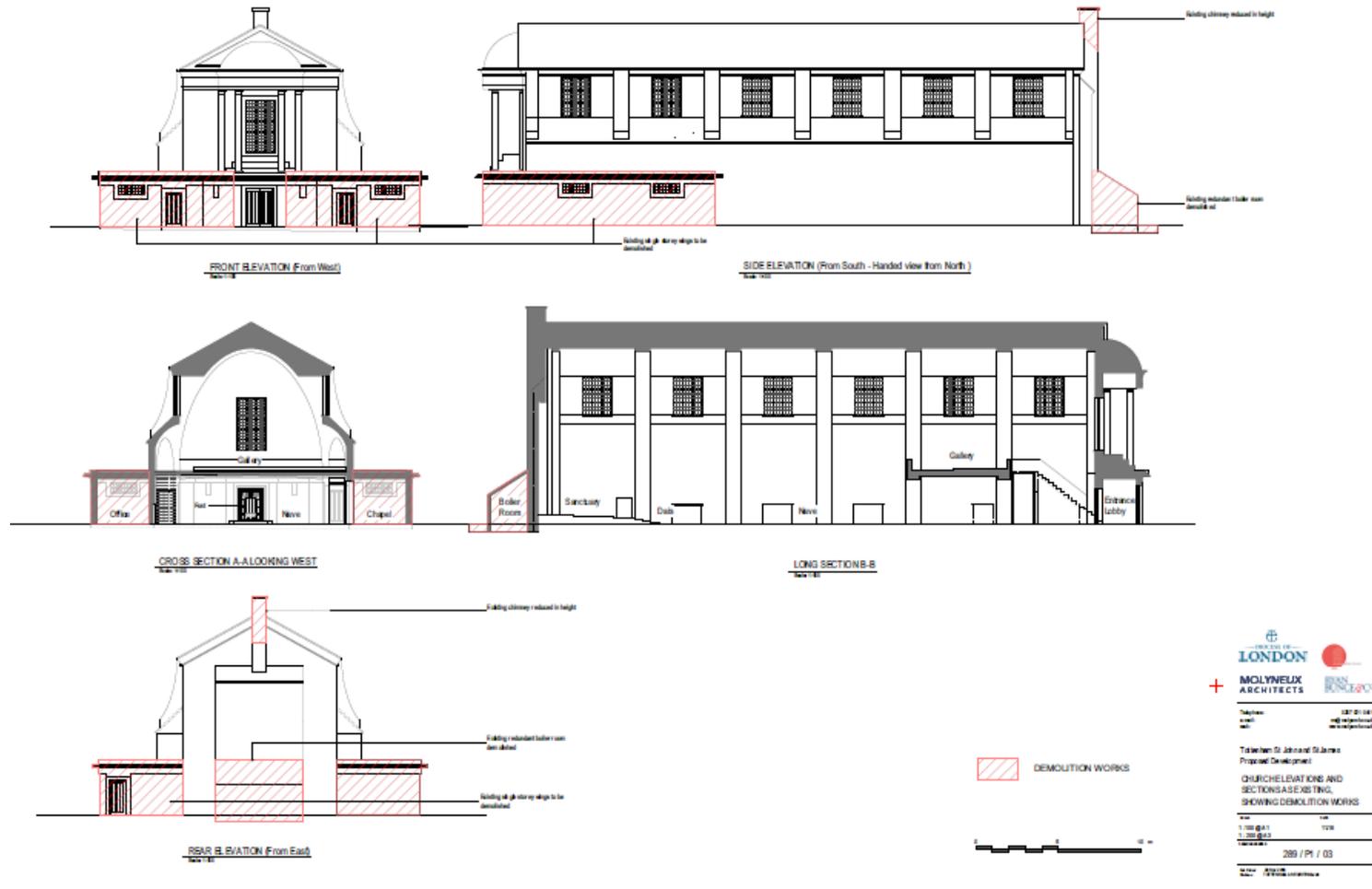
Appendix 2 Plans and Images

Location Plan

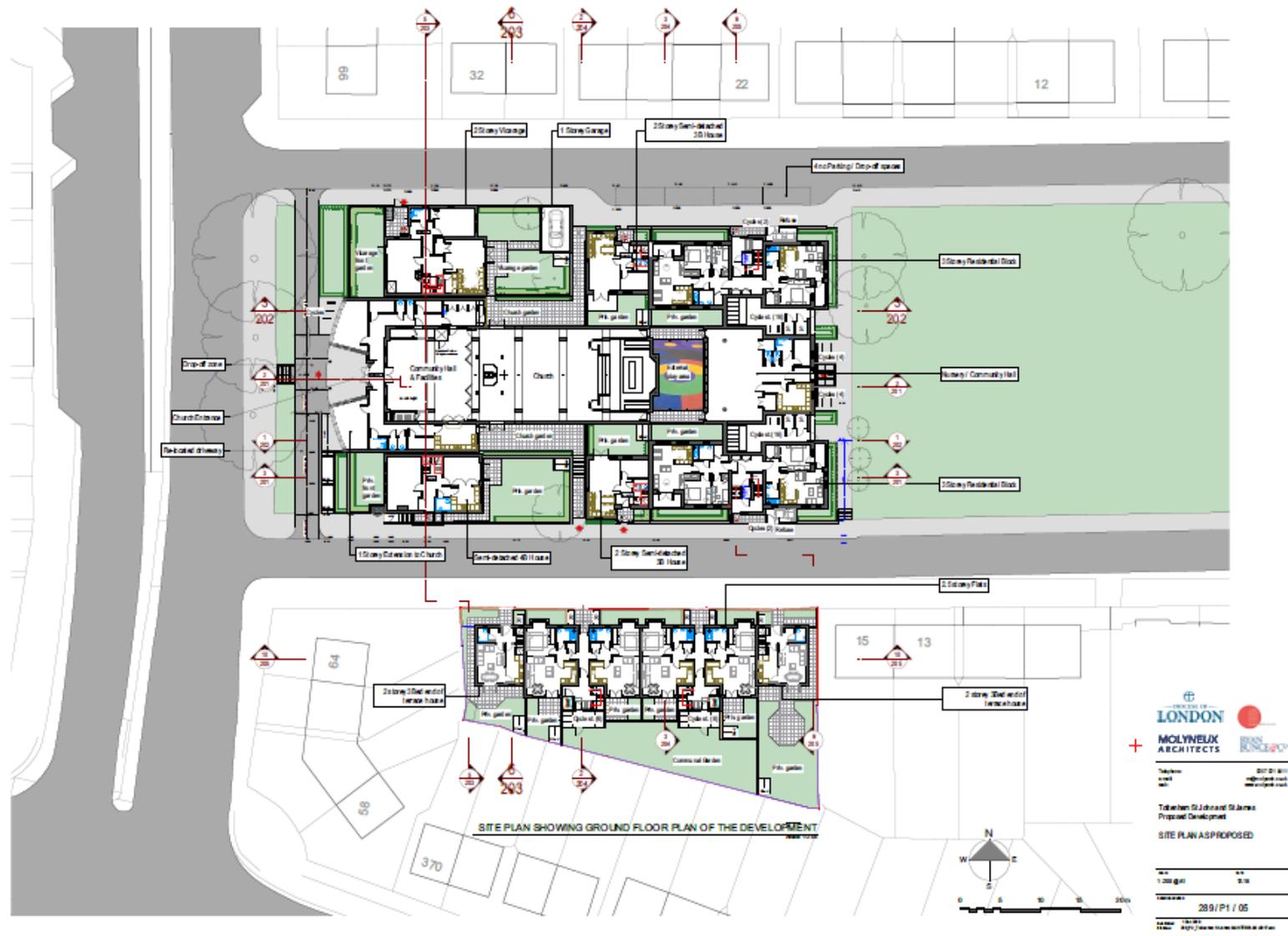


Appendix 2 Plans and Images

Existing Site Elevations



Proposed Site Plan.



Proposed Sections and Elevations



City of London
 MCGLYNN ARCHITECTS
 RYAN HURLEY ARCHITECTS

SECTION 1-1 & 2-2
 2011/01/18/11
 1:80 (g) A1
 1:200 (g) A2
 2011/01/18/11

10 m

Proposed Massing



Proposed Street Scene



Appendix 3: QRP Report

CONFIDENTIAL



London Borough of Haringey Quality Review Panel

Report of Formal Review Meeting: St John the Baptist, Great Cambridge Road

Wednesday 21 September 2016
River Park House, 225 High Road, London, N22 8HQ

Panel

John Lyall (chair)
Andrew Matthews
Hugo Nowell
Chris Twinn
Charles Wagner

Attendees

Nairita Chakraborty	London Borough of Haringey
Gareth Prosser	London Borough of Haringey
Deborah Denner	Frame Projects
Sarah Carmona	Frame Projects

Apologies / report copied to

Emma Williamson	London Borough of Haringey
Stuart Minty	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Robbie McNaugher	London Borough of Haringey
John McRory	London Borough of Haringey

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.

Report of Formal Review Meeting
21 September 2016
HQRP36_St John the Baptist, Great Cambridge Road

CONFIDENTIAL

2

1. Project name and site address

St John the Baptist, Great Cambridge Road, London N17 8JS

2. Presenting team

Ryan Bunce	Ryan Bunce & Co, acting for the Priest in Charge, Parochial Church Council and Parish Development Officer to the Bishop of Edmonton
Mark Hayes	Christian Action Housing Association
Roger Molyneux	Molyneux Architects

3. Aims of the Quality Review Panel meeting

The Quality Review Panel provides impartial and objective advice from a diverse range of highly experienced practitioners. This report draws together the panel's advice, and is not intended to be a minute of the proceedings. It is intended that the panel's advice may assist the development management team in negotiating design improvements where appropriate and in addition may support decision-making by the Planning Committee, in order to secure the highest possible quality of development.

4. Planning authority's views

The brief for the project aims to create a local community hub through a programme of demolition, development, reordering, repair and renewal of St John's Church. The church is unlisted and has suffered from a lack of investment, with some areas of the building poorly utilised and maintained. The proposal is for the internal reordering and extension of St John's Church to the west demolition of the existing church hall, and construction of two and three storey 1, 2, 3 & 4 bed residential mixed tenure accommodation including a new Vicarage. Additional residential development is proposed on a site on the opposite side of Acadia Avenue. 50% of the total units are required as affordable housing.

The scheme is at an early stage, and formal pre-application discussions with the Council have not yet taken place. Officers support the refurbishment of the building and the retention of the facades, with surrounding residential development in principle.

5. Quality Review Panel's views*Summary*

The Quality Review Panel welcomes the opportunity to review the project at such an early stage, and is very encouraged by progress made so far. The outline scheme and the architect give confidence in the design approach. The panel feels that the existing church building is a delightful example of its time, and they would like to know more of its background and provenance. They question the decision to demolish the

Report of Formal Review Meeting
21 September 2016
HQR36_St John the Baptist, Great Cambridge Road



CONFIDENTIAL

3

church hall, and would like to see more information regarding this approach. They are broadly supportive of the strategy of wrapping accommodation around the church, but feel that there is still scope to further refine the scheme.

They would encourage further thought about the design of the entrance, to avoid an extension that obscures views of the main church façade, and ensure there is a generous external space where people can congregate. The panel would encourage further consideration of the frontages onto Acacia Avenue and Laburnam Avenue (at the north and south of the site), to provide a more continuous and active interface with the street. They welcome the approach of opening up the east of the site to front onto the park, and feel that this could be a catalyst for improvements to the park, for example through provision of a new play area. Work to explore the views of the proposals at ground level from outside the site would help to shape how the overall massing is arranged.

The panel question the quality and value of some of the interstitial spaces between the church and new residential development around it. These areas may be better used for ancillary functions. They would also support further exploration of the configuration of the buildings and spaces to the east of the site, maximise views and routes linking the church and community uses to the park. Further details on the panel's comments are provided below.

Overall strategy

- The panel supports the strategic approach to the development, retaining the church, wrapping accommodation around and forming two 'gatehouses' either side of the main façade onto Great Cambridge Road.
- They are broadly supportive of the development density, however, they would encourage further consideration of the configuration of the overall development to optimise the quality and amenity of the buildings, the spaces and the street frontages.
- The panel thinks it may not be necessary for the 'gatehouses' to step down in height, as long as they are of a very high quality.

Entrance and approach

- The panel would encourage a rethink of the entrance area, to avoid obstructing views of the main church façade, and achieve a more open external space for the community to congregate.
- One possible solution would be to relocate the parish accommodation into the side wings.
- An open colonnade to the frontage (perhaps with glazed elements in the roof) could also be considered to create a more welcoming entrance.
- There may also be scope for the inclusion of new windows.

Report of Formal Review Meeting
21 September 2016
HQR36_St John the Baptist, Great Cambridge Road



CONFIDENTIAL

4

- The panel supports the proposed vehicular access (from the side roads to the north and south).
- The panel recommends that a series of ground level perspective views should be undertaken from the different approaches to the site, to test the visual impact of the development on the existing church.

Scheme layout

- As mentioned above, the panel would support adjustments to the layout at the west end of the site, to open up the entrance of the church.
- In addition, they would welcome a rethink of the accommodation proposed in the two side wings; currently these quite prominent site frontages have blank side walls, gaps, garaging and cycle storage.
- The panel would like to see additional accommodation (parish accommodation or mews houses) fronting onto these side roads in order to create a more positive street edge.
- The eastern section of the site (around the community hall/ nursery accommodation) has further potential that should be exploited.
- One solution may be to open up a pedestrian link either side of the nursery block, from the residential units to the park; accommodation could be retained over the top of the pedestrian access.
- The panel would encourage careful consideration of the detailed design, nature and location of the nursery accommodation and related open spaces.
- The optimal layout for the nursery should be established, to ensure that the entrances, service functions and internal and external spaces aren't compromised; it currently seems too tightly planned.
- They would encourage consideration of other forms and relationships for the nursery; perhaps a cloister arrangement with a shared garden.
- They would also like to see further thought around the interstitial spaces between the church and the new-build parts of the development. These gaps could be more appropriate locations for ancillary accommodation (e.g. cycle storage), rather than for amenity space as currently proposed.
- Another solution may be for the new-build accommodation to extend across the gap to meet the flank wall of the church, where this is appropriate.
- Limited information was provided at the review on development of the site to the south of Acacia Avenue. The panel would welcome a further opportunity to comment on this at a future meeting.

Report of Formal Review Meeting
21 September 2016
HQR36_St John the Baptist, Great Cambridge Road



CONFIDENTIAL

5

Relationship to the park

- There is a huge opportunity to improve and enhance the quality of the park; currently the park is under-used, not well surveilled, and lacking in facilities.
- Whilst the panel recognise that the park is outside the red-line boundary of the site, they would encourage the applicant to engage in discussions with the Council to develop a vision for the future of this space.
- The potential to activate the park and create a positive relationship with the church should be balanced with the need for privacy of the residents.
- The panel suggests that the design team explore the potential for the nursery to open directly onto the park.
- The high hedge at the perimeter of the park needs to be removed or significantly reduced in height; this will open up views into and out of the park, and encourage use by local residents.

Heritage issues

- The panel feels that the existing church building is a delightful example of its time, and they would like to know more of its background and provenance.
- Insertion of dividing elements into the interior should be detailed and located very carefully, to ensure that the internal arches are not visually compromised by the new elements.
- The panel notes that the community hall building to the rear of the church is not to be retained within the proposals; they feel that it has a lot of character and quality, and question whether the option for retention and conversion should be considered.
- Alternatively, there should be at least a detailed statement justifying why the building's internal dereliction merits demolition, and outlining the relevant evidence for such a course of action.

Architectural expression

- The panel supports the emerging proposals for materials and construction, including brickwork, render, copper, pitched roofs, flat roofs and green roofs.
- They highlight that the new buildings on site should look new, and should not attempt to be a pastiche, to ensure that the church building remains distinct.



CONFIDENTIAL

6

Inclusive and sustainable design

- The panel would like to know more about the strategic approach to energy efficiency and environmental sustainability for the scheme as a whole.
- They suggest that the best route to achieve sustainable development in this type of project may be to combine a thermally efficient building envelope with photovoltaic panels on roofs.
- They would welcome exploration of on-site measures to meet the zero-carbon requirement for new homes; on-site generation has the added benefit of reducing the occupant's bills.
- The panel would encourage the inclusion of green roofs within the development, which would help to attenuate the rainwater run-off.

Next Steps

- The panel would welcome the opportunity for further review prior to submission of a planning application.
- They would like to see further information detailing the underlying evidence and reasons for the proposal to demolish the church hall.
- They would encourage the design team to present conceptual models and sketches to illustrate how the proposals have developed.
- They would also like to see studies exploring ground level views approaching, and around, the site.



Planning Sub Committee

Item No.

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE**1. APPLICATION DETAILS****Reference No:** HGY/2017/0116**Ward:** Tottenham Hale**Address:** 18 Ashley Road N17 9LJ

Proposal: Partial temporary change of use of building from light industrial B1 use to D2 use incorporating a climbing wall facility, yoga studio, ancillary cafe and offices, and retention of a portion of the existing B1 light industrial use'

Applicant: Mr Patrick Hammond**Ownership:** Private**Case Officer Contact:** Valerie Okeiyi**Date received:** 10/01/2017

Drawing number of plans: 1166/ 01, 02 & 03, Planning Statement prepared by Jones Town Planning dated January 2017, Design and Access Statement prepared by CG Architects dated January 2017.

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 scheme.

1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

1.2.1 The principle of a partial change of use to D2 use incorporating a climbing wall facility, yoga studio, ancillary cafe and offices, including retention of a portion of the existing B1 use is, on balance, considered to be acceptable

(NB: the retention of a portion of existing class B1 use does not require the benefit of planning permission)

- The introduction of a D2 leisure use within a local employment area is not strictly policy compliant, however, subject to a 5 years temporary planning consent the proposal would not prejudice the area for local employment and would in fact increase the levels of employment on site;
- The proposal would have a significant positive impact on the regeneration of the area;
- The proposal seeks to improve health and well-being in Haringey

- The proposal supports sporting facilities in Haringey;
- The proposal would bring a redundant building back in to use whilst providing a leisure and job creating facility which would benefit the local community;
- The impact of the development on neighbouring residential amenity is acceptable;
- The design layout of the proposal is acceptable;
- There would be no significant impact on parking or the surrounding highways network.

2. RECOMMENDATION

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

Conditions

- 1) Temporary consent for 5 years
- 2) In accordance with approved plans
- 3) Approved uses
- 4) Hours of operation
- 5) Travel Plan
- 6) Cycle Storage
- 7) Parking Allocation Plan
- 8) Delivery Service Plan
- 9) Refuse/Storage and Collection

Informatives

- 1) Co-operation
- 2) Hours of construction
- 3) Party Wall
- 4) Street Numbering
- 5) London Fire Brigade
- 6) Surface Water Drainage
- 7) Thames Water

CONTENTS

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

APPENDICES:

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

3.0 PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

3.1.1 This is a planning application for partial temporary change of use of the existing warehouse building from light industrial B1 use to D2 use incorporating a climbing wall facility, yoga studio, ancillary cafe and offices at ground floor level with viewing gallery at mezzanine level, and retention of the B1 light industrial use at the north east corner of the building. The remaining part of the building at the north west corner would be occupied as the roofing supplies business which currently exists.

3.2 Site and Surroundings

3.2.1 The site is located in an industrial area along the west side of Ashley Road and bounded by a predominantly residential area. The site is bound to the west by a single storey industrial development and to the north by Down Lane Park. The warehouse building provides double height warehousing space. To the front is a single storey element attached to the front.

3.2.2 The building is in good condition with a modern corrugated roof and brick walls. The building authorised use of the building is B1 light industrial use, which ceased operating in May 2016. The remaining part of this building which does not form part of the planning application is occupied by an Undercover Roofing Supply Business - again class B1 use.

3.2.3 The site is located within the Tottenham Hale Growth Area as identified in the Haringey Local Plan Strategic Policies Map and a designated Local Employment Area. The site is also a designated site in the Council's emerging Tottenham Hale Area Action Plan (AAP) pre-submission version 2016 as TH6, which carries significant weight given its advanced stage through the public consultation process particularly given there have been no objections to the designation. The site does not comprise any statutory or locally Listed Buildings and is not located within or adjacent to a Conservation Area. The site is also located within the Tottenham Regeneration Area and forms part of the vision for the Tottenham Strategic Regeneration Framework (SRF).

3.3 Relevant Planning and Enforcement history

3.3.1 Planning permission was GRANTED under planning reference HGY/2005/0313 on 29 March 2005 for Change of use of property from warehouse/recycling use to construction training centre for the college of North East London.

3.3.2 There is no planning enforcement history

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

Internal

- 1) LBH Head Of Carbon Management
- 2) LBH Planning Enforcement
- 3) LBH Tottenham Team
- 4) LBH Housing Design & Major Projects
- 5) LBH Flood and Surface Water
- 6) LBH Economic Regeneration
- 7) LBH Cleansing - East
- 8) LBH EHS - Pollution Air Quality Contaminated Land
- 9) LBH EHS - Food & Hygiene
- 10) LBH Licensing
- 11) LBH Emergency Planning and Business Continuity
- 12) LBH Building Control
- 13) LBH Transportation Group
- 14) LBH EHS - Noise & Pollution

External

- 15) London Fire Brigade
- 16) Thames Water Utilities

4.2 The following responses have been received:

Internal:

- 1) LBH Cleansing - East: Officers have made the following comments;
 - The business owner will need to ensure that they have a cleansing schedule in place and that all waste is contained at all times. Commercial Business must ensure all waste produced on site are disposed of responsibly under their duty of care within Environmental Protection Act 1990. It is for the business to arrange a properly documented process for waste collection from a licensed contractor of their choice. Documentation must be kept by the business and be produced on request of an authorised Council Official under section 34 of the Act. Failure to do so may result in a fixed penalty fine or prosecution through the criminal Court system.
- 2) LBH Tottenham Regeneration Team; Officers raise no objection and have made the following comments;

- The application site is located within an employment area and is within the Tottenham Regeneration Area. The proposed development is well aligned with the vision set out by the Tottenham Strategic Regeneration Framework (SRF). Most notably, the application meets the SRF priorities; a strong and healthy community, and improved access to jobs and business opportunities. The proposal will assist in the place-making efforts of the Tottenham Regeneration programme, offering a unique, healthy, leisure use that will be appealing to residents and visitors alike.
 - *A strong and healthy community*
As well as the Tottenham SRF, the proposed development also compliments the Haringey Physical Activity and Sport Framework 2015-2019, which sets out a vision for a more active and healthy borough. The applicant has demonstrated that they will maximise accessibility to all of their users, actively encouraging local participation and engagement with the centre's activities.
 - *Improved access to jobs and business opportunities*
The proposed use is well aligned with the surrounding area, an industrial area with a growing number of light industrial and commercial businesses. The proposed use will create a high concentration of quality and diverse employment opportunities.
 - *Opportunity Investment Fund*
Subject to Planning permission being granted, the applicant has had a loan of £90,000 approved from the Council and GLA's Tottenham Opportunity Investment Fund via the Tottenham Programme Delivery Board. This will be used to assist in refurbishing the building and purchasing equipment and enable 17,600 sq.ft. of commercial space to be brought back into use. A minimum of 18 (potential of up to 31) full time equivalent positions will be created at the site plus three apprenticeships in climbing instructing. The applicant has already been in contact with the Council's employment, skills and training team to ensure local people have access to these and future job opportunities.
- 3) LBH Transportation Team; Officer raise no objection and has made the following comments;
- It is unlikely that Mill Mead Road and Jarrow Road will be significantly impacted by any potential parking displacement given the separation (indirect access) and distance from the development. It is therefore considered that any potential

parking displacement due to the lack of dedicated on-site parking for D1 is not expected to be significant and or detrimental to existing on-street residential parking amenity. Owing to the excellent rail and bus connectivity of the site and the presence of on-street parking controls in proximity of the site (yellow line 'at anytime' controls/clearway), the Highway Authority concludes that the proposed change of use is unlikely to result in a significant or detrimental impact on the local highway/transport network and or residential parking amenity.

- Officers recommends the following conditions/informative;
 - Travel Plan
 - Cycle Storage
 - Parking Allocation Plan
 - Deliver Service Plan

External:

- 4) London Fire Brigade – The Brigade is satisfied with the proposal

5. LOCAL REPRESENTATIONS

5.1.1 The following were consulted:

135 Neighbouring properties

1 Residents Association

3 Site notices were erected close to the site

5.1.2 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: 0

Objecting: 0

Supporting: 0

Others: 0

6 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of change of use
2. The impact on the amenity of adjoining occupiers
3. Design
4. Parking and highway safety
5. Waste Management

6.2 Principle of change of use

- 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 The NPPF states at paragraph 19 that the “Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth.” The NPPF goes further at paragraph 21 and states that “investment in business should not be over-burdened by the combined requirements of planning policy expectations. Planning policies should recognise and seek to address potential barriers to investment”.
- 6.2.3 The submitted information suggests that the existing industrial activity on site stopped trading due to financial hardship in May 2016. With the decline of traditional manufacturing and industrial practices, opportunities to support emerging economic sectors must be considered alongside core policy objectives for sustainable growth. Paragraph 21 of the NPPF states that “planning should support existing business sectors, taking account of whether they are expanding or contracting and, where possible, identify and plan for new or emerging sectors likely to locate in their area. Policies should be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstances.
- 6.2.4 The site currently comprises a double height commercial building which has been used for light industrial purposes (B1c). The existing building equates to approximately 2,230 sqm in area and the area to be converted to D2 use totals approximately 1,360 sqm. The loss of the existing employment land is a fundamental planning consideration and Local Plan Policy SP8 makes it clear that there is a presumption to support local employment and small sized businesses that require employment land and space.
- 6.2.5 The proposal would result in the change of use of part of the building from class B1 use to a Class D2 (leisure) use (incorporating a climbing wall facility, yoga studio, ancillary cafe and offices), including the retention of a portion of the existing B1 use within the building. The applicant has also confirmed that they will be seeking a temporary permission of five years.

- 6.2.6 Although the proposed change of use from class B1 to D2 is not strictly policy compliant given the sites location in a protected employment area, the existing site currently represents an inefficient use of land and no employment density. The applicant has stated that there would be 15 full time staff, 4 part time staff and 17 equivalent numbers of full time staff. The applicants submits in the design and access statement that the job forecast anticipated for the climbing wall would be 17 over year 1, 23 over year 2 and 30 over year 3. With greater numbers of customers means more admissions staff, cafe staff, instructors, climb setters, cleaners and additional management jobs. In addition, the portion of class B1 light industrial space that would be retained as part of the proposal would also contribute to the provision and support of employment opportunities. (The remaining part of the building is currently occupied by a roof suppliers, which has operated for the last 10 years). The proposal would also provide a high quality community and leisure facility within the area that would contribute to the health and leisure needs of the community which is supported by Local Plan Policy SP16 (Community Facilities). Policy DM49 of the Development Management DPD pre-submission version 2016 reinforces this approach. The proposal is also supported by Local Plan Policy SP14 (Health and Wellbeing) which seeks to improve health and well-being in Haringey and SP15 (Culture and Leisure) which supports sporting facilities.
- 6.2.7 It is considered that the combination of the proposed leisure class D2 and retained class B1 uses within a controlled space would stimulate local employment and would therefore, in wider strategic terms align with the Council's wider regeneration initiatives in line with policy 4.6 'Support for and enhancement of arts, culture, sport and entertainment' of the London Plan 2015. The land-uses would therefore be, on balance, compatible with the surrounding industrial uses, would be in line with the broader vision of the NPPF to support sustainable economic and social development, and are acceptable in principle. The 5 years temporary planning permission, as recommended on any grant of planning consent, would ensure that the premises reverts back to the B1 use after 5 years, therefore ensuring that the land use for the premises in the long term would be in keeping with the areas designation as a local employment area.
- 6.2.8 Any addition to this temporary time condition would require the applicant to submit another planning application, ensuring that the Local Planning Authority has the opportunity to assess the functioning of the use in line with the strategic aspirations for this part of the borough.

6.2.9 The Tottenham Regeneration Team within Haringey Council support for the proposed scheme, as it would align with the vision set out by the Tottenham Strategic Regeneration Framework (SRF). Most notably, the application meets the SRF priorities; a strong and healthy community, and improved access to jobs and business opportunities. The proposal will assist in the place-making efforts of the Tottenham Regeneration programme, offering a unique, healthy, leisure use that will be appealing to residents and visitors alike. As well as the Tottenham SRF, the proposed development also compliments the Haringey Physical Activity and Sport Framework 2015-2019, which sets out a vision for a more active and healthy borough. The applicant has demonstrated that they will maximise accessibility to all of their users, actively encouraging local participation and engagement with the centre's activities. The proposed use is well aligned with the surrounding area, an industrial area with a growing number of light industrial and commercial businesses. The proposed use will create a high concentration of quality and diverse employment opportunities.

6.3 Impact on the amenity of adjoining occupiers

6.3.1 The London Plan 2016 Policy 7.6 *Architecture* states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. Saved Policy UD3 also requires development not to have a significant adverse impact on residential amenity in terms of loss of daylight, or sunlight, privacy overlooking, aspect noise, pollution and of fume and smell nuisance. Policy DM1 'Delivering High Quality Design' of the Council's Development Management DPD pre-submission version 2016 continues this approach and requires developments to ensure a high standard of privacy and amenity for its users and neighbours.

6.3.2 The unit is immediately adjacent to a similar industrial unit to the south. Immediately to the north of the site is Down Lane Park. Given the physical separation distance between the site and the nearest residential property (137 metres), and the fact that the activities would be contained within the existing building envelope, it is considered that the proposal would not cause any material adverse impact on residential amenity in terms of loss of daylight, sunlight, enclosure, loss of privacy and excessive noise levels and is therefore in general accordance with the planning policies stipulated in paragraph 6.3.1.

6.3.3 The hours of operation recommended on any grant of planning permission would ensure that noise arising from traffic, staff and visitors would take place within acceptable times of the day and not late at night,

6.4 Design

6.4.1 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. Policy DM1 'Delivering High Quality Design' of the Development Management DPD pre-submission version 2016 continues this approach and requires development proposals to relate positively to their locality.

- 6.4.2 The submitted drawings and information confirm that no external extensions or increase in building mass is proposed. The existing building would be renovated and retrofitted internally and a new mezzanine would be constructed providing a viewing gallery. Central to the scheme are the construction of a climbing wall that would be built out of ply board and the steel supports are carbon steel. The ground floor would also comprise of a gym, ancillary office, staff room, reception, ancillary cafeteria, yoga room, locker room, with a separate location for the new B1 (c) use.
- 6.4.3 In terms of layout, the existing access to the building would be retained. Access to the mezzanine level is via a staircase. The level of existing car parking (24 bays) around the perimeter of the building would be retained and cycle parking spaces is proposed. The existing boundary treatments and hard standing would all be retained as existing with no material alterations to the landscaping proposed.
- 6.4.4 Overall, the proposal is considered to be acceptable and in accordance with the above policies.

6.5 Parking and highway safety

- 6.5.1 Local Plan (2013) Policy SP7 Transport states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport. This approach is continued in Draft Policies DM31 and DM32 of the Development Management DPD pre-submission version 2016.
- 6.5.2 The proposal retains 24 existing car parking spaces around the perimeter of the building with two spaces enlarged for blue badge holders. In accordance with London Plan cycle parking standards, the proposals include the provision on 20 cycle parking spaces. The overall building footprint, existing vehicular access arrangement and servicing arrangement remains as existing. The Council's Transportation Team has assessed the proposal and is satisfied that it is unlikely that Mill Mead Road and Jarrow Road will be significantly impacted by any potential parking displacement given the separation (indirect access) and distance from the development. It is therefore considered that any potential

parking displacement due to the lack of dedicated on-site parking for D1 is not expected to be significant and or detrimental to existing on-street residential parking amenity. Owing to the excellent rail and bus connectivity of the site and the presence of on-street parking controls in proximity of the site (yellow line 'at anytime' controls/clearway), the Highway Authority concludes that the proposed change of use is unlikely to result in a significant or detrimental impact on the local highway/transport network and or residential parking amenity.

6.5.3 A condition is recommended on any grant of planning consent to secure a travel plan, details of cycle storage, parking allocation plan and delivery service plan.

6.6 Waste Management

6.6.1 Given the layout of the site, it is considered that details of the storage and collection of refuse, together with a management plan for collection, should be secured via a condition, should consent be granted.

6.7 Conclusion

6.7.1 The principle of a partial change of use to D2 use incorporating a climbing wall facility, yoga studio, ancillary cafe and offices, and B1 light industrial use' is considered to be acceptable;

- Subject to a 5 years temporary planning consent, the proposal would not prejudice the area for local employment and would in fact increase the levels of employment on site;
- The proposal would have a significant positive impact on the regeneration of the area;
- The proposal seeks to improve health and well-being in Haringey
- The proposal supports sporting facilities in Haringey;
- The proposal provides a facility which would benefit the community;
- The impact of the development on neighbouring residential amenity is acceptable;
- The design layout of the proposal is acceptable;
- There would be no significant impact on parking or the surrounding highways network.

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

6.8 CIL

6.8.1 The scheme is not CIL liable.

8.0 RECOMMENDATIONS

GRANT PERMISSION subject to conditions

Applicant's drawing No.(s) 1166/ 01, 02 & 03, Planning Statement prepared by Jones Town Planning dated January 2017, Design and Access Statement prepared by CG Architects dated January 2017.

Subject to the following condition(s)

1. This permission shall be for a limited period expiring on **28/02/2022** when the use hereby approved shall be discontinued and determined and the land reinstated.

Reason: In order to enable the Local Planning Authority to review and assess the use following experience after a period of operation

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

Drawing Nos. 1166/ 01, 02 & 03, Planning Statement prepared by Jones Town Planning dated January 2017, Design and Access Statement prepared by CG Architects dated January 2017.

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

3. The approved uses in the detailed planning permission are as follows:

D2 use incorporating a climbing wall facility, yoga studio, ancillary cafe and offices, and B1 light industrial use'

- a) The floor area of both the D2 use with ancillary cafe and B1 light industrial use shall not at any time be enlarged and shall not exceed the floor areas indicated on the drawings hereby approved.
- b) Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, and the Town and Country Planning (General Permitted Development) Order 1995 (as amended), there shall be no change of the particular use of the D2 or B1 light Industrial hereby approved.

Reason: In order to control the nature of the D2 use with ancillary cafe and B1 light industrial use uses on the site and in order to ensure the uses are compatible with the surrounding area because other uses within the same Use Class or another Use Class are not necessarily considered to be acceptable

consistent with Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

4. The D2 with ancillary use hereby permitted shall not be operated before 06:00 hours or after 23:00 hours Monday to Sunday and the B1 (c) use hereby permitted shall not be operated before 06:00 or after 19:00 hours Monday to Friday before 08:00 hours or after 18:00 hours on Saturdays, and not at all Sundays and Bank Holidays

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

5. Prior to first occupation of the development, a travel plan which shall include clear objectives and modal split targets, together with a time-bound schedule of implementation, monitoring, regular review and update shall be submitted to and approved in writing by the local planning authority and thereafter operated in accordance with the agreed details.

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

6. Prior to commencement details of arrangements for cycle storage (including means of enclosure for the area concerned where necessary) shall be submitted to, and approved in writing by, the Local Planning Authority before any part of the development hereby permitted is commenced and the approved arrangements shall be completed to the satisfaction of the Authority before any part of the development is first occupied, and permanently maintained thereafter to the Authority's satisfaction.

Reason: To ensure that adequate cycle storage facilities are provided

7. Prior to first occupation of the development hereby permitted, a Parking Allocation Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of parking allocation between the various uses on site. Such plan shall be followed at all times and not be varied without the prior agreement in writing by the Local Planning Authority.

Reasons: Development without provision of adequate facilities for the parking and garaging of motor vehicles is likely to inconvenience other vehicles and to be detrimental to amenity and prejudicial to conditions of safety.

8. Prior to first occupation of the development hereby permitted, a Delivery and

Service Plan (DSP) shall be submitted and approved in writing by the Local Planning Authority. The Plans should provide details on how on-site servicing and pedestrian access will be managed in a manner that minimises hazard to pedestrians and users of the site.

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

9. 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 and to comply with Saved Policy UD7 of the Haringey Unitary Development Plan 2006 and Policy 5.17 of the London Plan 2016.

Informatives:

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

INFORMATIVE :

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

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

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

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.

Appendix 1 Consultation Responses from internal and external agencies

Stakeholder	Question/Comment	Response
INTERNAL		
Waste Management	<ul style="list-style-type: none"> The business owner will need to ensure that they have a cleansing schedule in place and that all waste is contained at all times. Commercial Business must ensure all waste produced on site are disposed of responsibly under their duty of care within Environmental Protection Act 1990. It is for the business to arrange a properly documented process for waste collection from a licensed contractor of their choice. Documentation must be kept by the business and be produced on request of an authorised Council Official under section 34 of the Act. Failure to do so may result in a fixed penalty fine or prosecution through the criminal Court system. 	Noted/condition attached
Tottenham Regeneration	<ul style="list-style-type: none"> The application site is located within an employment area and is within the Tottenham Regeneration Area. The proposed development is well aligned with the vision set out by the Tottenham Strategic Regeneration Framework (SRF). Most notably, the application meets the SRF priorities; a strong and healthy community, and improved access to jobs and business opportunities. The proposal will assist in the place-making efforts of the Tottenham 	Noted

Stakeholder	Question/Comment	Response
	<p>Regeneration programme, offering a unique, healthy, leisure use that will be appealing to residents and visitors alike.</p> <ul style="list-style-type: none"> <li data-bbox="621 402 1392 813"> <p>• <i>A strong and healthy community</i> As well as the Tottenham SRF, the proposed development also compliments the Haringey Physical Activity and Sport Framework 2015-2019, which sets out a vision for a more active and healthy borough. The applicant has demonstrated that they will maximise accessibility to all of their users, actively encouraging local participation and engagement with the centre's activities.</p> <li data-bbox="621 867 1392 1198"> <p>• <i>Improved access to jobs and business opportunities</i> The proposed use is well aligned with the surrounding area, an industrial area with a growing number of light industrial and commercial businesses. The proposed use will create a high concentration of quality and diverse employment opportunities.</p> <li data-bbox="621 1252 1392 1406"> <p>• <i>Opportunity Investment Fund</i> Subject to Planning permission being granted, the applicant has had a loan of £90,000 approved from the Council and GLA's Tottenham</p> 	

Stakeholder	Question/Comment	Response
	<p>Opportunity Investment Fund via the Tottenham Programme Delivery Board. This will be used to assist in refurbishing the building and purchasing equipment and enable 17,600 sq.ft. of commercial space to be brought back into use. A minimum of 18 (potential of up to 31) full time equivalent positions will be created at the site plus three apprenticeships in climbing instructing. The applicant has already been in contact with the Council's employment, skills and training team to ensure local people have access to these and future job opportunities.</p>	
<p>Transportation</p>	<p>The application site is located to the west of Ashley Road and bounded by Down Lane Park along its northern and western perimeter.</p> <p>The proposals are for a temporary (5 year) partial change of use of the existing building from B1 use (light industrial) to D2 use (assembly leisure) to include a climbing wall, yoga studio and ancillary cafe and office space. The existing building comprises of 2,230 Sqm GIA (B1 use) and the area to be converted to D1 use totals approx. 1,360 Sqm (GIA).</p> <p>The site has a public transport accessibility level (PTAL) of 5 which on a scale of 1-6 is considered 'very good'. Nearby bus stops provide access to some 6 bus routes</p>	<p>Noted/Conditions attached</p>

Stakeholder	Question/Comment	Response
	<p>with a combined frequency of 85 buses per hour (two way). The site is also within 400 metre walking distance of Tottenham Hale railway and tube stations. We have subsequently considered that the majority of prospective trips generated by the proposed D1 change of use are likely to be by sustainable travel modes.</p> <p>The proposals retain 24 existing car parking spaces around the perimeter of the building with two spaces enlarged for blue badge holders. In accordance with London Plan cycle parking standards, the proposals include the provision on 20 no. cycle parking spaces. The overall building footprint, existing vehicular access arrangement and servicing arrangement remains as existing. The management of pedestrian access routes and the existing operational access requirements of the retained B1 (i.e. servicing) have not been fully detailed. In order to ensure that adequate and safe pedestrian access amenity is provided, a servicing, access and parking allocation plan should be submitted for approval prior to occupation (condition).</p> <p>The majority of roads in close proximity of the site are controlled by yellow line 'at any time restrictions' including Burdock Road, Watermead Way (clearway) and sections of Ashley Road. Additionally, a number of Controlled Parking Zones (permit only parking) are located to the south and west of the application site including, 'Seven Sisters CPZ' to the south of the site with controls in operation Monday to Saturday 8:30am – 6:30pm, and 'Tottenham Hale CPZ' to the west of the site with controls in operation Monday to Friday 8am to</p>	

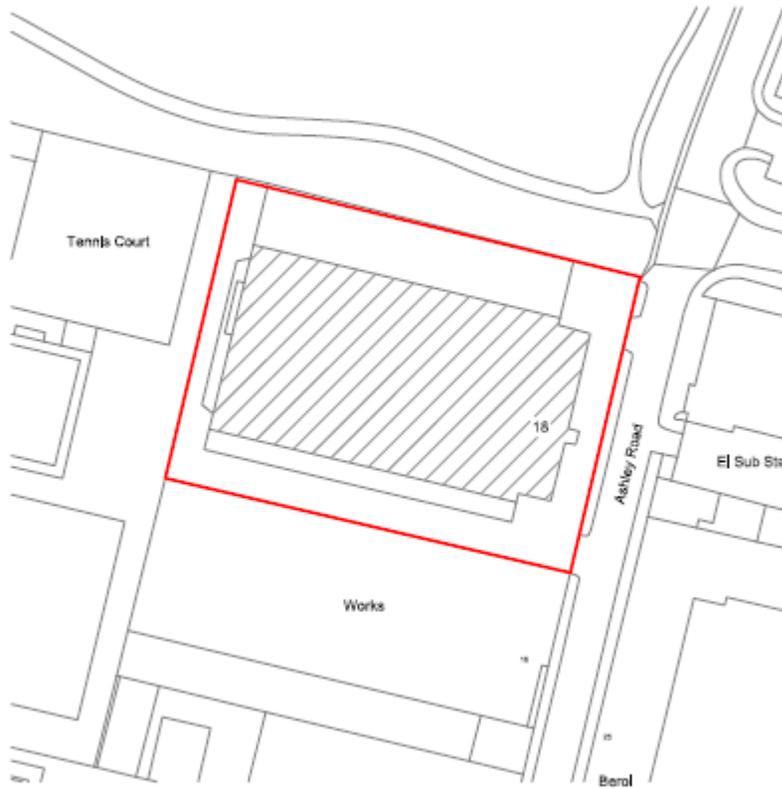
Stakeholder	Question/Comment	Response
	<p data-bbox="573 233 814 261">6.30pm for zone.</p> <p data-bbox="573 305 1381 1068">Taking the above parking constraints into consideration, the only opportunity for legal 'industrial use' parking close to the site and outside of yellow line controls is on Ashley Road (in parts), Mill Mead Road and Jarrow Road (in parts) all of which are not within a CPZ. It is unlikely that Mill Mead Road and Jarrow Road will be significantly impacted by any potential parking displacement given the separation (indirect access) and distance from the development. It is therefore considered that any potential parking displacement due to the lack of dedicated on-site parking for D1 is not expected to be significant and or detrimental to existing on-street residential parking amenity. Owing to the excellent rail and bus connectivity of the site and the presence of on-street parking controls in proximity of the site (yellow line 'at anytime' controls/clearway), the Highway Authority concludes that the proposed change of use is unlikely to result in a significant or detrimental impact on the local highway/transport network and or residential parking amenity. The Highway Authority has no objections subject to the following conditions.</p> <p data-bbox="573 1112 1381 1360">1. Prior to first occupation of the development, a travel plan which shall include clear objectives and modal split targets, together with a time-bound schedule of implementation, monitoring, regular review and update shall be submitted to and approved in writing by the local planning authority and thereafter operated in accordance with the agreed details.</p>	

Stakeholder	Question/Comment	Response
	<p>Reason: To minimise the traffic impact generated by this development on the adjoining roads, and to promote travel by sustainable modes of transport.</p> <p>2. Prior to commencement details of arrangements for cycle storage (including means of enclosure for the area concerned where necessary) shall be submitted to, and approved in writing by, the Local Planning Authority before any part of the development hereby permitted is commenced and the approved arrangements shall be completed to the satisfaction of the Authority before any part of the development is first occupied, and permanently maintained thereafter to the Authority's satisfaction.</p> <p>Reason: To ensure that adequate cycle storage facilities are provided.</p> <p>3. Prior to first occupation of the development hereby permitted, a Parking Allocation Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of parking allocation between the various uses on site. Such plan shall be followed at all times and not be varied without the prior agreement in writing by the Local Planning Authority. Reasons: Development without provision of adequate facilities for the parking and garaging of motor vehicles is likely to inconvenience other vehicles and to be detrimental to amenity and prejudicial to conditions of safety</p> <p>4. Prior to first occupation of the development hereby</p>	

Stakeholder	Question/Comment	Response
	permitted, a Delivery and Service Plan (DSP) shall be submitted and approved in writing by the Local Planning Authority. The Plans should provide details on how on-site servicing and pedestrian access will be managed in a manner that minimises hazard to pedestrians and users of the site.	
EXTERNAL		
London Fire Brigade	The Brigade is satisfied with the proposal	
NEIGHBOURING PROPERTIES	There have been no neighbours comments received	Noted

Appendix 2 Plans and Images

Location Plan



Birds Eye View

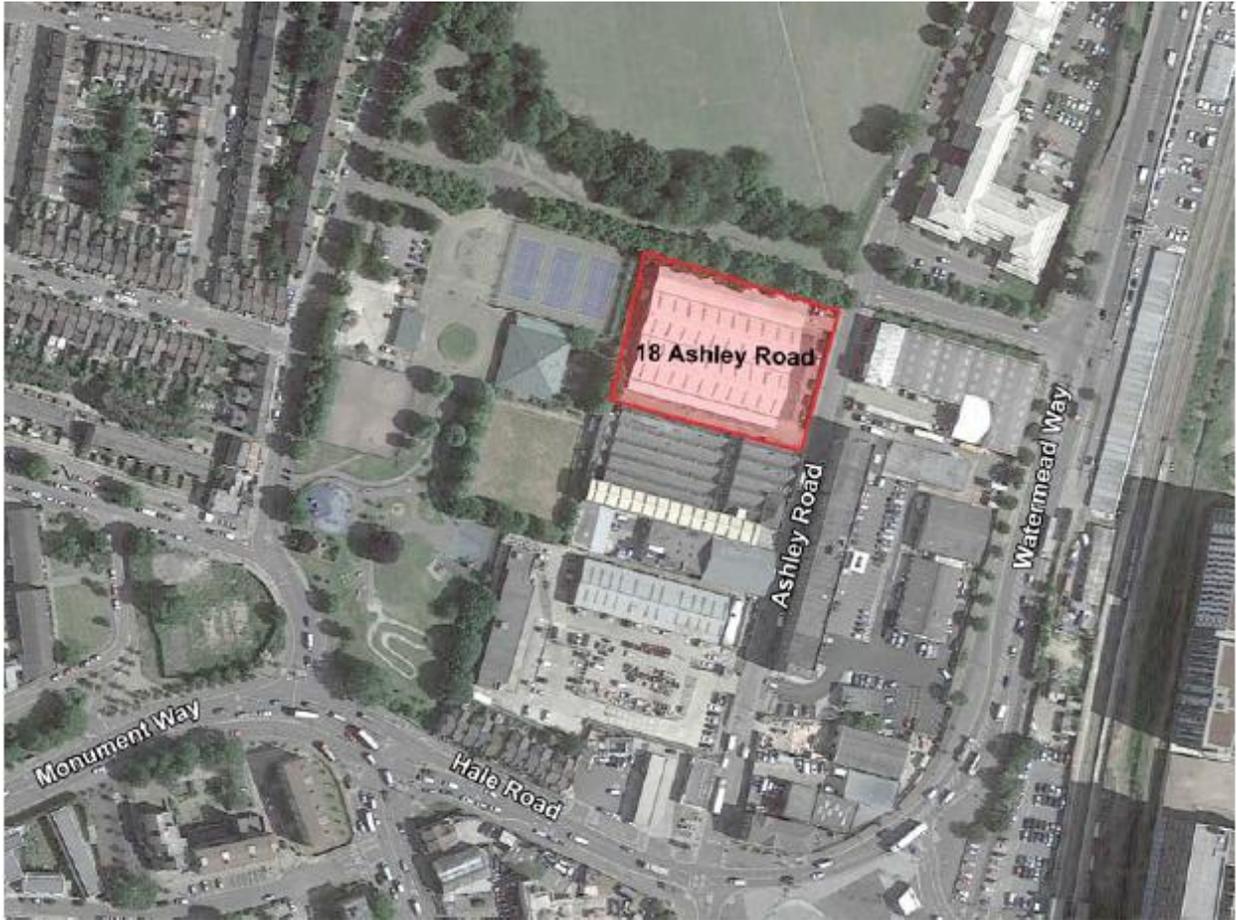


Photo of the existing building viewed from the front

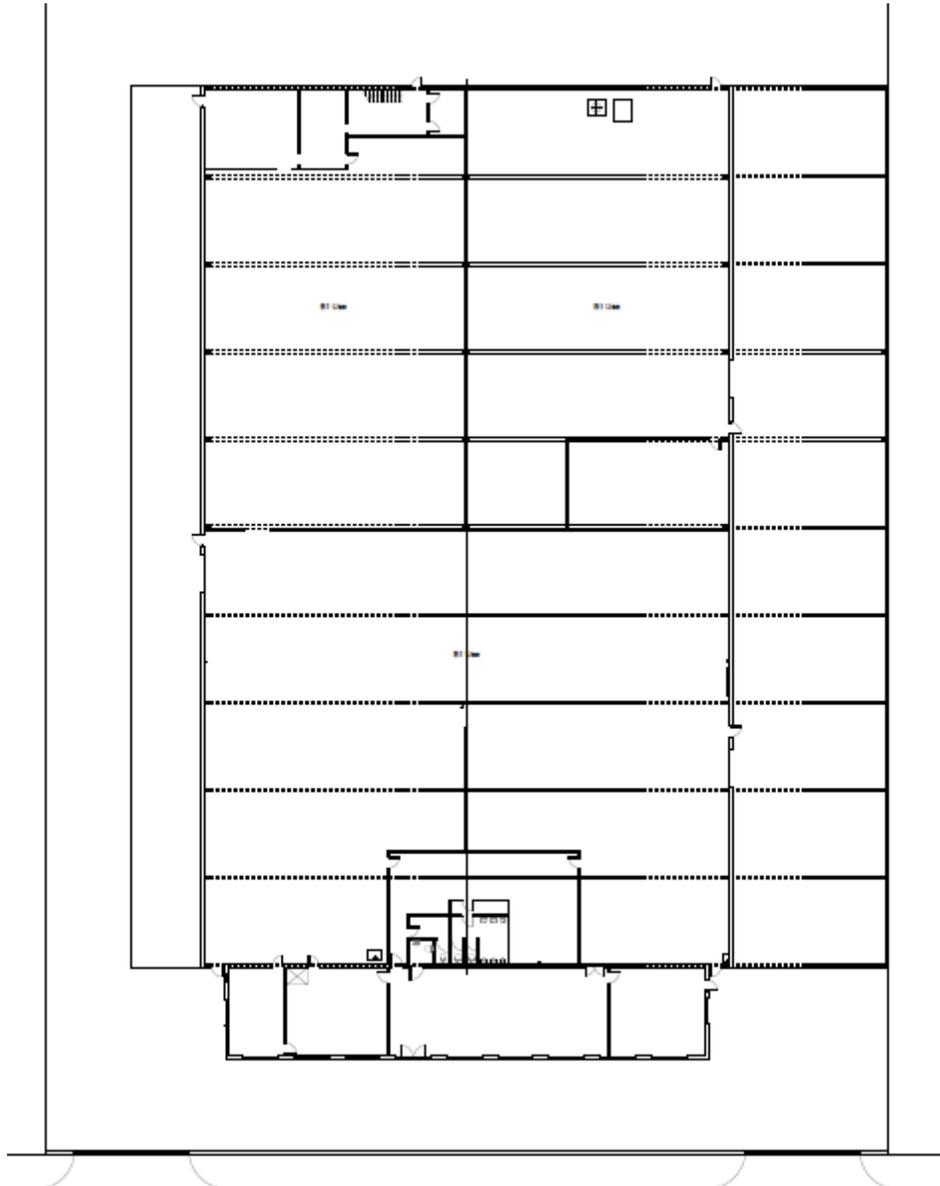


Photos of the sites surroundings





Existing Plan



This page is intentionally left blank

Pre-application briefing to Committee

1. DETAILS OF THE DEVELOPMENT

Reference No: PRE/2017/0046

Ward: Noel Park

Address: Iceland, Brook Road, Wood Green N22

Proposal: The proposal currently at pre-application stage is for the demolition of the existing buildings and the construction of a new block providing commercial floorspace and an NHS healthcare facility at ground floor level, and up to 166 residential units, with associated landscaping and car parking.

Agent: DP9

Ownership: Currently Council-owned

Case Officer Contact: Adam Flynn

2. BACKGROUND

2.1 The proposed development, currently at pre-application stage is being reported to Planning Sub-Committee to enable members to view it at an early stage. Any comments made are of a provisional nature only and will not prejudice the final outcome of any planning application submitted for formal determination. It is anticipated that the proposal will be presented to the Planning Committee later in the year.

3. SITE AND SURROUNDS

- 3.1 The property is located on the southern corner of Brook Road and Mayes Road and contains an existing 'Iceland Foods' supermarket and the associated car parking area. The site is not located within a Conservation Area, and no buildings are listed.
- 3.2 The site is bordered by Brook Road to the north west, Mayes Road to the north east, the Clarendon Gas Works site to the south west, and a mixture of residential properties and a light industrial unit to the south east.
- 3.3 The site forms part of Site SA21 in the Site Allocations DPD, which has been through the modification stage. The proposed Site Allocation states: 'Creation of a new link between Wood Green and Clarendon Square. Mixed use redevelopment of existing buildings to create a legible streetscape along this link with employment-led mixed use development with residential.'

4. PROPOSED DEVELOPMENT

- 4.1 The proposal is for the redevelopment of the site to create a mixed use development comprising 166 residential units, together with a Use Class D1 Healthcare facility and commercial floorspace at ground floor level. The scheme is proposed to be a Private Rented Sector (PRS) development, with a proportion of units to be provided as affordable via a discount on market rent in perpetuity.

5. PLANNING HISTORY

- 5.1 There is no recent planning history for the site relevant to this application.

6. CONSULTATION

6.1 Internal/external consultation:

- 6.2 The applicant has been advised that the requirements of the National Planning Policy Framework (NPPF) and the Council's Statement of Community Involvement (SCI) (2011), which sets out the requirement of the developer engaging with and consulting the local community in planning and development issues. As outlined in the NPPF and the Council's SCI applicants of major schemes are advised to undertake early community involvement before submitting an application to the Council. The applicant has already undertaken their own consultation, and will undertake further consultation prior to the submission of the application. This is as required by the NPPF and the Council's statement of community involvement (SCI) which sets out details of the developer undertaking community engagement.

6.3 Development Management Forum

- 6.4 The proposal will likely be presented to a Development Management Forum in March. Feedback from any Forum will be included within the written report to a forthcoming planning sub-committee.

6.5 Quality Review Panel

- 6.6 The scheme is to be presented to the Quality Review Panel on 8 March 2017. A summary of the Panel's view will be available to members at the meeting.

7. MATERIAL PLANNING CONSIDERATIONS

- 7.1 The main planning issues raised by the proposed development are:

1. *Principle of the development* – The redevelopment of the site to create a mixed use development comprising residential units, a healthcare facility, and commercial floorspace is acceptable in principle, and in accordance with the

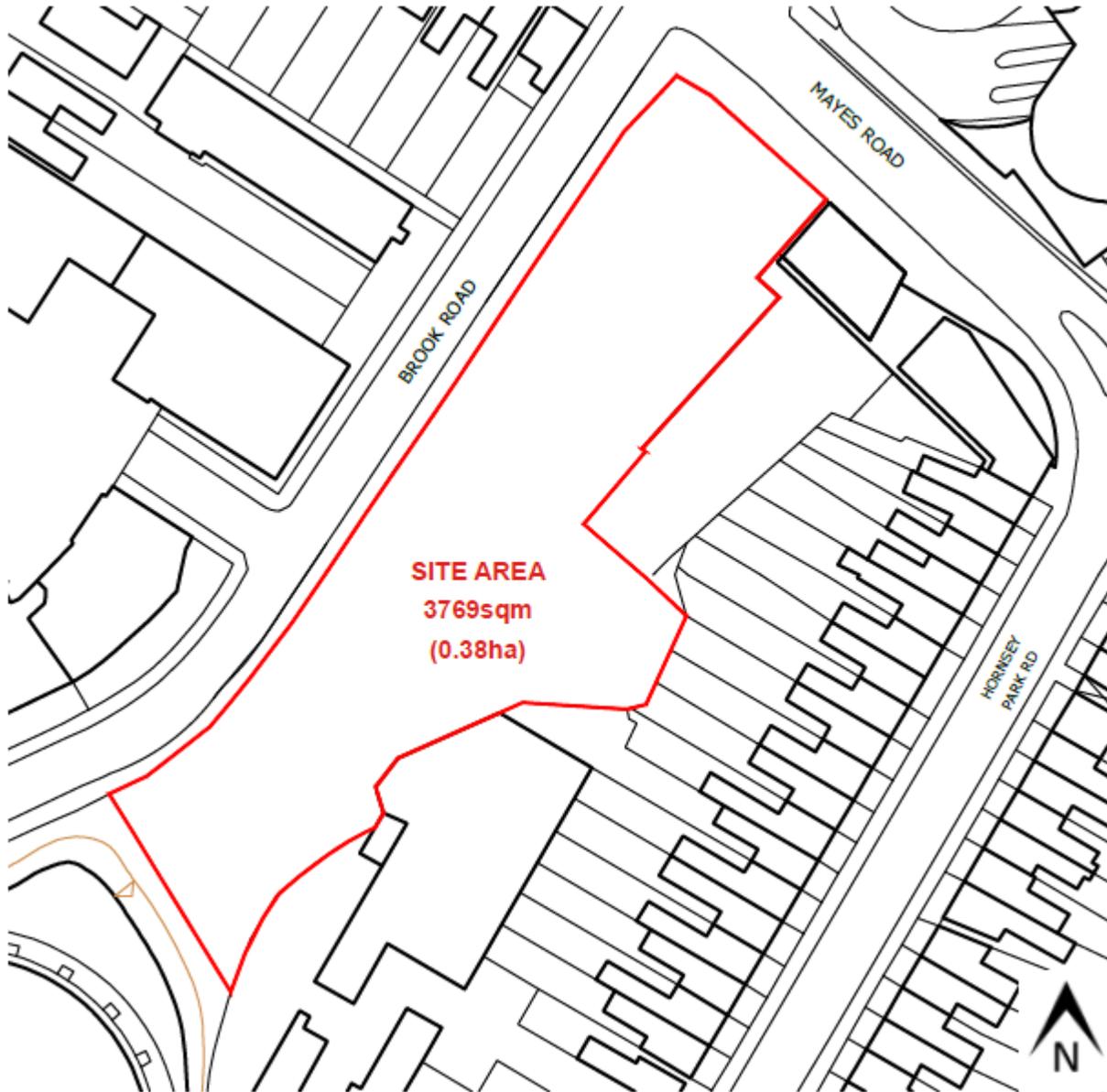
site allocation for the site. The applicant has opened discussions with the NHS, who have stated that they are interested in the site and that it would be suitable for their requirements.

2. *Design and appearance* – The general principle of the layout of the development and the block position is considered acceptable, however the overall bulk, massing and height is still being developed. Careful treatment of the street elevations is essential. The design and layout of the scheme has been evolving, but this still requires some refining prior to submission.
3. *Affordable housing* – Local Plan Policy SP2 requires developments of more than 10 units to contribute to the Borough's target of 50% of affordable housing contributions to the Borough's affordable housing stock (current Draft Published Local Plan Amendment 40% affordable housing). However, any proposed scheme providing less than the required affordable housing must submit a viability report for assessment.
4. *Housing mix* – The mix of units appears to be weighted towards 1 and 2-bed units, with no family sized units. This is being further considered by officers, given the central location.
5. *Impact on residential amenity* – The proposal should consider the impact on the amenity of the surrounding properties regarding loss of daylight / sunlight / enclosure overlooking, loss of privacy and noise levels. Any formal submission should include a BRE sunlight and daylight study in relation to any redevelopment of the site and a noise report with mitigating measures if required. Any material levels of overbearing / increased sense of enclosure and outlook issues to the rear of any residential properties backing onto the site will be examined, and avoided in order to safeguard the amenity of existing occupiers.
6. *Quality of accommodation* – London Plan policy 3.5 and Local Plan policy SP2 require high quality development to meet the standards of the Mayor's Housing SPG. From the plans provided, it appears that the proposed units would be of a good size and layout, with good sized rooms and access to amenity space.
7. *Parking and highway safety* – Given the site's high PTAL, a car-free development is welcomed. The incorporation of the cycle parking into the cores of the blocks is welcomed. Cycle spaces are required at a rate of 1 per 1-bed unit and 2 per 2+-bed unit. Disabled parking would be required at a rate of 1 per wheelchair unit (10% of the units proposed). This would need to be provided on the site, as disabled bays cannot be allocated on the street. GP spaces could also be provided on the site.

8. *Accessibility* – All units would comply with the relevant standards and 10% of the number of residential units would be wheelchair accessible.
 9. *Sustainability* – The London Plan requires all new homes to achieve a 35 per cent carbon reduction target beyond Part L 2013 of the Building Regulations. This would be expected to be outlined in an Energy Strategy to be submitted with any application.
- 7.2 These matters are to be assessed prior to the application being considered at Committee.

PLANS AND IMAGES

Site Location Plan



Indicative Site Layout



Indicative Visualisation



This page is intentionally left blank



Report for:	Planning Sub Committee Date: 13 March 2017	Item Number:	
Title:	Update on major proposals		
Report Authorised by:	Stuart Minty / Emma Williamson		
Lead Officers:	John McRory		
Ward(s) affected: All	Report for Key/Non Key Decisions:		

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.

Update on progress of proposals for Major Sites

March 2017

Site	Description	Timescales/comments	Case Officer	Manager
APPLICATIONS DETERMINED AWAITING 106 TO BE SIGNED				
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)	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed	Valerie Okeiyi	John McRory
39 Markfield Road, N15 HGY/2016/1377	Adaptation of the existing warehouse building to (B1/B2/B8 use) to artist recording & work pods (B1), various office sublets (B1), enclosed performance space (Sui Generis) and cafe/bar (A4) and Yoga Studio (D2) with associated amenity spaces	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed	Chris Smith	John McRory
50-56 Lawrence Road (mono house), N15 4EG HGY 2016/2824	Demolition of the existing buildings and redevelopment of the site to provide a 7 storey building fronting Lawrence Road and a part 5, 3 and 2 storey building which forms an intermediate block and mews to the rear comprising 47 residential units (use class C3) and 176sqm of commercial floor space (use class B1) on ground floor, including 8 car parking spaces and associated landscaping and cycle parking	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed	James Hughes	John McRory
Templeton Hall Garages HGY/2016/2621	The proposals seek to demolish the existing building and create a new four storey residential block with a set-back fifth floor.	Members resolved to grant planning permission subject to the signing of a section	Samuel Uff	John McRory

	Proposal comprises 11 residential units.	106 legal agreement. Not yet signed		
Mowlem Trading Estate Leeside Road, N17 HGY/2016/3489	Redevelopment of the site new industrial/warehouse units (B1(c), B2 & B8) and relocation of substation.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed	Aaron Lau	John McRory
Keston Centre Keston Road, N17 HGY/2016/3309	Redevelopment of the site to provide a mix of pocket housing and private housing	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed	Adam Flynn	John McRory
Land north of Monument Way and south of Fairbanks Road, N17 HGY/2016/2184	Development of the site to create 54 affordable residential units in three blocks ranging from 3-stories to 4-stories in height.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed	Adam Flynn	John McRory
Coppetts Wood Hospital, Coppetts Road, N10 HGY/2016/2772	Re-Development of site to provide residential accommodation	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed	Chris Smith	John McRory
Car wash centre Broad Lane HGY/2016/2232	Mixed use scheme with office on ground and first floor with residential on the upper floors	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed	Aaron Lau	John McRory

APPLICATIONS SUBMITTED TO BE DECIDED				
St John's Great Cambridge Road HGY/2016/4095	Internal reordering and extension of St John's Church to the west. The demolition of the existing Church Hall at the east end of the church and the development of the land to the north, south, east and on the opposite side of Acacia Avenue with a mix of two and three storey 1, 2, 3 & 4 bed residential mixed tenure accommodation including a new Vicarage.	To be reported to Members of the planning sub-committee 13 March 2016	Gareth Prosser	John McRory
18 Ashley Road N17 HGY/2017/0116	Partial temporary change of use of building from light industrial B1 use to D2 use incorporating a climbing wall facility, yoga studio, ancillary cafe and offices	To be reported to Members of the planning sub-committee 13 March 2016	Valerie Okeiyi	John McRory
Car Park, Westerfield Road, N15 (no reference as yet)	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.	Application under consideration and currently at neighbour consultation stage. Likely committee in June	Wendy Robinson	John McRory
Station Square West 1 Station Square, Station Road, N17	22 Storey Tower. 128 Units + 434 sqm of commercial floorspace.	Planning application recently submitted – now at neighbour consultation stage	James Hughes	John McRory

70-72 Shepherds Hill, N6 HGY/2016/2081	<p>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.</p> <p>Proposals comprise 19 residential units.</p>	<p>Currently under consideration following end of consultation period.</p> <p>Scheme presented to QRP</p>	<p>Gareth Prosser</p>	<p>John McRory</p>
56 Muswell Hill, N10, HGY/2016/0988	<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>To be determined under delegated authority.</p>	<p>Aaron Lau</p>	<p>John McRory</p>
First and Second Floors 524-528 High Road London N17 HGY/2016/4096	<p>Conversion of disused first and second floor of existing building above existing ground floor retail unit to create seven dwellings. Modification to roof above existing buildings at first and second floor level, including re-positioning of small plant. Modification to rear of existing building at second floor level including construction of new build extension creating a further three dwellings. Modification to proposed residential entrance at ground floor level.</p>	<p>Application under consideration – likely April committee.</p>	<p>Gareth Prosser</p>	<p>John McRory</p>

52-68 Stamford Road, N15 HGY/2017/0426	Redevelopment of the site to provide a mixed use commercial and residential scheme	Planning application submitted and out at neighbour consultation stage.	Chris Smith	John McRory
109 Fortis Green, N2 HGY/2017/0432	Variation of condition 2 of planning permission reference HGY/2015/3813 (dated 20 September 2016) for minor material amendments to the permitted scheme, involving the provision of 1 x additional 1 bed residential unit, associated minor reduction in the level of commercial floorspace and associated internal and external alterations and other associated works	Planning application submitted and out at neighbour consultation stage.	Valerie Okeiyi	John McRory
Gisburn Mansions, Tottenham Lane, N8 HGY/2017/0698	Erection of new third storey and roof to provide 12no. two-bedroom flats (revised scheme following recent refusal)	Planning application submitted and out at neighbour consultation stage.	Aaron Lau	John McRory
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.	Application is on hold on request of the applicant	Adam Flynn	John McRory
IN PRE-APPLICATION DISCUSSIONS - TO BE SUBMITTED SOON				
Chocolate Factory	Redevelopment of the site to provide 220 units on Workspace land, with an additional	Scheme to be submitted in March / April	Adam Flynn	John McRory

	14,835 sqm of commercial space.			
Ashley Road South x3 NHH BSD BSD + Ada NCDS	Comprehensive redevelopment of the site with a mix use residential led scheme NHH- Outline – mixed use scheme (265 units and 3,000 sq.m commercial) BSD – Outline mixed use scheme BSD + NCDS – detailed residential and college + Berol House	NHH Application submitted Has been to QRP and members presentation at pre-application stage. Master plan and NHH proposal scheduled for Jan QRP Pre-app for NCDS scheduled for Jan – BSD and NCDS scheduled for March submission	James Hughes	Robbie McNaugher
Haringey Heartlands Clarendon Road Gas Works Site	Comprehensive redevelopment of the site (Masterplan)	In pre-application discussions and PPA signed	Adam Flynn	John McRory
Hale Village Tower, Ferry Lane, Tottenham, N15	Revised proposal for a 33 storey tower (replacing the consented 18 storey outline permission) to provide housing with commercial and/or community uses at ground floor.	Initial pre-app meeting held on the 8 th June. Additional meeting held 12 th December. PPA draft agreed.		
Land at Plevna Crescent	Reserved matters (appearance, landscaping, layout, and scale) following granted of outline planning permission for residential development under ref:	Likely submission in March / April 2017	Wendy Robinson	John McRory

	APP/Y5420/A/14/2218892 (HGY/2013/2377)			
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. Inclusion of a doctors/health facility.	Principle acceptable subject to compliance with the emerging AAP/ Applicant in talks with the NHS	Adam Flynn	John McRory
The Richards Music Centre, Highgate School, Bishopswood Road, N6 4NY	Demolition of existing building and erection of two storey building for additional teaching space and associated works	Principle acceptable subject to scale and height o building being appropriate within the Metropolitan Open Land (MoL). However, developer's agents informed that the SPD capturing all the proposed extensions to the school is required to be finalised.	Tobias Finlayson	John McRory
163 Tottenham Lane N8	The application proposes the demolition of the existing Kwik-Fit Garage and a two storey building at the rear. Erection of a five storey building for commercial and residential development.	Pre-application meetings held and principle acceptable. Presented to Members at pre-application stage in February. Likely submission in March	Tobias Finlayson	John McRory
IN PRE-APPLICATION DISCUSSIONS				
Earlham Primary School	Major rebuilding and refurbishment to address the needs of the school. 2-storey new build, including the demolition of the main school block. The new build area is estimated to be 2286sqm	Pre-application meeting held and principle acceptable. School is located adjacent to MoL.	Tobias Finlayson	John McRory

Tottenham Magistrates Court	Change of use from court to residential and erection of new build residential	Very early stage to inform bidding process. Significant listed building implications and constraints for proposed residential.	Tobias Finlayson	John McRory
2 Chestnut Road	Pocket style housing	Principle under consideration	James Hughes	John McRory
423 West Green Road	Mix Use Development	The principle of an enabling mix use residential development including the erection of an A1-A3 unit at ground floor level, replacement of existing church /community/nursery including ancillary offices, is acceptable – early-stage pre-app report completed.	Chris Smith	John McRory
8-10 High Road, Turnpike Lane	20 storey residential building	Principle under consideration	Adam Flynn	John McRory
311 Roundway	Mixed Use Redevelopment – 66 Units	Pre-app meeting taken place in October Unacceptable in principle. Major design concerns.	James Hughes	John McRory
23 Denewood Road	Facade retention/ reconstruction with new construction behind. Addition of a basement and a reduced height first storey extension	Pre-app meeting occurred in October. Current consent for the site, so need to be mindful of fallback position.	Tobias Finlayson	John McRory

	over the garage.			
1-6 Crescent Mews	Redevelopment of the site to create ground floor commercial floorspaces and 42 new residential dwellings.	Pre-application held – concerns raised regarding number of units, parking and design. Applicant would like to enter into a PPA	Aaron Lau	John McRory
42 Hampstead Lane	Replacement of existing dwelling (2,500 sqm)	Pre-application held – revised plans received to address design concerns.	Aaron Lau	John McRory
Hornsey Town Hall, Crouch End, N8	Erection of extensions and additional buildings including refurbishment of Hornsey Town Hall	3 x pre-application discussions	James Hughes	John McRory
Fortismere School -	Feasibility Study - Proposed New 6th form Wing/Condition works	Three schemes discussed.	Valerie Okeiyi	John McRory
Edmanson's Close, Tottenham	Alterations, extensions and infill across the site to provide more improved family accommodation. Existing number of units on site is 60. Following changes the total number of units will be 35.	Principle acceptable subject to re-provision of elderly accommodation.	Tobias Finlayson	John McRory
69 Lawrence Road	Redevelopment mixed use residential led scheme	Supported in principle as land use. Pre-application meeting has taken place and	James Hughes	John McRory

		further meetings are envisaged.		
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
867-879 High Road	Redevelopment of the site with 5,460sqm retail building with a related 235 space surface level car park and servicing, a terrace of small retail units as well as a pair of office buildings, all located on a rectangular shaped site to the west of (and accessed from) the A1010 Tottenham High Rd.	Although acceptable development in principle, this site forms part of a wider regeneration strategy and developer has been advised to participate in masterplan formulations.	James Hughes	John McRory
423 West Green Road, N17	New build residential, commercial and ecclesiastical development at 423 West Green Road (London N15). The proposal seeks the development of 76 flats, 410m2 of commercial space and a new Church/community centre for the Derby Hall Assemblies of God, who currently partly occupy the site.	Principle acceptable subject to a Masterplan. Further meetings to take place	Tobias Finlayson	John McRory
MAJOR APPLICATION CONDITIONS				
Pembroke Works	Approval of details pursuant to conditions 6 (landscaping and surroundings), condition 10 (desktop study for uses and contaminants) attached to planning permission HGY/2012/1190	Landscaping and verification details to be finalised.	Adam Flynn	John McRory
165 Tottenham Lane	Approval of details pursuant to condition 5 (construction management plan) planning	Awaiting comments from internal parties.	Aaron Lau	John McRory

	permission HGY/2013/1984			
Hornsey Depot, Hornsey Refuse and Recycling Centre, High Street, N8	A number of conditions have been submitted.	A number of pre-commencement conditions have been discharged and others awaiting comments.	Adam Flynn	John McRory
St Lukes	Conditions to be submitted soon. A meeting is being arranged in order to set up monitoring meetings	Awaiting dates for meeting	Aaron Lau	John McRory
THFC	A number of conditions submitted	Only recently submitted – at consultation stage	James Hughes	John McRory
Lordship Lane	A number of conditions submitted	Only recently submitted – at consultation stage	Chris Smith	John McRory
St. Anne's Magistrates and police station	A number of conditions submitted	A number of pre-commencement conditions have been discharged and others awaiting comments.	Chris Smith	John McRory
Apex House	A number of discharges of conditions to be submitted soon. A meeting is being arranged in order to set up monitoring meetings	Only recently submitted – at consultation stage	Chris Smith	John McRory

This page is intentionally left blank

HARINGEY COUNCIL

PLANNING COMMITTEE

APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 01/02/2017 AND 28/02/2017

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.

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 5504,
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

Recomendation Type codes:

GTD	Grant permission
REF	Refuse permission
NOT DEV	Permission not required - Not Development
PERM DEV	Permission not required - Permitted
PERM REQ	Development
RNO	Permission required
ROB	Raise No Objection

WARD: **Alexandra****CLUP Applications Decided: 2**

Application No: **HGY/2017/0198** Officer: Duncan McKane
 Decision: PERM DEV Decision Date: 07/02/2017
 Location: 89 Rosebery Road N10 2LD
 Proposal: Certificate of lawfulness for a proposed basement extension and installation of replacement ground floor kitchen window to the rear

Application No: **HGY/2017/0509** Officer: Laurence Ackrill
 Decision: PERM DEV Decision Date: 27/02/2017
 Location: 329-331 Alexandra Park Road N22 7BP
 Proposal: Certificate of lawfulness for rendering of the side and rear elevation walls, insertion of side elevation windows and re-surfacing of the front driveway.

FUL Applications Decided: 10

Application No: **HGY/2016/4140** Officer: Emma McCready
 Decision: GTD Decision Date: 10/02/2017
 Location: 171 Alexandra Park Road N22 7UL
 Proposal: Single storey rear extension, conversion of the existing garage into a study room and internal rearrangement of the family house.

Application No: **HGY/2016/4191** Officer: Kwaku Bossman-Gyamera
 Decision: REF Decision Date: 08/02/2017
 Location: 89 Rosebery Road N10 2LD
 Proposal: External cladding insulation to the rear and side elevations of the terraced house.

Application No: **HGY/2017/0018** Officer: Roland Sheldon
 Decision: REF Decision Date: 03/02/2017
 Location: 89 Dukes Avenue N10 2QD
 Proposal: Excavation of existing basement area to facilitate creation of a 2-bedroom basement flat, with associated front and rear lightwells.

Application No: **HGY/2017/0020** Officer: Duncan McKane
 Decision: GTD Decision Date: 10/02/2017
 Location: 24 Goodwyns Vale N10 2HA
 Proposal: Demolition of existing roof structure and formation of new hip roof, erection of a rear dormer roof extension, installation of rooflights to front roof slope, demolition of existing conservatory and erection of new ground floor extension to rear, erection of single storey side extension

Application No: **HGY/2017/0031** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 07/02/2017
 Location: 85 The Avenue N10 2QG
 Proposal: Single storey rear extension.

Application No: **HGY/2017/0049** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 07/02/2017
 Location: Flat 6 40 Methuen Park N10 2JS
 Proposal: Formation of rear dormer and replacement of two existing front rooflights with three larger front rooflights

Application No: **HGY/2017/0052** Officer: Emma McCready
 Decision: GTD Decision Date: 08/02/2017
 Location: 6 Windermere Road N10 2RE
 Proposal: Erection of a single storey side infill with alterations to rear garden.

Application No: **HGY/2017/0226** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 22/02/2017
 Location: 14 Elgin Road N22 7UE
 Proposal: Erection of a single storey rear extension

Application No: **HGY/2017/0244** Officer: Sarah Madondo
 Decision: REF Decision Date: 14/02/2017
 Location: 9 Harcourt Road N22 7XW
 Proposal: Erection of a single storey side extension and to replace the rear bay windows and door.

Application No: **HGY/2017/0342** Officer: Sarah Madondo
 Decision: GTD Decision Date: 28/02/2017
 Location: 12 & 14 Lansdowne Road N10 2AU
 Proposal: Erection of a new single-storey extensions to the rear of the dwelling houses at 12 and 14 Lansdowne Road including alterations to the internal layouts.

NON Applications Decided: 1

Application No: **HGY/2017/0574** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 24/02/2017
 Location: 131 Dukes Avenue N10 2QD
 Proposal: Non-material amendment following a grant of planning permission HGY/2016/3356 to allow the movement of second floor balcony by 7.4cm.

PNE Applications Decided: 1

Application No: **HGY/2017/0086** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 21/02/2017
 Location: 18 Bidwell Gardens N11 2AX
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 6 metres for which the maximum height would be 3.4 metres for which the height of the eaves would be 2.1 metres

RES Applications Decided: 1

Application No: **HGY/2016/3125** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 13/02/2017
 Location: Alexandra Palace Alexandra Palace Way N22 7AY
 Proposal: Approval of details pursuant to condition 8 (Revised Energy Statement) attached to planning permission HGY/2014/3122

Total Applications Decided for Ward: 15WARD: **Bounds Green****CLUP Applications Decided: 1**

Application No: **HGY/2016/3319** Officer: Gareth Prosser
 Decision: PERM DEV Decision Date: 13/02/2017
 Location: 25 Palace Road N11 2PU
 Proposal: Lawful Development Certificate for a single storey rear extension.

FUL Applications Decided: 3

Application No: **HGY/2017/0067** Officer: Emma McCready
 Decision: GTD Decision Date: 24/02/2017
 Location: 94 Myddleton Road N22 8NQ
 Proposal: Change of the shop front

Application No: **HGY/2017/0227** Officer: Laurence Ackrill
 Decision: REF Decision Date: 22/02/2017
 Location: 13 Richmond Road N11 2QR
 Proposal: Formation of a side dormer and rooflights (restrospective)

Application No: **HGY/2017/0229** Officer: Laurence Ackrill
 Decision: REF Decision Date: 22/02/2017
 Location: 21 Richmond Road N11 2QR
 Proposal: Formation of a side dormer and rooflights (restrospective)

LBC Applications Decided: 1

Application No: **HGY/2017/0004** Officer: Roland Sheldon
 Decision: GTD Decision Date: 06/02/2017
 Location: Tunnel entrance to New River (Wood Green Tunnel) Myddleton Road N22
 Proposal: Listed Building Consent for embankment stabilisation works along New River adjoining the listed 'Tunnel Entrance to the New River,' along the eastern approach channel structure.

PNE Applications Decided: 1

Application No: **HGY/2017/0251** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 28/02/2017
 Location: 14 Woodfield Way N11 2PH
 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 3.4m and for which the height of the eaves would be 3m

RES Applications Decided: 6

Application No: **HGY/2016/4183** Officer: Wendy Robinson
 Decision: GTD Decision Date: 01/02/2017
 Location: Lock-up Garages Cline Road N11
 Proposal: Approval of details pursuant to condition 3 (Construction Management and Logistics Plans) attached to planning permission HGY/2016/0558

Application No: **HGY/2016/4186** Officer: Wendy Robinson
 Decision: GTD Decision Date: 01/02/2017
 Location: Lock-up Garages Cline Road N11
 Proposal: Approval of details pursuant to condition 11 (Commercial Waste) attached to planning permission HGY/2016/0558

Application No:	HGY/2017/0555	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	28/02/2017
Location:	Units 1 - 3 Tealedown Works Cline Road N11 2LX		
Proposal:	Approval of details pursuant to condition 3 (external materials) attached to planning permission HGY/2014/0054		
Application No:	HGY/2017/0557	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	28/02/2017
Location:	Units 1 - 3 Tealedown Works Cline Road N11 2LX		
Proposal:	Approval of details pursuant to condition 7 (treatment of the surroundings) attached to planning permission HGY/2014/0054		
Application No:	HGY/2017/0558	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	28/02/2017
Location:	Units 1 - 3 Tealedown Works Cline Road N11 2LX		
Proposal:	Approval of details pursuant to condition 11 (provision of refuse and waste storage and recycling facilities) attached to planning permission HGY/2014/0054		
Application No:	HGY/2017/0560	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	28/02/2017
Location:	Units 1 - 3 Tealedown Works Cline Road N11 2LX		
Proposal:	Approval of details pursuant to condition 13 (Considerate Constructors Scheme) attached to planning permission HGY/2014/0054		

Total Applications Decided for Ward: 12

WARD: **Bruce Grove**

CLDE Applications Decided: 1

Application No:	HGY/2016/4164	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	15/02/2017
Location:	Flat B 183 Lordship Lane N17 6XF		
Proposal:	Certificate of lawfulness for the use of the ground floor rear addition as a residential unit		

CLUP Applications Decided: 4

Application No:	HGY/2017/0448	Officer:	Conor Guilfoyle
Decision:	PERM DEV	Decision Date:	13/02/2017
Location:	46 Morrison Avenue N17 6TU		
Proposal:	Certificate of lawfulness for proposed 3m deep single storey rear extension		
Application No:	HGY/2017/0450	Officer:	Conor Guilfoyle
Decision:	PERM DEV	Decision Date:	15/02/2017
Location:	46 Morrison Avenue N17 6TU		
Proposal:	Certificate of lawfulness for proposed formation of rear dormer roof extension and installation of front rooflights		
Application No:	HGY/2017/0497	Officer:	Sarah Madondo
Decision:	PERM DEV	Decision Date:	28/02/2017
Location:	51 Elsdon Road N17 6RY		
Proposal:	Certificate of lawfulness for erection of a rear dormers on rear roof slope and outrigger including 2 x rooflights to the front elevation.		

Application No: **HGY/2017/0637** Officer: Aaron Lau
 Decision: PERM DEV Decision Date: 28/02/2017
 Location: 8 Gloucester Road N17 6DH
 Proposal: Formation of rear dormer extension and dormer outrigger and external changes to side and rear elevations

FUL Applications Decided: 5

Application No: **HGY/2016/4193** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 10/02/2017
 Location: 201-203 Lordship Lane N17 6XF
 Proposal: New shopfront at 201-203 Lordship Lane and Single Storey wraparound extension at the rear of 203 Lordship Lane.

Application No: **HGY/2017/0141** Officer: Emma McCready
 Decision: REF Decision Date: 10/02/2017
 Location: 68 Dongola Road N17 6EE
 Proposal: Use of dwelling (C3) as a (C4) HMO for a maximum of six residents - conversion area

Application No: **HGY/2017/0208** Officer: Aaron Lau
 Decision: GTD Decision Date: 20/02/2017
 Location: 42 Mount Pleasant Road N17 6TN
 Proposal: Replace existing single glazed timber windows with uPVC double glazed windows to match the existing

Application No: **HGY/2017/0276** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 21/02/2017
 Location: Flat A 42 Napier Road N17 6YE
 Proposal: Conversion of loftspace to form habitable room involving construction of rear facing dormer and 3 no. front elevation rooflights

Application No: **HGY/2017/0393** Officer: Sarah Madondo
 Decision: GTD Decision Date: 27/02/2017
 Location: First Floor Flat 308 Mount Pleasant Road N17 6HA
 Proposal: Formation of a rear dormer with insertion of three rooflights to front slope

Total Applications Decided for Ward: 10WARD: **Crouch End****CONM Applications Decided: 1**

Application No: **HGY/2016/3176** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 09/02/2017
 Location: 159 Tottenham Lane N8 9BT
 Proposal: Variation of condition 13 attached to planning permission HGY/2014/0484 so that it now reads "Prior to first occupation, details of how the development shall achieve a reduction in carbon dioxide emissions of 35% beyond the 2013 Building Regulations shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the details so approved."

FLEX Applications Decided: 1

Application No: **HGY/2017/0370** Officer: Emma McCready
 Decision: FLEXGTD Decision Date: 17/02/2017
 Location: 28 Broadway Parade Tottenham Lane N8 9DB
 Proposal: Flexible Change of use under Class D of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 starting from date of approval: Existing Use Class A1 - (coffee shop) Proposed Use Class A3 (cafe / restaurant) - location plan

FUL Applications Decided: 10

Application No: **HGY/2016/1742** Officer: Matthew Gunning
 Decision: GTD Decision Date: 08/02/2017
 Location: Alford House Stanhope Road N6 5AL
 Proposal: Roof extension to two identical apartment blocks to create a total of 4 new units

Application No: **HGY/2016/3444** Officer: David Farndon
 Decision: GTD Decision Date: 13/02/2017
 Location: 36 Priory Gardens N6 5QS
 Proposal: Erection of ground and lower ground floor extension.

Application No: **HGY/2016/3464** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 07/02/2017
 Location: 43 Priory Gardens N6 5QU
 Proposal: Formation of loft extension

Application No: **HGY/2017/0023** Officer: Duncan McKane
 Decision: GTD Decision Date: 13/02/2017
 Location: 103 Crouch Hill N8 9RD
 Proposal: Erection of ground floor side infill extension and first floor extension following location of original first floor extension (revised scheme with increased ground floor side infill extension)

Application No: **HGY/2017/0029** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 24/02/2017
 Location: Flat A 16 Park Road N8 8TD
 Proposal: Erection of two storey rear extension on first and second floors above part of existing single storey rear extension

Application No: **HGY/2017/0032** Officer: Duncan McKane
 Decision: GTD Decision Date: 07/02/2017
 Location: 79 Claremont Road N6 5BZ
 Proposal: Demolition of existing side infill extension, erection of single storey 'wrap-around' side / rear extension

Application No: **HGY/2017/0047** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 13/02/2017
 Location: 12 Claremont Road N6 5BY
 Proposal: Demolition of existing conservatory and erection of single storey rear extension.

Application No: **HGY/2017/0057** Officer: Duncan McKane
 Decision: GTD Decision Date: 07/02/2017
 Location: 79 Claremont Road N6 5BZ
 Proposal: Enlargement and recladding of existing dormer roof extension to rear roof slope and installation of new rear facing windows

Application No: **HGY/2017/0323** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 24/02/2017
 Location: Flat A 41 Wolseley Road N8 8RS
 Proposal: Internal alterations, insertion of new timber framed windows & replacement fenestration

Application No: **HGY/2017/0325** Officer: Sarah Madondo
 Decision: GTD Decision Date: 22/02/2017
 Location: 17 Coleridge Road N8 8EH
 Proposal: Demolition of existing conservatory and erection of a single storey rear extension and 3 x Conservation Area style skylights located on existing front roof slope

PNE Applications Decided: 1

Application No: **HGY/2016/4200** Officer: Anthony Traub
 Decision: PN REFUSED Decision Date: 06/02/2017
 Location: 5 View Crescent N8 8RW
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 0m, for which the maximum height would be 3.3m and for which the height of the eaves would be 2.9m

TPO Applications Decided: 1

Application No: **HGY/2016/3959** Officer: David Farndon
 Decision: GTD Decision Date: 09/02/2017
 Location: 8 Christchurch Road N8 9QL
 Proposal: Tree works to two Plane trees in rear garden consisting of reduction of overhang on both trees by 30% (4.00-5.00m).

V106 Applications Decided: 1

Application No: **HGY/2016/2003** Officer: Aaron Lau
 Decision: GTD Decision Date: 20/02/2017
 Location: 33-35 Crouch End Hill N8 8DH
 Proposal: Variation of S106

Total Applications Decided for Ward: 15WARD: **Fortis Green****CLUP Applications Decided: 1**

Application No: **HGY/2016/3907** Officer: David Farndon
 Decision: PERM DEV Decision Date: 13/02/2017
 Location: 9 Leaside Avenue N10 3BT
 Proposal: Certificate of lawfulness (proposed) for alterations to extend existing SVP (for new en-suite shower) to terminate maximum 1m above roof level.

FUL Applications Decided: 11

Application No:	HGY/2016/0441	Officer:	Valerie Okeiyi
Decision:	NOT DET	Decision Date:	03/02/2017
Location:	72 Creighton Avenue N10 1NT		
Proposal:	Creation of a carriage driveway (householder application)		
Application No:	HGY/2016/1830	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	13/02/2017
Location:	492 Archway Road N6 4NA		
Proposal:	Alterations to existing flats including the creation of a 2 bedroom lower ground floor flat with garden access.		
Application No:	HGY/2016/3660	Officer:	David Farndon
Decision:	GTD	Decision Date:	10/02/2017
Location:	19 Ringwood Avenue N2 9NT		
Proposal:	Rear extension, loft conversion, first floor front side extension and conversion of garage to a habitable room.		
Application No:	HGY/2016/3910	Officer:	David Farndon
Decision:	GTD	Decision Date:	13/02/2017
Location:	9 Leaside Avenue N10 3BT		
Proposal:	Proposed demolition, rebuilding and enlargement of single storey rear element, the enlargement of the rear dormer and the insertion and replacement of velux windows on the property, the bricking of first floor bathroom window, the bricking of passage door and insertion of a window, and the provision/replacement of flues/vents.		
Application No:	HGY/2016/4087	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	03/02/2017
Location:	Thirlestane Court Colney Hatch Lane N10 1LH		
Proposal:	Creation of 2no. residential units in the new lower ground floor with lightwells, improvements to existing access path and amenity areas.		
Application No:	HGY/2016/4094	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	06/02/2017
Location:	Flat A 15 Queens Avenue N10 3PE		
Proposal:	Creation of a garden room at the rear of the private garden belonging to the property		
Application No:	HGY/2016/4101	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	06/02/2017
Location:	4 Collingwood Avenue N10 3ED		
Proposal:	Rear addition of a dormer extension at roof level with an enlarged roof light to the rear and two new rooflights to the front roof slope		
Application No:	HGY/2016/4112	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	09/02/2017
Location:	14 Woodside Avenue N6 4SS		
Proposal:	Erection of a rear extension at ground floor level		
Application No:	HGY/2016/4119	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	09/02/2017
Location:	59 Tetherdown N10 1NH		
Proposal:	Demolition of existing rear extension at ground and 1st floor level, construction of new ground and 1st floor extension, rooflight alteration and addition, new slate roof.		

Application No: **HGY/2016/4172** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 15/02/2017
 Location: 21 Pages Lane N10 1PU
 Proposal: Rear roof extension and rear full width extension

Application No: **HGY/2016/4178** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 28/02/2017
 Location: 44 Leaside Avenue N10 3BU
 Proposal: Replacement of the existing rear extension and erection of a rear dormer and insertion of x 1 conservation style rooflight to the front elevation

PNE Applications Decided: 1

Application No: **HGY/2017/0201** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 17/02/2017
 Location: 38 Creighton Avenue N10 1NU
 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: 2

Application No: **HGY/2016/3995** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 09/02/2017
 Location: Raglan House 8-12 Queens Avenue N10 3NR
 Proposal: Approval of details pursuant to condition 11 (Basement Impact Assessment) attached to planning permission HGY/2015/3730

Application No: **HGY/2017/0309** Officer: Matthew Gunning
 Decision: GTD Decision Date: 23/02/2017
 Location: Muswell Hill Police Station 115 Fortis Green N2 9HW
 Proposal: Approval of details pursuant to condition 11 (Construction Method Statement) attached to grant of planning permission on appeal (reference APP/Y5420/W/15/3081118, original planning reference HGY/2014/1333)

Total Applications Decided for Ward: 15WARD: **Harringay****FUL Applications Decided: 14**

Application No: **HGY/2016/4118** Officer: Roland Sheldon
 Decision: REF Decision Date: 08/02/2017
 Location: 200a Wightman Road N8 0BU
 Proposal: Erection of rear dormer to first floor flat and installation of 2 rooflights.

Application No: **HGY/2016/4175** Officer: Wendy Robinson
 Decision: GTD Decision Date: 01/02/2017
 Location: 127, 129 & 131 Turnpike Lane N8 0DU
 Proposal: Formation of rear roof dormer extensions including over the outriggers and insertion of two roof lights to the front roofslope of each unit.

Application No:	HGY/2017/0127	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	06/02/2017
Location:	1 Endymion Road N4 1EE		
Proposal:	Replacement of existing single glazed timber windows/doors with double glazed PVC windows /doors		
Application No:	HGY/2017/0136	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	09/02/2017
Location:	44 Burgoyne Road N4 1AD		
Proposal:	Replacement of all external windows from timber frames to upvc frames and replacment front door.		
Application No:	HGY/2017/0146	Officer:	Emma McCready
Decision:	GTD	Decision Date:	10/02/2017
Location:	54 Warham Road N4 1AT		
Proposal:	Replacement of all external windows and doors (front & rear of property)		
Application No:	HGY/2017/0149	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	07/02/2017
Location:	1 Pemberton Road N4 1AX		
Proposal:	Replacement of existing single glazed timber windows/doors with double glazed PVC windows /doors		
Application No:	HGY/2017/0161	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	24/02/2017
Location:	7 Salisbury Promenade Green Lanes N8 0RX		
Proposal:	Variation of condition 3 (opening hours) attached to planning permission HGY/2016/3630 in order to amend opening hours		
Application No:	HGY/2017/0164	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	10/02/2017
Location:	21 Cavendish Road N4 1RP		
Proposal:	Replacement of existing single glazed timber windows/doors with double glazed PVC windows/doors		
Application No:	HGY/2017/0166	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	10/02/2017
Location:	10 Lothair Road South N4 1EL		
Proposal:	Replacement of existing single glazed windows/doors with double glazed PVC windows/doors		
Application No:	HGY/2017/0173	Officer:	Kwaku Bossman-Gyamera
Decision:	REF	Decision Date:	14/02/2017
Location:	40 Hampden Road N8 0HT		
Proposal:	Loft conversion and formation of mini dormers in roof slopes.		
Application No:	HGY/2017/0207	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	15/02/2017
Location:	Flat B 77 Pemberton Road N4 1AX		
Proposal:	Formation of bay window to front at basement level, excavation of front lightwell and associated layout alterations to Flat B		

Application No: **HGY/2017/0219** Officer: Gareth Prosser
 Decision: GTD Decision Date: 16/02/2017
 Location: Dixon Court 2A Burgoyne Road N4 1DL
 Proposal: Replacement of all external windows and doors (front & rear of property).

Application No: **HGY/2017/0235** Officer: Emma McCready
 Decision: GTD Decision Date: 16/02/2017
 Location: 33 Cavendish Road N4 1RP
 Proposal: Three metre rear extension, increasing head room height to the basement and general internal refurbishment

Application No: **HGY/2017/0246** Officer: Wendy Robinson
 Decision: GTD Decision Date: 27/02/2017
 Location: 41 Warham Road N4 1AR
 Proposal: Replacement of windows and doors

NON Applications Decided: 1

Application No: **HGY/2017/0416** Officer: Aaron Lau
 Decision: GTD Decision Date: 08/02/2017
 Location: Milverton Wightman Road N4 1RH
 Proposal: Non-material amendment following a grant of planning permission HGY/2015/3742 to remove low level transom and increase sash size to full height

RES Applications Decided: 3

Application No: **HGY/2016/3813** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 22/02/2017
 Location: Railway Approach Hampden Road N8 0HG
 Proposal: Approval of details pursuant to condition 17 (Construction Logistics Plan) attached to planning permission HGY/2016/1573

Application No: **HGY/2017/0417** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 22/02/2017
 Location: Railway Approach Hampden Road N8 0HG
 Proposal: Approval of details pursuant to condition 14 (tree protective fencing / ground protection measures) attached to planning permission HGY/2016/1573

Application No: **HGY/2017/0538** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 24/02/2017
 Location: Railway Approach Hampden Road N8 0HG
 Proposal: Approval of details pursuant to condition 5 (details of all levels on the site) attached to planning permission HGY/2016/1573

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

Application No: **HGY/2016/3408** Officer: Tobias Finlayson
 Decision: PERM DEV Decision Date: 03/02/2017
 Location: 35 Stormont Road N6 4NR
 Proposal: Certificate of lawfulness for single storey basement extension under part of the existing footprint of the property

COND Applications Decided: 1

Application No: **HGY/2016/4199** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 23/02/2017
 Location: 1 Northwood Road N6 5TL
 Proposal: Variation of condition 1 (approved plans) attached to planning permission HGY/2014/0483 in order to set in the roof towards the West side

FUL Applications Decided: 11

Application No: **HGY/2016/4081** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 02/02/2017
 Location: 7 Grange Road N6 4AR
 Proposal: Variation of condition 2 (plans and specifications) attached to planning permission HGY/2015/2610 to allow for the extension of the existing approved basement by means of the use of space created by piling along the perimeter of the site.

Application No: **HGY/2016/4102** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 02/02/2017
 Location: 45 Cholmeley Crescent N6 5EX
 Proposal: Creation of two new dormers to the second floor level located to the rear and side of the building. The rear flat roof dormer to include Juliet balcony. Insertion of three rooflights to roof and a new rose window on the front elevation. Existing external finish pebble dash to be replaced with new render.

Application No: **HGY/2016/4106** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 07/02/2017
 Location: Flat B 23 Jacksons Lane N6 5SR
 Proposal: Alterations to basement entrance staircase and boundary wall.

Application No: **HGY/2016/4107** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 23/02/2017
 Location: 23 Denewood Road N6 4AQ
 Proposal: Demolition of existing dwelling (in part) with only the front facade retained and construction of new residential accommodation to form a single dwelling plus all associated development.

Application No: **HGY/2016/4121** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 10/02/2017
 Location: 2 Hornsey Lane Gardens N6 5PB
 Proposal: Extension of existing lower ground floor basement below rear garden including formation of lightwell and 1no. roof light

Application No: **HGY/2016/4132** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 13/02/2017
 Location: Flat 1 15 Northwood Road N6 5TL
 Proposal: Proposed single storey rear extension

Application No: **HGY/2016/4150** Officer: Aaron Lau
 Decision: REF Decision Date: 13/02/2017
 Location: 39 Stormont Road N6 4NR
 Proposal: Demolition of existing dwellinghouse and erection of replacement single detached dwellinghouse with basement

Application No: **HGY/2016/4151** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 13/02/2017
 Location: Garden Flat 5 Milton Road N6 5QD
 Proposal: Excavation of front garden so that the windows of the lower ground front elevation can be enlarged to allow for more light and reduction of damp issues.

Application No: **HGY/2016/4174** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 16/02/2017
 Location: High Sheldon Sheldon Avenue N6 4NJ
 Proposal: Erection of two external entrance ramps incorporating disabled access and associated landscaping to two apartment blocks.

Application No: **HGY/2016/4189** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 17/02/2017
 Location: 21 Broadlands Road N6 4AE
 Proposal: Removal of existing railings and gates and installation of new railings and gates to be more in keeping with neighbouring properties

Application No: **HGY/2017/0092** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 14/02/2017
 Location: 74 Talbot Road N6 4RA
 Proposal: Combination of the two existing loft dormers into a single dormer, extension of existing annexe at first floor level and construction of new single storey rear extension at ground floor level

NON Applications Decided: 2

Application No: **HGY/2017/0242** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 01/02/2017
 Location: 96 Cromwell Avenue N6 5HQ
 Proposal: Non-material amendment following a grant of planning permission HGY/2016/3115 to reduce the window glazing on both sides of the side orangery and change the rooflight alignment along with reduction in length and small (100mm) increase in width of rooflight

Application No: **HGY/2017/0273** Officer: Gareth Prosser
 Decision: GTD Decision Date: 23/02/2017
 Location: 24 Northwood Road N6 5TP
 Proposal: Non-material amendment following a grant of planning permission HGY/2015/0081 to alter the rear elevation, add a new access gate to the rear of the garden, modify the internal layout and change the position of the front staircase

RES Applications Decided: 3

Application No: **HGY/2016/4130** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 24/02/2017
 Location: 26 Cholmeley Crescent N6 5HA
 Proposal: Approval of details pursuant to condition 4 (Basement Impact Assessment) attached to planning permission HGY/2016/0306

Application No: **HGY/2016/4138** Officer: Matthew Gunning
 Decision: GTD Decision Date: 23/02/2017
 Location: 11 North Hill N6 4AB
 Proposal: Approval of details pursuant to condition 7 (Structural Engineer) attached to planning permission HGY/2016/1253

Application No: **HGY/2017/0360** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 13/02/2017
 Location: 353 Archway Road N6 4EJ
 Proposal: Approval of details pursuant to condition (Construction Management Plan) attached to planning permission HGY/2015/3130

TPO Applications Decided: 1

Application No: **HGY/2016/4173** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 13/02/2017
 Location: Broadlands Lodge 18 Broadlands Road N6 4AW
 Proposal: Tree works to include felling and removal of 1 x Holly Tree, pruning and height reduction by approx 3 metres of 1 x Holly Tree, pruning and height reduction by approx 1.5 metres of 1 x Yew Tree, cutting back growth by approx 2 metres of 5 x Lime Trees, felling to ground level of 1 x Cypress Tree, and shortening back 7 limbs by approx 2 metres back from the rear of building of 1 x Cedar Tree.

Total Applications Decided for Ward: 19WARD: **Hornsey****CLDE Applications Decided: 1**

Application No: **HGY/2017/0163** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 28/02/2017
 Location: 10C High Street N8 7PB
 Proposal: Lawful development certificate for retention of existing self-contained residential unit

CLUP Applications Decided: 1

Application No: **HGY/2017/0266** Officer: Sarah Madondo
 Decision: PERM DEV Decision Date: 02/02/2017
 Location: 19 Harvey Road N8 9PD
 Proposal: Certificate of lawfulness for the erection of a rear dormers on rear roof slope and outrigger including a rooflight on the front elevation

FUL Applications Decided: 4

Application No: **HGY/2017/0002** Officer: Duncan McKane
 Decision: GTD Decision Date: 16/02/2017
 Location: 4 Harvey Road N8 9PA
 Proposal: Conversion of 1 x 3 bedroom dwellinghouse to 2 x 2 bed self contained flats

Application No: **HGY/2017/0037** Officer: Conor Guilfoyle
 Decision: REF Decision Date: 20/02/2017
 Location: 80 Beechwood Road N8 7NG
 Proposal: Erection of two storey side-to-rear extension and single storey rear extension, formation of rear roof dormer and installation of three front rooflights

Application No: **HGY/2017/0051** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 15/02/2017
 Location: 93 Hillfield Avenue N8 7DG
 Proposal: Conversion of the existing single family dwelling house into three separate flats (Consisting 3 x 1 bed).

Application No: **HGY/2017/0263** Officer: Sarah Madondo
 Decision: GTD Decision Date: 28/02/2017
 Location: 19 Harvey Road N8 9PD
 Proposal: Erection of of a single storey rear extension (householder application)

RES Applications Decided: 1

Application No: **HGY/2017/0203** Officer: Adam Flynn
 Decision: GTD Decision Date: 06/02/2017
 Location: Hornsey Reuse and Recycling Centre High Street N8 7QB
 Proposal: Approval of details pursuant to condition 33 (Level 4 of the Code for Sustainable Homes) attached to planning permission HGY/2013/2019. This is a partial discharge of condition relating to the dwellings in Building D.

Total Applications Decided for Ward: 7WARD: **Muswell Hill****CLDE Applications Decided: 1**

Application No: **HGY/2016/4171** Officer: Anthony Traub
 Decision: GTD Decision Date: 09/02/2017
 Location: Upper Flat 26 Priory Avenue N8 7RN
 Proposal: Use of flat roof at rear first floor level as terrace (certificate of lawfulness for an existing use)

FUL Applications Decided: 10

Application No: **HGY/2016/3478** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 15/02/2017
 Location: 3 Fortis Green Road N10 3HP
 Proposal: Change of use from A1 (retail) to A3 (cafe/restaurant)

Application No: **HGY/2016/3491** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 23/02/2017
 Location: 77 Muswell Hill N10 3PJ
 Proposal: Alteration to Flat 29 by creating new habitable room in the existing roof space to form a maisonette and alteration to position of window openings

Application No: **HGY/2016/3548** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 07/02/2017
 Location: 12 New Road N8 8TA
 Proposal: Demolition of roof, external rear wall and floor of existing conservatory and erection of a single storey rear extension

Application No:	HGY/2016/3732	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	14/02/2017
Location:	Flat B 64 Priory Road N8 7EX		
Proposal:	Erection of single storey rear extension to garden flat		
Application No:	HGY/2016/3861	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	16/02/2017
Location:	90 Muswell Hill Broadway N10 3RU		
Proposal:	Removal of existing and replacement with new shopfront and facade shutter (Scheme B)		
Application No:	HGY/2016/3900	Officer:	David Farndon
Decision:	GTD	Decision Date:	16/02/2017
Location:	Basement Flat 57 Woodland Rise N10 3UN		
Proposal:	Erection of single storey rear extension		
Application No:	HGY/2016/4082	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	22/02/2017
Location:	Flat A 37 Park Avenue North N8 7RS		
Proposal:	Erection of a rear dormer and velux window to the front elevation to provide an additional bedrooms in the loftspace		
Application No:	HGY/2016/4143	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	13/02/2017
Location:	34 Park Avenue North N8 7RT		
Proposal:	Provision of a front gable window and rooflights to the front and gable roof slopes		
Application No:	HGY/2016/4196	Officer:	David Farndon
Decision:	GTD	Decision Date:	20/02/2017
Location:	71 Park Avenue North N8 7RS		
Proposal:	Erection of a full width single storey rear extension to replace an existing lean-to extension; a revised patio layout, and the erection of an outbuilding in rear garden to replace an existing garden room.		
Application No:	HGY/2016/4197	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	22/02/2017
Location:	51 Onslow Gardens N10 3JY		
Proposal:	Creation of new flat at top floor. New entrance door. Relocation of window on rear elevation and installation of PV panels on roof		

LCD Applications Decided: 2

Application No:	HGY/2016/4145	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	13/02/2017
Location:	9 Princes Avenue N10 3LS		
Proposal:	Replacement windows and doors		
Application No:	HGY/2016/4149	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	13/02/2017
Location:	10A, 10B, & 10C Princes Avenue N10 3LR		
Proposal:	Replacement windows and doors		

RES Applications Decided: 2

Application No: **HGY/2016/4116** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 01/02/2017
 Location: Everyman Cinema Fortis Green Road N10 3HP
 Proposal: Approval of details pursuant to condition 3 (Methodology Statement) attached to planning permission HGY/2016/3340

Application No: **HGY/2016/4117** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 01/02/2017
 Location: Everyman Cinema Fortis Green Road N10 3HP
 Proposal: Approval of details pursuant to condition 3 (Methodology Statement) attached to listed building consentn HGY/2016/3342

Total Applications Decided for Ward: 15WARD: **Noel Park****ADV Applications Decided: 1**

Application No: **HGY/2017/0350** Officer: Neil Collins
 Decision: GTD Decision Date: 28/02/2017
 Location: 18 High Road N22 6BX
 Proposal: Display of 2 x internally illuminated advertisements on shopfront

CLDE Applications Decided: 2

Application No: **HGY/2017/0576** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 23/02/2017
 Location: 32B Gladstone Avenue N22 6LL
 Proposal: Certificate of lawfulness (existing use) for installation of double-glazed upvc windows to the front and rear elevations

Application No: **HGY/2017/0594** Officer: Samuel Uff
 Decision: GTD Decision Date: 24/02/2017
 Location: 129 Maurice Avenue N22 6PU
 Proposal: Certificate of lawfulness for existing rear extension

FUL Applications Decided: 6

Application No: **HGY/2017/0036** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 15/02/2017
 Location: 40B Gladstone Avenue N22 6LL
 Proposal: Retention of uPVC windows to the rear elevation. (Double glazing).

Application No: **HGY/2017/0068** Officer: Emma McCready
 Decision: GTD Decision Date: 10/02/2017
 Location: 167 High Road N22 6BA
 Proposal: Change of use from Class 1 (Retail) to Class A5 (Hot food take away), together with replacement shop front.

Application No: **HGY/2017/0098** Officer: Aaron Lau
 Decision: GTD Decision Date: 07/02/2017
 Location: 10 The Broadway N22 6DS
 Proposal: Extending previously approved single storey rear extension ref. HGY/2015/0289 up to the rear boundary.

Application No: **HGY/2017/0118** Officer: Neil Collins
 Decision: GTD Decision Date: 23/02/2017
 Location: Silver Bullet Land rear of 108 Alexandra Road N8 0LJ
 Proposal: Change of use of the land and structures from B8 storage to B1 office

Application No: **HGY/2017/0299** Officer: Samuel Uff
 Decision: GTD Decision Date: 28/02/2017
 Location: 163 Lymington Avenue N22 6JL
 Proposal: installation of 2 x conservation style rooflights in the rear roofslope of the main roof.

Application No: **HGY/2017/0345** Officer: Neil Collins
 Decision: GTD Decision Date: 28/02/2017
 Location: 18 High Road N22 6BX
 Proposal: Replacement shopfront to restaurant

LCD Applications Decided: 8

Application No: **HGY/2017/0101** Officer: Laina Levassor
 Decision: GTD Decision Date: 13/02/2017
 Location: 22 Darwin Road N22 6NR
 Proposal: Replacement of timber windows and doors with timber to front elevation and PVCu to rear elevation

Application No: **HGY/2017/0102** Officer: Laina Levassor
 Decision: GTD Decision Date: 17/02/2017
 Location: 146 & 146a Gladstone Avenue N22 6LH
 Proposal: Replacement of timber windows and doors with timber to front elevation and PVCu to rear elevation

Application No: **HGY/2017/0103** Officer: Laina Levassor
 Decision: GTD Decision Date: 17/02/2017
 Location: 196 & 285 Gladstone Avenue N22 6LE
 Proposal: Replacement of timber windows and doors with timber to front elevation and PVCu to rear elevation

Application No: **HGY/2017/0104** Officer: Laina Levassor
 Decision: GTD Decision Date: 24/02/2017
 Location: 493, 495, 533, & 535 Lordship Lane N22 5DL
 Proposal: Replacement of timber windows and doors with timber to front elevation and PVCu to rear elevation.

Application No: **HGY/2017/0105** Officer: Laina Levassor
 Decision: GTD Decision Date: 24/02/2017
 Location: 501, 503, 521, 523, 565 & 567 Lordship Lane N22 5DL
 Proposal: Replacement of timber windows and doors with timber to front elevation and PVCu to rear elevation

Application No: **HGY/2017/0106** Officer: Laina Levassor
 Decision: GTD Decision Date: 27/02/2017
 Location: 72 Morley Avenue N22 6NG
 Proposal: Replacement of timber windows and doors with timber to front elevation and PVCu to rear elevation

Application No: **HGY/2017/0110** Officer: Laina Levassor
 Decision: GTD Decision Date: 28/02/2017
 Location: 55 & 55A Gladstone Avenue N22 6JY
 Proposal: Replacement of timber windows and doors with timber to front and rear elevations

Application No: **HGY/2017/0111** Officer: Laina Levassor
 Decision: GTD Decision Date: 28/02/2017
 Location: 21 Vincent Road N22 6NA
 Proposal: Replacement of timber windows and doors with timber to front and rear elevations

NON Applications Decided: 2

Application No: **HGY/2017/0315** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 21/02/2017
 Location: 122-124 High Road N22 6HE
 Proposal: Non-material amendment following a grant of planning permission HGY/2015/3255 for new lift cladding panels revised to dark grey eternit, existing plant room retained and minor internal amendments

Application No: **HGY/2017/0427** Officer: Matthew Gunning
 Decision: GTD Decision Date: 27/02/2017
 Location: Alexandra Infants and Junior School Western Road N22 6UH
 Proposal: Non-material amendment following a grant of planning permission HGY/2015/3467 (New stair to existing caretaker's building to facilitate change of use from former caretaker's flat to educational spaces) to change materials.

Total Applications Decided for Ward: 19WARD: **Northumberland Park****FUL Applications Decided: 2**

Application No: **HGY/2017/0175** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 27/02/2017
 Location: 259 Waverley Road N17 0PX
 Proposal: Double storey side extension

Application No: **HGY/2017/0183** Officer: Kwaku Bossman-Gyamera
 Decision: REF Decision Date: 15/02/2017
 Location: 38 Bromley Road N17 0AR
 Proposal: Conversion of single dwelling to 2no one bedroom flats, incorporating double storey rear extension.

RES Applications Decided: 1

Application No: **HGY/2017/0099** Officer: Aaron Lau
 Decision: GTD Decision Date: 17/02/2017
 Location: Unit 2 Elm Lea Trading Estate Leaside Road N17 0XR
 Proposal: Approval of details pursuant to condition 3 (cycle parking) attached to planning permissions HGY/2016/2402

Total Applications Decided for Ward: 3

WARD: **St Anns**

CLDE Applications Decided: 1

Application No: **HGY/2017/0186** Officer: Gareth Prosser
 Decision: GTD Decision Date: 06/02/2017
 Location: 105 Avondale Road N15 3SR
 Proposal: Application for a Lawful Development Certificate for an Existing use (3 self contained units)

CLUP Applications Decided: 3

Application No: **HGY/2017/0044** Officer: Roland Sheldon
 Decision: PERM DEV Decision Date: 23/02/2017
 Location: 32 Station Crescent N15 5BE
 Proposal: Lawful certificate sought for existing rear dormer with linked roof extension above rear outrigger, installation of 3 front rooflights.

Application No: **HGY/2017/0406** Officer: Aaron Lau
 Decision: PERM DEV Decision Date: 07/02/2017
 Location: 18 Roseberry Gardens N4 1JJ
 Proposal: Formation of rear dormer extension, dormer outrigger and front roof lights

Application No: **HGY/2017/0609** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 28/02/2017
 Location: 43 Rutland Gardens N4 1JN
 Proposal: Certificate of lawfulness for loft conversion with rear dormer

FLEX Applications Decided: 2

Application No: **HGY/2017/0368** Officer: Emma McCready
 Decision: FLEXGTD Decision Date: 03/02/2017
 Location: 14 Grand Parade N4 1LA
 Proposal: Flexible Change of use under Class D of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 starting from 01.02.2017: Existing Use Class A1 - (Retail) Proposed Use Class A3 (Restaurant)

Application No: **HGY/2017/0369** Officer: Emma McCready
 Decision: FLEXGTD Decision Date: 03/02/2017
 Location: 15 Grand Parade N4 1LA
 Proposal: Flexible Change of use under Class D of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 starting from 01.02.2017: Existing Use Class A1 - (Retail) Proposed Use Class A3 (Restaurant)

FUL Applications Decided: 4

Application No:	HGY/2016/3836	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	06/02/2017
Location:	63 & 64 Grand Parade N4 1AF		
Proposal:	Amalgamation of 63-64 Grand Parade into single premise and single storey rear extension to both properties and the change of use of 63 Grand Parade from A1 retail unit to A3 Restaurant		
Application No:	HGY/2017/0085	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	07/02/2017
Location:	67 Victoria Crescent N15 5LP		
Proposal:	Change retail unit to a two bedroom flat		
Application No:	HGY/2017/0138	Officer:	Emma McCready
Decision:	GTD	Decision Date:	17/02/2017
Location:	2A Kimberley Gardens N4 1LF		
Proposal:	Erection of second floor extension with terraces to create 2x 1bed self contained flats and associated landscaping to mews.		
Application No:	HGY/2017/0316	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	23/02/2017
Location:	53 Warwick Gardens N4 1JD		
Proposal:	Erection of single storey rear infill extension and replacement of existing white uPVC rear door with grey aluminium framed door		

RES Applications Decided: 4

Application No:	HGY/2016/4169	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	06/02/2017
Location:	10 Vicarage Parade West Green Road N15 3BL		
Proposal:	Approval of details pursuant to condition 8 (Construction Management Plan (CMP) and Construction Logistics Plan (CLP)) attached to planning permission HGY/2015/2898.		
Application No:	HGY/2017/0070	Officer:	Emma McCready
Decision:	GTD	Decision Date:	13/02/2017
Location:	Former St Anns Road Police Station 289 St Anns Road N15 5RD		
Proposal:	Approval of details pursuant to condition 10 (demolition) attached to planning permission HGY/2015/3729		
Application No:	HGY/2017/0233	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	16/02/2017
Location:	10 Vicarage Parade West Green Road N15 3BL		
Proposal:	Approval of details pursuant to Condition 5 (Planting Schedule and Hard Landscaping) attached to planning permission Ref:HGY/2015/2898.		
Application No:	HGY/2017/0390	Officer:	Neil Collins
Decision:	GTD	Decision Date:	06/02/2017
Location:	10 Vicarage Parade West Green Road N15 3BL		
Proposal:	Approval of details of refuse and recycling storage facilities pursuant to condition 3 of planning permission HGY/2015/2898		

Total Applications Decided for Ward: 14WARD: **Seven Sisters****ADV Applications Decided: 2**

Application No: **HGY/2017/0338** Officer: Duncan McKane
 Decision: GTD Decision Date: 13/02/2017
 Location: Opp. No.110 (Sweet Delight Caribbean Cuisine) 110 High Road N15 6JR
 Proposal: Display of double-sided freestanding forum structure to existing bus stop, featuring 2 x Digital 84" screen positioned back to back

Application No: **HGY/2017/0346** Officer: Duncan McKane
 Decision: GTD Decision Date: 13/02/2017
 Location: Adjacent to South Tottenham Railway Station High Road N15 6UJ
 Proposal: Display of double-sided freestanding forum structure to existing bus stop, featuring 2 x Digital 84" screen positioned back to back

CLUP Applications Decided: 2

Application No: **HGY/2017/0027** Officer: Roland Sheldon
 Decision: PERM DEV Decision Date: 17/02/2017
 Location: 33 Beechfield Road N4 1PD
 Proposal: Lawful development certificate for proposed erection of rear dormer with linked roof extension above outrigger, installation of 3 front rooflights.

Application No: **HGY/2017/0322** Officer: Conor Guilfoyle
 Decision: PERM DEV Decision Date: 27/02/2017
 Location: 45 Hillside Road N15 6LU
 Proposal: Certificate of lawfulness for proposed rear dormer loft conversion

FUL Applications Decided: 10

Application No: **HGY/2016/3940** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 20/02/2017
 Location: 22 Lemsford Close N15 6BY
 Proposal: Change of use of single family dwelling (use class C3) to a small house in multiple occupation for 5 unrelated individuals (use class C4)

Application No: **HGY/2016/4019** Officer: Duncan McKane
 Decision: GTD Decision Date: 16/02/2017
 Location: 86 & 88 Fairview Road N15 6TP
 Proposal: Demolition of existing rear roof extensions to No.86 Fairview Road, erection of rear dormer with linked roof extensions above the outrigger of Nos. 86 & 88 Fairview Road, alterations to existing 2-storey infill side extension to No. 86 Fairview Road including removal of parapet, insertion of 2 front rooflights, alterations to fenestration to first floor rear elevations of both properties and relocation of 3 air-conditioning units at the rear of No. 88 Fairview Road.

Application No: **HGY/2016/4110** Officer: David Farndon
 Decision: GTD Decision Date: 14/02/2017
 Location: 123 Castlewood Road N15 6BD
 Proposal: Proposed three storey dwelling house, with habitable space in the pitched roof above, plus basement extension

Application No: **HGY/2016/4176** Officer: Neil Collins
 Decision: GTD Decision Date: 16/02/2017
 Location: 87 St Anns Road N15 6NJ
 Proposal: Conversion of existing restaurant (A3) to a retail unit (A1) and 1 x one-bed flat

Application No:	HGY/2016/4182	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	01/02/2017
Location:	Store 430 Green Lanes N4 1DT		
Proposal:	Installation of weather protection canopy within existing garden centre		
Application No:	HGY/2016/4190	Officer:	Kwaku Bossman-Gyamera
Decision:	REF	Decision Date:	06/02/2017
Location:	First Floor Flat B 97 Crowland Road N15 6UR		
Proposal:	Erection of additional storey 'Type 3'		
Application No:	HGY/2017/0081	Officer:	David Farndon
Decision:	REF	Decision Date:	22/02/2017
Location:	123 Castlewood Road N15 6BD		
Proposal:	The erection of a three-storey dwellinghouse with living space in the pitched roof above, a single storey rear element, and a basement.		
Application No:	HGY/2017/0126	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	09/02/2017
Location:	63 Lealand Road N15 6JT		
Proposal:	Erection of a single storey rear extension.		
Application No:	HGY/2017/0160	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	09/02/2017
Location:	First Floor Flat B 97 Crowland Road N15 6UR		
Proposal:	Erection of a rear roof extension with roof lights to front roof slope, 'Type 1'.		
Application No:	HGY/2017/0181	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	09/02/2017
Location:	33 Vale Road N4 1QA		
Proposal:	Alterations to approved single storey rear extension reference number HGY/2014/2921		

PNE Applications Decided: 2

Application No:	HGY/2017/0185	Officer:	Anthony Traub
Decision:	PN NOT REQ	Decision Date:	17/02/2017
Location:	18 Pulford Road N15 6SP		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 4m, for which the maximum height would be 3m and for which the height of the eaves would be 3m		
Application No:	HGY/2017/0259	Officer:	Anthony Traub
Decision:	PN NOT REQ	Decision Date:	24/02/2017
Location:	8 Elm Park Avenue N15 6AT		
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 3.1m and for which the height of the eaves would be 2.95m		

Total Applications Decided for Ward: 16WARD: **Stroud Green****COND Applications Decided: 1**

Application No: **HGY/2016/3344** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 03/02/2017
 Location: 38 Stapleton Hall Road N4 3QD
 Proposal: Variation of condition 2 (plans and specifications) attached to planning permission HGY/2015/2972 to amend ground floor layout and alter front lightwells

FUL Applications Decided: 3

Application No: **HGY/2017/0005** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 06/02/2017
 Location: Flat 1 68 Victoria Road N4 3SL
 Proposal: Conversion of garage into habitable space

Application No: **HGY/2017/0033** Officer: Roland Sheldon
 Decision: GTD Decision Date: 02/02/2017
 Location: 24 Oxford Road N4 3EY
 Proposal: Replacement of existing single glazed timber windows with double glazed timber frame windows.

Application No: **HGY/2017/0040** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 07/02/2017
 Location: Flat A 43 Upper Tollington Park N4 4DD
 Proposal: Single rear/ side extension. Removal of the existing rear boundary wall and rebuilt to provide a larger garden area.

LCD Applications Decided: 1

Application No: **HGY/2017/0097** Officer: Laina Levassor
 Decision: GTD Decision Date: 17/02/2017
 Location: 5 & 5a Albert Road N4 3RR
 Proposal: Replacement of timber windows with timber to front elevation and PVCu windows and door to rear elevation

TPO Applications Decided: 1

Application No: **HGY/2017/0223** Officer: Duncan McKane
 Decision: GTD Decision Date: 15/02/2017
 Location: 36 Denton Road N8 9NS
 Proposal: Tree works to include: reduce crown back to a point 1m above the 1st main fork and allow to reform new crown (T1. Eucalyptus), reduce growth back towards previous pruning positions leaving plenty of buds or furnishing growth to facilitate a healthy recovery (T2. Birch), reduce height back towards previous pruning positions, leaving all side growths to preserve the screen and lightly reshape (T3. Sycamore), Reduce height by 2m and trim the sides to reshape (T4. Pittosporum) and reduce to height of the neighbouring shrub at approx 2m (T5. Fastigate Yew)

Total Applications Decided for Ward: 6WARD: **Tottenham Green****ADV Applications Decided: 2**

Application No: **HGY/2017/0340** Officer: Duncan McKane
 Decision: GTD Decision Date: 13/02/2017
 Location: TFL Advertising Bus Shelter 255-259 High Road N15 5BT
 Proposal: Double-sided freestanding forum structure to existing bus shelter, featuring 2 x Digital 84" screen positioned back to back

Application No: **HGY/2017/0343** Officer: Duncan McKane
 Decision: GTD Decision Date: 13/02/2017
 Location: IFO El Bottellon Restaurant 260 High Road N15 4AJ
 Proposal: Double-sided freestanding forum structure to existing bus shelter, featuring 2 x Digital 84" screen positioned back to back

FUL Applications Decided: 4

Application No: **HGY/2017/0147** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 16/02/2017
 Location: Kerry Villa 4 Clyde Circus N15 4LF
 Proposal: Erection of single storey rear extension following demolition of existing single storey rear projection. Replacement of 2 No. existing roof windows to rear with 3 No. roof windows and additional 1 No. roof window to front.

Application No: **HGY/2017/0189** Officer: Roland Sheldon
 Decision: GTD Decision Date: 14/02/2017
 Location: Flats 1 and 2 21 Harold Road N15 4PL
 Proposal: Demolition of existing single storey rear projection, erection of 2-storey side extension, single storey rear extension and hip to gable roof extension and installation of 2 front roof lights.

Application No: **HGY/2017/0218** Officer: Samuel Uff
 Decision: REF Decision Date: 15/02/2017
 Location: Land adjacent to no.34 Colless Road and 1 Wakefield Road N15 4NN
 Proposal: Construction of two dwellings - 1 x three storey, two bed dwelling adjacent to no.34 Colless Road and 1 x single storey, one bed dwelling to the land adjacent to the rear of no.34 Colless Road and no.1 Wakefield Road.

Application No: **HGY/2017/0275** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 21/02/2017
 Location: 119 Stamford Road N15 4PH
 Proposal: Erection of a single storey rear infill extension with monopitch roof

LCD Applications Decided: 1

Application No: **HGY/2017/0100** Officer: Laina Levassor
 Decision: GTD Decision Date: 13/02/2017
 Location: Flat B 2 Beaconsfield Road N15 4SJ
 Proposal: Replacement of timber windows with timber to front elevation and PVCu windows and door to rear elevation

PNE Applications Decided: 1

Application No: **HGY/2017/0167** Officer: Anthony Traub
 Decision: PN REFUSED Decision Date: 22/02/2017
 Location: 45 Roslyn Road N15 5JB
 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: 4

Application No:	HGY/2016/1791	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	24/02/2017
Location:	The West Green Tavern 68 West Green Road N15 5NR		
Proposal:	Approval of details pursuant to Condition 6 (Management of Demolition & Construction Dust) attached to Planning Permission HGY/2014/0633		
Application No:	HGY/2017/0075	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	08/02/2017
Location:	196 West Green Road N15 5AG		
Proposal:	Approval of details pursuant to conditions 5 (landscaping), 6 (boundary treatment) & 8 (refuse, waste and recycling) attached to HGY/2015/2902.		
Application No:	HGY/2017/0076	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	06/02/2017
Location:	196 West Green Road N15 5AG		
Proposal:	Approval of details pursuant to condition 10 (details of green roof) attached to HGY/2015/2902.		
Application No:	HGY/2017/0094	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	28/02/2017
Location:	196 West Green Road N15 5AG		
Proposal:	Approval of details pursuant to condition 3 (materials) attached to HGY/2015/2902.		

Total Applications Decided for Ward: 12

WARD: **Tottenham Hale**

CLDE Applications Decided: 2

Application No:	HGY/2017/0089	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	08/02/2017
Location:	50 Mafeking Road N17 9BG		
Proposal:	Certificate of Lawfulness for the use of property as a a Sui Generis HMO (House in Multiple Occupation)		
Application No:	HGY/2017/0171	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	10/02/2017
Location:	19 Rosebery Avenue N17 9RY		
Proposal:	Certificate of lawful development for existing rear dormer		

CLUP Applications Decided: 3

Application No:	HGY/2017/0501	Officer:	Neil Collins
Decision:	PERM DEV	Decision Date:	17/02/2017
Location:	11 Hampden Road N17 0AY		
Proposal:	Certificate of lawfulness for proposed single storey rear extension		
Application No:	HGY/2017/0603	Officer:	Anthony Traub
Decision:	PERM DEV	Decision Date:	28/02/2017
Location:	13 Argyle Road N17 0BE		
Proposal:	Certificate of lawfulness for construction of loft conversion with rear dormer and front roof lights		

Application No: **HGY/2017/0608** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 28/02/2017
 Location: 34 Hanbury Road N17 9RJ
 Proposal: Certificate of lawfulness for rear dormer loft conversion

FUL Applications Decided: 6

Application No: **HGY/2016/3495** Officer: Wendy Robinson
 Decision: GTD Decision Date: 16/02/2017
 Location: 670 High Road N17 0AB
 Proposal: Conversion of listed building from office use to create two self-contained flats (consisting 1 x 2 bed and 1 x 3 bed) including minor external and internal works; demolition of existing outbuildings; construction of a three storey residential building with basement to create six self-contained flats (consisting 3 x 2 bed and 3 x 1 bed); and associated soft and hard landscape works.

Application No: **HGY/2017/0074** Officer: Laurence Ackrill
 Decision: REF Decision Date: 21/02/2017
 Location: 69 Lansdowne Road N17 0NN
 Proposal: Dropped kerb to allow vehicular access

Application No: **HGY/2017/0139** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 28/02/2017
 Location: Harris Academy Tottenham and part of Ashley Road Depot Ashley Road N17 9DP
 Proposal: Minor alterations to external elevations, installation of 8 no. flues and installation of 2no. canopies at ground floor

Application No: **HGY/2017/0205** Officer: Sarah Madondo
 Decision: GTD Decision Date: 15/02/2017
 Location: 24A Hampden Road N17 0AY
 Proposal: Demolition of existing lean-to extension and replacement with new rendered extension with minor internal remodelling.

Application No: **HGY/2017/0231** Officer: Sarah Madondo
 Decision: GTD Decision Date: 17/02/2017
 Location: 24 Junction Road N17 9HE
 Proposal: Erection of single storey rear extension

Application No: **HGY/2017/0362** Officer: Duncan McKane
 Decision: REF Decision Date: 03/02/2017
 Location: 145 Lansdowne Road N17 0NN
 Proposal: Erection of 'L-shaped' roof extension to create 1 x additional self contained unit at second floor level and additional 3 no. roof lights to front roof slope.

LBC Applications Decided: 1

Application No: **HGY/2016/3497** Officer: Wendy Robinson
 Decision: GTD Decision Date: 16/02/2017
 Location: 670 High Road N17 0AB
 Proposal: Listed building consent to convert listed building from office use to create two self-contained flats (consisting 1 x 2 bed and 1 x 3 bed) including minor external and internal works; demolition of existing outbuildings; construction of a three storey residential building with basement to create six self-contained flats (consisting 3 x 2 bed and 3 x 1 bed); and associated soft and hard landscape works

PNE Applications Decided: 1

Application No: **HGY/2017/0240** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 23/02/2017
 Location: 33 Ladysmith Road N17 9AP
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 5m, for which the maximum height would be 4m and for which the height of the eaves would be 2.5m

RES Applications Decided: 6

Application No: **HGY/2016/3089** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 07/02/2017
 Location: Harris Academy Tottenham Ashley Road N17 9DP
 Proposal: Approval of details pursuant to condition 13 (piling method statement) attached to planning permission HGY/2015/3096

Application No: **HGY/2016/3954** Officer: Samuel Uff
 Decision: GTD Decision Date: 09/02/2017
 Location: 400 High Road N17 9JB

Proposal: Approval of details pursuant to condition 5 (construction method statement) attached to planning permission HGY/2015/3383

Application No: **HGY/2016/4109** Officer: Gareth Prosser
 Decision: GTD Decision Date: 10/02/2017

Location: Hochtief UK Construction Site Office Tottenham Hale Station Station Road N17 9LR

Proposal: Discharge of conditions 4 (Refuse, Waste and Recycling), 5 (Archaeology), 9 (Discovery Strategy), 11 (Considerate Constructors Scheme), 13 (Site Waste Management Plan) of Planning Consent HGY/2013/2610

Application No: **HGY/2016/4170** Officer: Samuel Uff
 Decision: GTD Decision Date: 21/02/2017

Location: 624 High Road N17 9TL

Proposal: Approval of details for condition 3 (external materials) and condition 7 (construction method statement) of planning permission HGY/2015/3102 for the Minor Material amendment to planning permission HGY/2009/1532 for (42 mixed tenure residential units and 1 commercial unit) for reconfiguration of the proposed units; changes to mix and tenure; reconfigured and relocated entrance arrangement; design changes to the frontage; relocated refuse storage; omission of green roof and revised energy strategy; increased top floor terraces and removal of planter; window pattern, entrance canopy and rear stone surround amendments.

Application No: **HGY/2017/0062** Officer: Emma McCready
 Decision: GTD Decision Date: 09/02/2017

Location: Parking Area Whitbread Close N17 0YB

Proposal: Discharge of condition 8 (Verification of remediation) attached to planning permission HGY/2014/3509

Application No: **HGY/2017/0234** Officer: Emma McCready
 Decision: GTD Decision Date: 15/02/2017

Location: Parking Area at the junction of Whitbread Close and Hampden Road Whitbread Close N17

Proposal: Discharge of condition 5 (Satellite Dish) attached to planning permission HGY/2014/3509

Total Applications Decided for Ward: 19

WARD: **West Green**

CLDE Applications Decided: 1

Application No: **HGY/2017/0073** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 07/02/2017
 Location: 19 Crossfield Road N17 6AY
 Proposal: Lawful development certificate: existing use for 3 no. self-contained flats

FUL Applications Decided: 5

Application No: **HGY/2017/0080** Officer: Aaron Lau
 Decision: GTD Decision Date: 01/02/2017
 Location: 160A Carlingford Road N15 3EU
 Proposal: Erection of ground floor rear extension

Application No: **HGY/2017/0093** Officer: Aaron Lau
 Decision: GTD Decision Date: 06/02/2017
 Location: 164 Higham Road N17 6NS
 Proposal: Erection of single storey rear extension

Application No: **HGY/2017/0158** Officer: Roland Sheldon
 Decision: GTD Decision Date: 14/02/2017
 Location: Left Flat A 179 Langham Road N15 3LP
 Proposal: Demolition of existing single storey side to rear extension and erection of replacement rear and side ground floor extension with 3 roof lights over flat roof.

Application No: **HGY/2017/0280** Officer: Samuel Uff
 Decision: GTD Decision Date: 21/02/2017
 Location: Ground Floor Flat 1 Ripon Road N17 6PP
 Proposal: Single storey rear extension (conservatory)

Application No: **HGY/2017/0386** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 27/02/2017
 Location: Ground Floor Flat 11 Boundary Road N22 6AS
 Proposal: Erection of single storey rear extension

RES Applications Decided: 1

Application No: **HGY/2016/3234** Officer: Christopher Smith
 Decision: GTD Decision Date: 14/02/2017
 Location: 255 Lordship Lane N17 6AA
 Proposal: Approval of details pursuant to condition 8 (piling method statement) attached to planning permission HGY/2015/2321.

Total Applications Decided for Ward: 7WARD: **White Hart Lane****CLDE Applications Decided: 1**

Application No: **HGY/2017/0410** Officer: David Farndon
 Decision: GTD Decision Date: 07/02/2017
 Location: 9 Barkham Road N17 8JR
 Proposal: Certificate of Lawfulness for a side extension

CLUP Applications Decided: 1

Application No: **HGY/2017/0414** Officer: Duncan McKane
 Decision: PERM DEV Decision Date: 10/02/2017
 Location: 207 Devonshire Hill Lane N17 7NP
 Proposal: Certificate of lawfulness for the formation of a hip to gable roof extension, rear roof dormer extension and alterations to an existing soil vent pipe.

FUL Applications Decided: 2

Application No: **HGY/2016/4097** Officer: Duncan McKane
 Decision: REF Decision Date: 07/02/2017
 Location: 1 Bennington Road N17 7NU
 Proposal: Erection of a conservatory to the side / rear of the property

Application No: **HGY/2017/0028** Officer: Roland Sheldon
 Decision: REF Decision Date: 21/02/2017
 Location: 19 Wateville Road N17 7PT
 Proposal: Proposed side porch extension to dwellinghouse.

RES Applications Decided: 1

Application No: **HGY/2015/2337** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 02/02/2017
 Location: Parking Area Adjoining 74-84 Fenton Road N17
 Proposal: Approval of details pursuant to condition 9 (desktop study) attached to planning permission HGY/2014/3510

Total Applications Decided for Ward: 5WARD: **Woodside****CLDE Applications Decided: 2**

Application No: **HGY/2016/4091** Officer: Duncan McKane
 Decision: GTD Decision Date: 17/02/2017
 Location: 32 Dunbar Road N22 5BE
 Proposal: Certificate of lawful development for the use of the property as 3 x self contained flats

Application No: **HGY/2017/0500** Officer: Wendy Robinson
 Decision: GTD Decision Date: 17/02/2017
 Location: 11 Hardy Passage N22 5NZ
 Proposal: Certificate of lawfulness for use as a one bedroom flat (existing use)

CLUP Applications Decided: 1

Application No: **HGY/2017/0176** Officer: Samuel Uff
 Decision: PERM DEV Decision Date: 13/02/2017
 Location: 678 Lordship Lane N22 5JN
 Proposal: Lawful development certificate for hip to gable roof extension and rear dormer roof extension.

FUL Applications Decided: 7

Application No: **HGY/2016/3208** Officer: Aaron Lau
 Decision: GTD Decision Date: 06/02/2017
 Location: 47 White Hart Lane N22 5SL
 Proposal: Refurbishment and extension of existing end of terrace dwelling, including demolition of existing rear extension, to convert from single dwelling to 3no. flats, plus erection of new structure adjacent to provide a further 4no new dwellings.

Application No: **HGY/2016/4204** Officer: Kwaku Bossman-Gyamera
 Decision: REF Decision Date: 17/02/2017
 Location: 93 Granville Road N22 5LR
 Proposal: The change of use from a residential dwelling (Class C3) to an HMO for up to 8 individual tenants (Sui Generis)

Application No: **HGY/2016/4206** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 22/02/2017
 Location: 20 James Gardens N22 5QT
 Proposal: Double storey side extension

Application No: **HGY/2016/4208** Officer: Wendy Robinson
 Decision: GTD Decision Date: 22/02/2017
 Location: 606 Lordship Lane N22 5JH
 Proposal: Construction of a part one and part two storey building, including lower ground level, consisting of two, two bed dwellings

Application No: **HGY/2017/0055** Officer: Gareth Prosser
 Decision: GTD Decision Date: 02/02/2017
 Location: 15 Forfar Road N22 5QE
 Proposal: Formation of hip to gable roof extension with rear dormer window with associated side and rear single storey extensions and internal modifications.

Application No: **HGY/2017/0077** Officer: Duncan McKane
 Decision: REF Decision Date: 06/02/2017
 Location: 25 Cumberland Road N22 7TD
 Proposal: Erection of first floor extension over existing rear outrigger

Application No: **HGY/2017/0188** Officer: Kwaku Bossman-Gyamera
 Decision: REF Decision Date: 16/02/2017
 Location: 622 Lordship Lane N22 5JH
 Proposal: Erection of a 2 storey rear extension at first and second floor levels, alterations to existing building and the creation of four self contained flats.

LCD Applications Decided: 1

Application No: **HGY/2017/0108** Officer: Laina Levassor
 Decision: GTD Decision Date: 28/02/2017
 Location: 10, 10A, & 10B White Hart Lane N22 5RJ
 Proposal: Replacement of timber windows and doors with timber to front elevation and PVCu to rear elevation

PNE Applications Decided: 3

Application No: **HGY/2017/0122** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 23/02/2017
 Location: 13 Melrose Avenue N22 5EA
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 5m, for which the maximum height would be 3m and for which the height of the eaves would be 2.8m.

Application No: **HGY/2017/0151** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 27/02/2017
 Location: 39 New Road N22 5ET

Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 3.60m, for which the maximum height would be 3.70m and for which the height of the eaves would be 2.60m

Application No: **HGY/2017/0162** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 17/02/2017
 Location: 10 Homecroft Road N22 5EL

Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 5.5m, for which the maximum height would be 3m and for which the height of the eaves would be 2.8m

Total Applications Decided for Ward: 14

WARD: **Not Applicable - Outside Borough**

OBS Applications Decided: 1

Application No: **HGY/2017/0398** Officer: Matthew Gunning
 Decision: RNO Decision Date: 20/02/2017
 Location: 42 Church Vale N2 9PA

Proposal: Part single, part two storey side extensions. New basement level. Roof extension involving raising of the roof height and 3no dormer windows. Alterations to front entrance including new front door and new porch canopy (Observations to L.B.Barnet, their reference 17/0234/HSE)

Total Applications Decided for Ward: 1

Total Number of Applications Decided: 242

This page is intentionally left blank