

NOTICE OF MEETING

PLANNING SUB COMMITTEE

Monday, 12th June, 2017, 7.30 pm - Civic Centre, High Road, Wood Green, N22 8LE

Members: Councillors Natan Doron (Chair), Toni Mallett (Vice-Chair), Dhiren Basu, Barbara Blake, David Beacham, John Bevan, Clive Carter, 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

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 X 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 - 22)

To confirm and sign the minutes of the Planning Sub Committee held on 8 May 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.

(a) St John's Church and Hall, Acacia Avenue, London 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.

RECOMMENDATION: GRANT planning permission and authorise the Head of Development Management to issue the planning permission and impose conditions and informatives subject to the signing of a section 106 Legal Agreement providing for the obligations set out in the Heads of Terms.

8. UPDATE ON MAJOR PROPOSALS (PAGES 75 - 88)

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.

9. APPLICATIONS DETERMINED UNDER DELEGATED POWERS (PAGES 89 - 142)

To advise the Planning Committee of decisions on planning applications taken under delegated powers for the period 24 April – 2 June 2017.

10. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at item 4 above.

11. DATE OF NEXT MEETING

26 June.

Felicity Foley, Principal Committee Co-ordinator
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Bernie Ryan
Assistant Director – Corporate Governance and Monitoring Officer
River Park House, 225 High Road, Wood Green, N22 8HQ

Friday, 02 June 2017

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MINUTES OF THE MEETING OF THE PLANNING SUB COMMITTEE HELD ON MONDAY, 8TH MAY, 2017

PRESENT:

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

29. FILMING AT MEETINGS

Noted.

30. PLANNING PROTOCOL

Noted.

31. APOLOGIES

There were no apologies for absence.

32. URGENT BUSINESS

None.

33. DECLARATIONS OF INTEREST

None.

34. MINUTES

RESOLVED that the minutes of the Planning Committee held on 10 April 2017 be approved.

35. PLANNING APPLICATIONS

Noted.

36. 52-68 STAMFORD ROAD N15

The Committee considered a report on the application to grant planning permission for the demolition of existing building and erection of a mixed use development comprising 1140 sqm (NIA) of commercial floorspace (Use Class B1) and 48 residential units (Use Class C3), together with associated vehicular access, car and cycle parking spaces, bin stores, plant, landscaping and amenity space.

The Planning Officer gave a short presentation highlighting the key aspects of the report.

The Committee raised a number of questions and issues, responses to which are summarised as follows:

- The viability appraisal referred to at paragraph 6.1.29 of the report was confidential as it had been carried out before the decision had been taken to make all appraisals public.
- The main aim of the build was to improve the existing office space for the Applicant, and in order to make the scheme viable, the housing element had been included.
- There would be an affordable workspace element as opposed to affordable housing, as the Applicant wanted to provide affordable space to new businesses to develop and grow. The 50% reduction was for a ten year period. The Applicant had decided on a ten year period so that they would have the option of increasing their own workspace should they need to in ten years.
- In relation to employing local people, the Applicant explained that he currently employed people from Haringey and neighbouring boroughs, and ran an apprenticeship scheme which was advertised in Haringey schools.

Councillor Bevan proposed a motion that the affordable workspace should be provided for 25 years. This was not seconded and so the motion fell.

The Chair moved that the application be granted and following a vote it was

RESOLVED

- i) That the Committee resolve to GRANT planning permission and that the Head of Development Management is authorised to issue the planning permission and impose conditions and informatives subject to the signing of a section 106 Legal Agreement providing for the obligations set out in the Heads of Terms below.
- ii) That the section 106 legal agreement referred to in resolution (i) above is to be completed no later than 30th May 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
- iii) That, following completion of the agreement(s) referred to in resolution (i) within the time period provided for in resolution (ii) above, planning permission shall be granted in accordance with the Planning Application subject to the attachment of the conditions.

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:

197_PLN_020 revB, 197_PLN_021 revB,
197_PLN_022 revB, 197_PLN_030 revB*,
197_PLN_031 revB*, 197_PLN_032 revB*,
197_PLN_033 revB*, 197_PLN_040 revB*,
197_PLN_041 revB*, 197_PLN_200 revE,
197_PLN_201 revD, 197_PLN_202 revD,
197_PLN_203 revD, 197_PLN_204 revD,
197_PLN_205 revD, 197_PLN_206 revD,
197_PLN_300 revD, 197_PLN_301 revD,
197_PLN_302 revD, 197_PLN_303 revD,
197_PLN_304 revD, 197_PLN_305 revD,
197_PLN_306 revD & 197_PLN_307 revD

Supporting documents also approved:

Design and Access Statement, Planning Statement, Statement of Community Involvement, Landscape Masterplan, Transport Statement, Draft Residential Travel Plan, Draft Office Travel Plan, Sustainable Design and Construction Statement; Energy Strategy; Daylight, Sunlight and Overshadowing Report, Contamination Report, Ecology Report, Noise Report, Arboricultural Report, Air Quality Assessment, Flood Risk Assessment, Drainage Strategy, Utilities and Waste Water Assessment, Waste Management Strategy, Viability Appraisal, Archaeological Desk Based Assessment, Addendum Produced in Response to LB Carbon Management Comments.

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

3. Details (including samples) of appropriately high quality and durable finishing materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Brick treatments shall be demonstrated to be appropriately variegated, if necessary, to reflect the approved plans. Samples should include, at a minimum, sample panels or brick types and roofing material samples, combined with a schedule of the exact product references for other materials. Details of the finishing treatments for the ground floor recessed elements, the vehicle/pedestrian access gates, and the underside of soffits will be of particular interest.

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. The commercial units within the ground floor of the proposed development shall be used only for purposes falling within Class B1 of the Town and Country

Planning (Use Classes) Order 1987 (as amended), unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to protect the character and appearance of the area in accordance with Policy DM3 of the emerging Development Management Policies Development Plan Document.

5. The applicant is required to submit a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the Local Planning 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 so that disruption to traffic and pedestrians on Stamford Road and other surrounding roads around the site is minimised. In addition, 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. An on-site Parking Management Plan shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development hereby approved. The agreed plan shall be implemented prior to first use of the approved car parking area and permanently maintained during its operation.
8. Prior to occupation of the development hereby approved, 50% of car parking shall be provided with electric vehicle charging infrastructure, with a further 50% 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 2016, Policies SP0 and SP4 of the Haringey Local Plan 2013, and the recommendations of the GLA Sustainable Design and Construction SPG.

9. Prior to the commencement of the development hereby approved the exact type and arrangement of cycle parking to be provided shall be submitted to and agreed in writing by the Local Planning Authority. A minimum 5% of cycle spaces shall 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. The approval plans shall be retained as agreed thereafter.

Reason: In accordance with Policy 6.3 of the London Plan.

10. 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.

11. 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.

12. No development shall take place on site until full details of both hard and soft landscape works to take place within the application site (not including the adjacent park) 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 (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.); 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].

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 Plan 2016, Policy SP11 of the Haringey Local Plan 2013 and Policy UD3 of the Haringey Unitary Development Plan 2006.

13. 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 at adjacent sites. 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 Report. 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 2016, Policy SP11 of the Haringey Local Plan and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

14. Prior to any works commencing on site, a detailed sustainable drainage scheme shall be submitted to, and approved in writing by the Local Planning Authority. Any approved scheme shall be implemented wholly in accordance with the approved plans 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.

15. The development hereby approved shall be designed to Secured by Design Compliance. Confirmation of the final certification shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposed development meets Police standards for the physical protection of the building and its occupants, and to comply with Haringey Local Plan 2013 Policy SP11 and Policy DM2 of the emerging Development Management Policies Development Plan Document

16. You must deliver the energy efficiency standards (Be Lean) as set out in the approved Energy Strategy, by CallaghanGreen, dated January 2017, with an Addendum submitted by CallaghanGreen, dated March 2017.

Building Element	Proposed specification for the development (u-values)	Proposed specification for the residential commercial development
Walls	0.16	0.18
Floor	0.12	0.15
Roof	0.12	0.10
Door	1.35	1.54
Windows	1.35	1.2
G-value	Mixture of 0.4 for north facing windows and 0.2 for South, East & West facing	0.39
Air tightness	4 m ³ /hr/m ²	4 m ³ /hr/m ²

The development shall then be constructed in strict accordance of the details so approved, and shall achieve the agreed carbon reduction of 2.9%% beyond BR 2013 with a carbon saving of 2.7 tonnes – set out in the approved Energy Strategy. Confirmation that these energy efficiency standards and carbon reduction targets have been achieved must be submitted to the local authority at least 6 months of completion on site for approval. 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.

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.

Reason: To comply with London Plan Policy 5.2. and local plan policy SP 4

17. Prior to installation, details of the Ultra Low NOx boilers for space heating or domestic hot water should be forwarded to and approved in writing by the Local Planning Authority. The boilers to be provided shall have dry NOx emissions not exceeding 20 mg/kWh (at 0%O₂).

Reason: To protect local air quality and offset transport emissions.

18. Design details of the Air Source Heat Pump (ASHP) facility and associated infrastructure, which will serve heat and hot water loads for all the units on the site shall be submitted to and approved in writing by the Local Planning Authority 3 months prior to any works commencing on site. The details shall include:
- location of the energy centre;
 - specification of equipment;
 - flue arrangement;
 - operation/management strategy; and
 - 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)

Once these details are approved 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.

The ASHP 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 in line with London Plan policy 5.7 and local plan SP 4 and DM 22.

19. The applicant will install the renewable energy technology (PV Solar Panels, ASHP and drain water heat recovery) as set out in the approved Energy Strategy, by CallaghanGreen, dated January 2017, with an Addendum submitted by CallaghanGreen, dated March 2017.

The applicant is installing 286m² of PV panels with a rated output 43kWp which will reduce the development's regulated CO₂ emissions by 18%. In addition the applicant is installing ASHP for heating and hot water will reduce the development's regulated CO₂ emissions by 11%, and drain water heat recovery will reduce the development's regulated CO₂ emissions by 5%.

Reason: To comply with London Plan Policy 5.7. and local plan policy SP4

20. The applicant must deliver the sustainability measures as set out in approved Sustainable Design and Construction document by CallaghanGreen, dated January 2017. The development shall then be constructed in strict accordance of the details so approved, and shall achieve the agreed rating of BREEAM 'Very Good' for the commercial space (indicative total score 65.5%) and HQM 3 stars for domestic space (indicative total score 316) and shall be maintained as such thereafter. A post construction certificate or evidence shall then be issued by an independent certification body, confirming this standard has been achieved. This must be submitted to the local authority at least 6 months of completion on site for approval.

In the event that the development fails to achieve the agreed rating for the 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 in accordance with London Plan (2011) polices 5.1, 5.2, 5.3 and 5.9 and policy SP:04 of the Local Plan.

21. The applicant must deliver building shading - provided by balconies, solar control glass to the main commercial areas and light coloured blinds to the domestic areas - in accordance with the approved Energy Strategy, by CallaghanGreen, dated January 2017.

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

22. Prior to the commencement of development on site details of the living roof shall be 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, and D);
- 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 (2016) and local policy SP:05 and SP:13.

23. The biodiversity and ecological features as set out in Section 4 of the Preliminary Ecological Appraisal by The Ecology Consultancy (dated October 2016) must be delivered as part of the development hereby approved. This shall include:

- The incorporation of at least two 'woodcrete' bird boxes into facade of the proposed development;
- Wildlife planting within the soft landscaping schemes;
- Low-nutrient biodiverse roofs including additional features such as log piles and varying substrate depths.

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 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 (2016) and local policy SP:05 and SP:13.

24. Prior to any works commencing on site, a detailed sustainable drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented wholly in accordance with the approved plans.

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

25. Before development commences other than for investigative work:

a. Using the information contained within the Phase I desktop study and Conceptual Model, a site investigation shall be carried out for the 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.

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

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

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.

26. No demolition or development shall take place until a 'Stage 1' written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which has archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the 'Stage 2' WSI, no demolition/development shall take place other than in accordance with the agreed Stage 2 WSI which shall include:

- A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
- B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

Reason: In order to comply with The National Planning Policy Framework (Section 12) and the London Plan (2016) Policy 7.8.

27. The development shall be constructed in accordance with the Noise Report dated January 2016, with specific reference to the cumulative plant noise emission limitations (p22) which state that at 1 metre from the nearest residential window such emissions should not exceed the levels prescribed below:
- Daytime (0700h-2300h) – 35 dBA (LAeq,16 hours)
 - Night-time (2300h-0700h) – 31 dBA (LAeq,16 hours)

These limits shall be followed in perpetuity unless written consent is given in advance by 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 shall be regularly serviced and service logs kept on site for inspection. Records shall be kept on site which details 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 and comply with Policy 7.14 of the London Plan and the GLA NRMM LEZ.

30. No external illumination of the external elevations to the buildings shall take place other than in accordance with a detailed building lighting scheme which shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development hereby approved.

Reason: To ensure that any external lighting of the building has regard to the visual amenity of the area including the character and appearance of the conservation area, the amenities of surrounding properties and the safety of users of the surrounding highway network.

31. Prior to the first occupation of the development hereby approved evidence shall be submitted to the Local Planning Authority for its written approval that demonstrates the business and residential properties will benefit from access to an ultra-high speed broadband connection.

Reason: To facilitate improvements in the quality of employment land within the borough and to comply with Policies DM38 and DM54 of the emerging Development Management Policies DPD.

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 £209,999.23 (4,882sqm x £35 x 1.229) and the Haringey CIL charge will be £59,161.02 (3,742sqm x £15 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: Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of potentially asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

INFORMATIVE : The new development will require 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: 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

INFORMATIVE: The applicant is reminded that this consent does not infer consent for any signage that may be attached to the development hereby approved and separate advertisement consent may need to be sought.

INFORMATIVE: Written schemes of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

SECTION 106 HEADS OF TERMS:

- 1) Affordable Workspace
 - To provide the affordable workspace development prior to the occupation of the first residential unit;
 - To provide the affordable workspace at a rate of no more than 50% of market rate for a period of ten years from the first occupation of the affordable workspace unit;
 - To confirm with the Council in writing, six months prior to the occupation of any part of the development hereby approved, the detailed internal layout of the office elements of the development (clearly identifying which office is to provide affordable workspace), with the layout of the affordable workspace area to be retained as such thereafter unless prior written consent from the Council is sought;
 - To provide the Council with a copy of a lease agreement for an element of the affordable workspace to allow the Council to verify its reasonable operation.
- 2) Car Club
 - Pay for the cost of membership to a car club for two years for all first residential occupiers of each dwelling in the development who hold a valid full drivers licence;
 - Provide £50 credit for each membership registration;
 - To provide marketing evidence to occupiers in respect of the car club.
- 3) Considerate Contractors Scheme
- 4) Jobs for Haringey
 - Not less than 20% of the onsite workforce employed during the construction of the Development to comprise of the residents of the London Borough of Haringey;
 - That 20% to undertake appropriate training;
 - To assist local suppliers and businesses to tender for works as appropriate;
 - To provide the Council with information to enable the effective implementation of the above;
 - All of the above are to be followed unless practical considerations dictate otherwise.
- 5) Travel Plans; Residential and Commercial – Monitoring only

- Within three months of the development first being occupied the applicant is required to:
 - pay the monitoring contribution of £3,000.
 - Conduct annual reviews of the Travel Plan and amend the Plan as may be reasonably required by the Council
 - To comply with the Travel Plan during the lifetime of the development.
- 6) Parking Control Measures
- Within three months of the commencement of the development the applicant is required to:
 - i. Contribute a sum towards the design and consultation of parking control measures on Markfield and Fountayne Road;
 - ii. Also contribute towards amending existing traffic management orders;
 - The sum provided shall be £18,000.
- 7) Public Realm Improvements
- Works to the public highway to provide the following to Coppetts Road:
 - i. Remove existing dropped kerbs and re-instate the footways
 - ii. Provide shared vehicular access for residential and commercial aspects from Constable Crescent;
 - iii. Install car parking bays on Stamford Road;
 - iv. Install service/delivery parking on Stamford Road;
 - v. Install new trees and raised planter on Stamford Road and Constable Crescent.
 - Works are estimated to cost £51,186.
- 8) Public Park Enhancements
- Works to the park to improve its safety and security, in line with the following:
 - i. Detailed hard and soft landscaping plans for the park are to be submitted to and approved by the Council prior to the commencement of the development;
 - ii. Local residents groups, Earlsfield Primary School pupils and the Council's Arboricultural Officer shall be consulted prior to submission of the landscaping plans to the Local Authority, and any relevant comments from them shall be taken into consideration as part of the proposals;
 - iii. The Council's Parks team and Homes for Haringey shall also be consulted, and any relevant comments from them taken into consideration, ahead of formal submission to the Local Planning Authority;
 - iv. The scheme shall be developed in accordance with the Council's Open Space and Recreation Standards SPD and the Mayor of London's Play and Informal Recreation SPG;
 - v. The plans shall be fully costed and be supported by an implementation plan and planting strategy to the acceptability of the Council's Arboricultural Officer and Parks team;
 - vi. Details of hardstanding materials, drainage, furniture, play equipment and tree protection measures shall also be provided;
 - vii. The works to the park shall be completed prior to the first occupation of the units hereby approved;
 - viii. The works shall be undertaken by Diamond Build limited, or any other companies or contractors reasonably employed by them, under the supervision of the Council's Parks team to which a monitoring fee of no more

than 10% of the total cost of the park improvement works will be paid on commencement of the park improvement works.

- Works shall cost a minimum of £75,000.

9) Carbon Offsetting

- To carry out the Development in accordance with the Energy Statement;
- Within six months of the Completion Date to submit to the Council the Sustainability Review for its written approval;
- To pay to the Council within 21 days of written demand therefore the reasonable and proper costs of an independent consultant engaged by the Council to verify and assess the Sustainability Review and the Final Emissions Figure and the Carbon Offsetting Contribution.
- To use reasonable endeavours to agree with the Council the amount of the Carbon Offsetting Contribution as soon as reasonably practicable after submission of the Sustainability Review.
- To pay to the Council the Carbon Offsetting Contribution within 21 days of the Council and the Owner agreeing in writing the amount.
- The applicant is installing 286m² of PV panels with a rated output 43kWp which will reduce the development's regulated CO₂ emissions by 18%. In addition the applicant is installing ASHP for heating and hot water will reduce the development's regulated CO₂ emissions by 11%, and drain water heat recovery will reduce the development's regulated CO₂ emissions by 5%. 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.

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

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

1. The proposed development, in the absence of a legal agreement securing the provision of on-site affordable workspace, would provide an excessive level of residential development within this designated Local Employment Area that could negatively impact on the ongoing commercial viability of the surrounding area, would not provide a suitable uplift in the quality, quantity and affordability of the local commercial floorspace, and would set an undesirable precedent for future similar planning applications. As such, the proposal is contrary to Policy DM38 of the emerging Development Management Policies DPD and the aims and objectives of the emerging Tottenham Area Action Plan.
2. The proposed development in the absence of a legal agreement to work with the Haringey Employment Delivery Partnership would fail to support local employment, regeneration and address local unemployment by facilitating training opportunities for the local population. As such, the proposal is contrary to Local Plan Policies SP8 and SP9.

3. The proposed development, in the absence of a legal agreement to secure planning obligations for mitigation measures to promote sustainable transport, service and delivery plans, and a parking management plan by reason of its lack of car parking provision would significantly exacerbate pressure for on-street parking spaces in surrounding streets, prejudicing the free flow of traffic and conditions of general safety along the neighbouring highway and would be detrimental to the amenity of local residents. As such the proposal is considered contrary to the requirements of Policy 6.13 of the London Plan 2016, and Saved Policies UD3, HSG11 and M10 of the Haringey Unitary Development Plan 2006.
4. The proposed development, in the absence of a legal agreement securing sufficient energy efficiency measures and/or financial contribution towards carbon offsetting, would result in an unacceptable level of carbon dioxide emissions. As such, the proposal would be contrary to London Plan Policy 5.2 and Local Plan Policy SP4.

37. LAND AT HARINGEY HEARTLANDS, WOOD GREEN

The Committee considered a report on the application to grant planning permission for the Submission of reserved matters namely a) Scale b) Layout c) Landscape and d) Appearance, for Building C7 comprising a total of 104 residential homes and 337sqm (GEA) of commercial floorspace, pursuant to Outline Planning Permission ref. HGY/2009/0503 (EIA Development) (as varied by refs. HGY/2013/2455 and HGY/2016/0026), comprising a total of 1056 residential homes; 2,500sqm (GEA) of commercial floorspace uses (A1-A4/ B1/D1); 225 car parking spaces and car club facility; new pedestrian routes; new Pressure Reduction Station (PRS); and landscaping throughout the site including: a tree lined boulevard down Mary Neuer Road; a 'Pocket Park' off Hornsey Park Road; a public Garden Square; a private residential courtyard garden; and ecological gardens.

The Planning Officer gave a short presentation highlighting the key aspects of the report.

The Committee raised a number of questions and issues, responses to which are summarised as follows:

- The four disabled parking spaces were for block C7 – there would be 10% disabled access across the site, but it would be carried out on a block by block basis.
- The dwellings referred to in paragraph 3.2.6 had been removed from the original plans as opposed to demolishing physical dwellings.
- The landscaping would need to come back for further approval.

The Chair moved that the application be granted, and following a vote it was

RESOLVED

That the Committee resolve to GRANT planning permission and that the Head of Development Management or the Assistant Director Planning is authorised to make any alterations, additions or deletion 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 Chair (or in their absence the Vice-Chair) of the Sub-Committee.

Subject to the following condition(s):

1. The development hereby authorised must be begun not later than the expiration of 2 years from the date of this permission, failing which the permission shall be of no effect.

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

2. The approved plans and specifications comprise:

439/C7/GA/000 Rev A; 439/C7/GA/001 Rev A; 439/C7/GA/002 Rev A; 439/C7/GA/003 Rev A; 439/C7/GA/004 Rev A; 439/C7/GA/005 Rev A; 439/C7/GA/006 Rev A; 439/C7/GA/007 Rev A; 439/C7/GA/008 Rev A; 439/C7/GA/009; 439/C7/GA/050 Rev A; 439/C7/GA/051; 439/C7/GA/100; 439/C7/GA/101 Rev A; 439/C7/GA/102 Rev A; 439/C7/GA/103 Rev A; 439/C7/GA/150 Rev A; 439/C7/GA/200 Rev A; Accommodation Schedule Rev B; Design Commentary Rev A (March 2017); Planning Statement (March 2017); Daylight and Sunlight Assessment Rev A (13 March 2017); Stage 1 Road Safety Audit Designers Response (No Access, Approved Alignment; Vectos - February 2017); Stage 1 Road Safety Audit Designers Response (With Access, Approved Alignment; Vectos - February 2017); Stage 1 Road Safety Audit (Approved Alignment; GM Traffic Consultants - February 2017); Stage 1 Road Safety Audit (Road Realignment; GM Traffic Consultants - February 2017).

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

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

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

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

4. The developer will be required to enter into a Section 278 agreement to secure the following:
 - a) The gates to Block C7 must be set back from the public highways to allow for queuing; in addition the gates must be remote controlled to reduce the

dwelling time of vehicles waiting to access the car parking which can potential result in queuing public highways.

- b) The safety audit observed speeds in excess of 20MPH which is the design speed for the new access point, the revised design must include traffic calming measures to ensure that the design speed of 20mph is reinforced.
- c) The detailed design must be subjected to an independent Stage 2 Road Safety Audit.

This agreement shall be entered into prior to the commencement of above ground works of the relevant phase(s) including these works.

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

Informatives:

INFORMATIVE: Hours of Construction Work:

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

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

INFORMATIVE: 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: Secured by Design

In aiming to satisfy Condition 3, the applicant should seek the advice of the Police Designing Out Crime Officers (DOCOs). The services of the Police DOCOs are available free of charge and can be contacted via: Telephone 0208 217 3813 or via DOCOMailbox.NE@met.police.uk

INFORMATIVE: Thames Water

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

INFORMATIVE: Thames Water

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

will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality.

INFORMATIVE: Thames Water

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

INFORMATIVE: Thames Water

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

INFORMATIVE: Thames Water

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.

38. UPDATE ON MAJOR PROPOSALS

The Committee received the report detailing updates on major proposals, and the Chair requested that where Members had questions regarding specific schemes that they should contact officers directly.

RESVOLVED that the report be noted.

39. APPLICATIONS DETERMINED UNDER DELEGATED POWERS

The Committee received the report detailing updates on major proposals, and the Chair requested that where Members had questions regarding specific schemes that they should contact officers directly.

RESVOLVED that the report be noted.

40. NEW ITEMS OF URGENT BUSINESS

None.

41. DATE OF NEXT MEETING

12 June 2017

CHAIR: Councillor Natan Doron

Signed by Chair

Date

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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 (as 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 polices. 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>
<p>Design Officer</p>	<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>

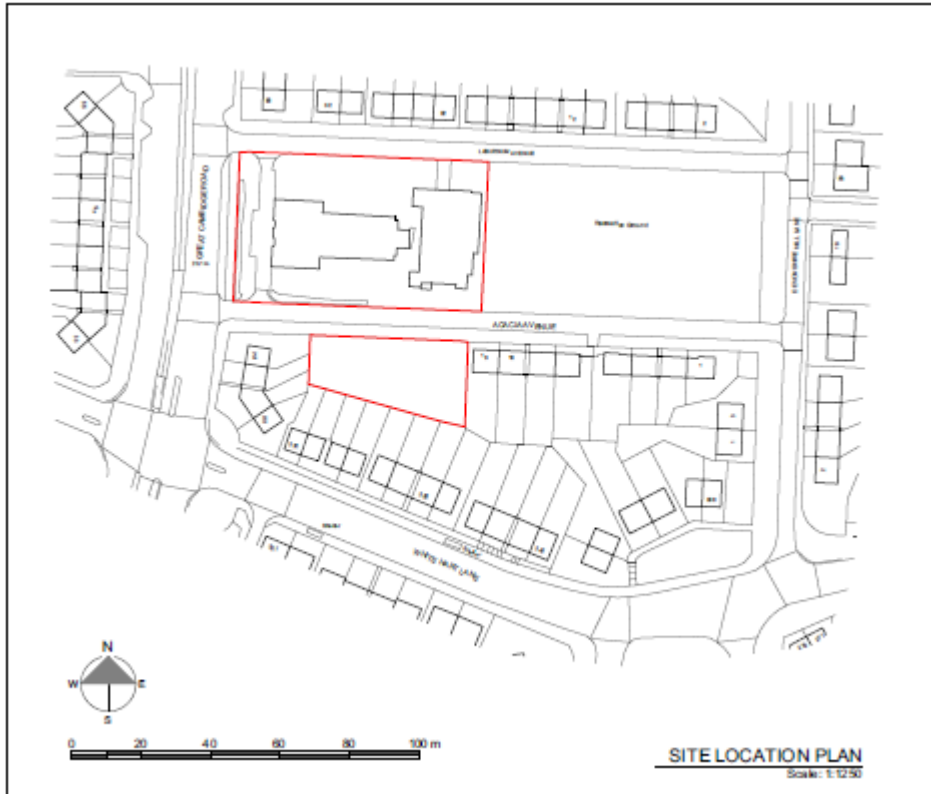
Stakeholder	Question/Comment	Response
	<p>character of the surrounding streets and sympathetic to the existing church building, as well as providing very high quality, much needed, new residential accommodation, particularly notable for the thoughtfully laid out design, clarity of entrances from the 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.

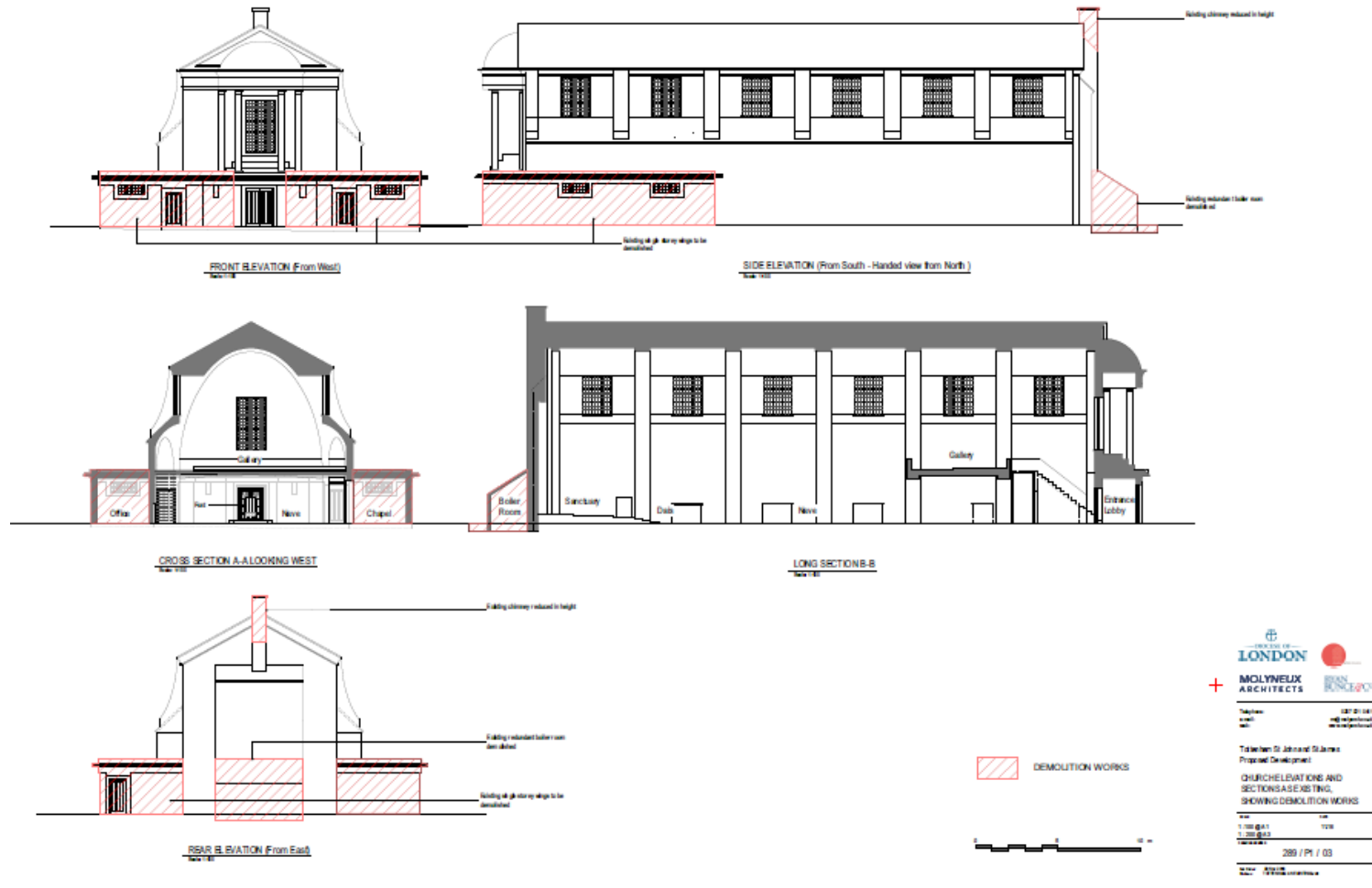
Appendix 2 Plans and Images

Location Plan

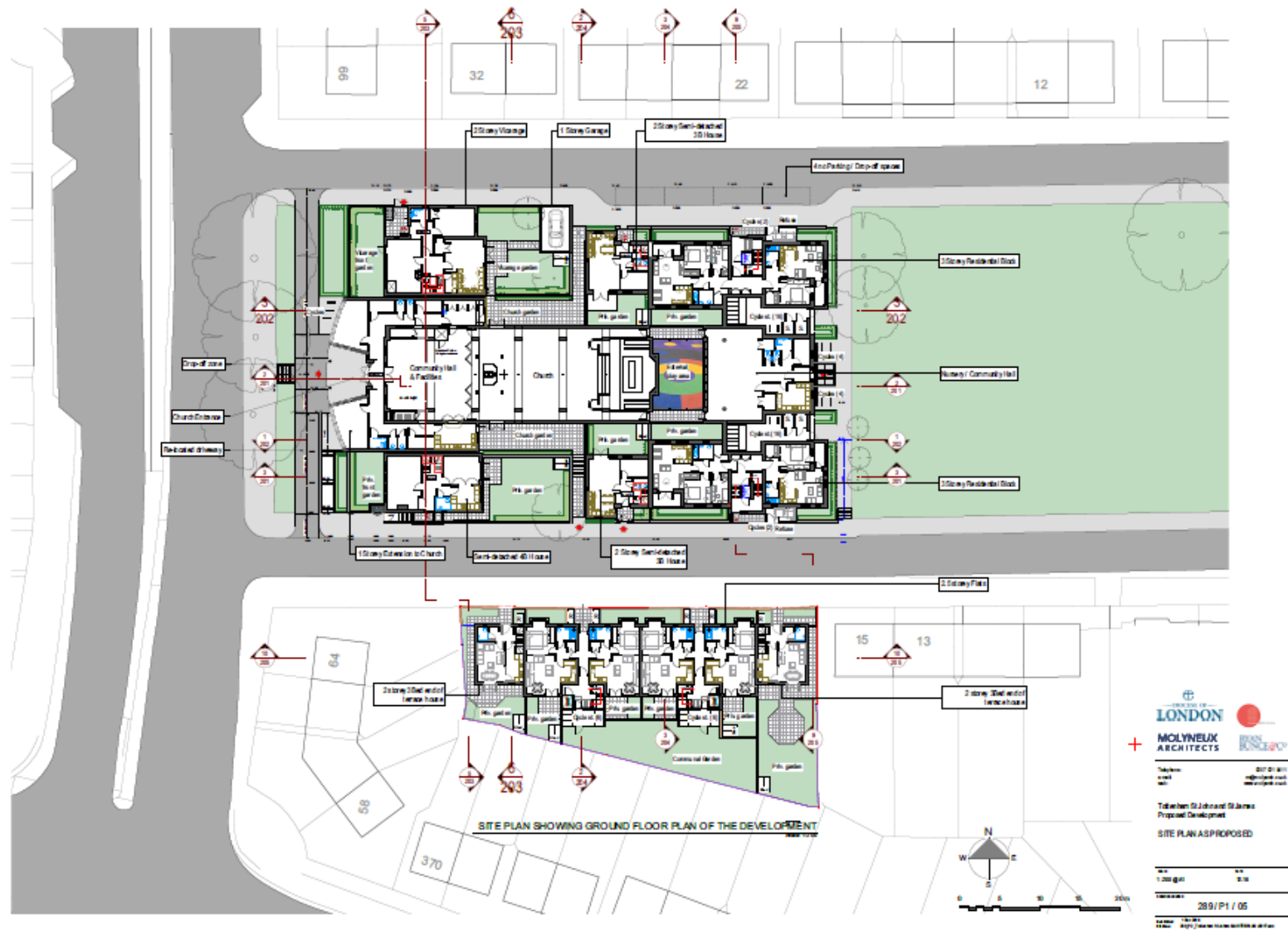


Appendix 2 Plans and Images

Existing Site Elevations



Proposed Site Plan.



CITY OF LONDON

MOLYNEUX ARCHITECTS

 RIBA REGISTERED ARCHITECT

Telephone: 020 7552 1111

 Email: info@molyneuxarchitects.co.uk

 Website: www.molyneuxarchitects.co.uk

Tollymore Gardens 20 James

 Proposed Development

SITE PLAN AS PROPOSED

Date: 14/05/2019

 Scale: 1:200 (plan) 1:10 (section)

Drawing No: 289/P1/05

Author: [Name]

 Checker: [Name]

Proposed Sections and Elevations



City of London
 MCGLYNN ARCHITECTS
 RYAN HURLEY ARCHITECTS

SECTION 1-1 & 2-2
 1: 200 @ A1
 1: 200 @ A2
 2000 / P1 / 2015

Proposed Massing



Proposed Street Scene



Appendix 3: QRP Report

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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

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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 as 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
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HQR36_St John the Baptist, Great Cambridge Road



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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.

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- 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



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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 12th June 2017

ADDENDUM REPORT

UPDATE FOLLOWING DEFERRAL BY MEMBERS FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

Item No.

Reference No: HGY/2016/0558	Ward: White Hart Lane
Address: St John's Church and Hall, Acacia Avenue, London, 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.	
REVISED DRAWING NUMBERS	
289/P2/101A, 102A, 201A, 202A, 289/P2/204A, 205AQ, 301A and 302A	

DEFERRED ITEM: Members will recall that this planning application was deferred at the March 13th, 2017 planning sub-committee in order for the Applicant to present the proposed scheme to the QRP with a view to further design changes in line with the panels advice and feedback. The scheme has now been presented twice to the QRP with a number of design revisions undertaken in line with the panel's advice, and the QRP now support the application. The planning application is now being reported back to members with a recommendation to grant planning permission.

MAIN DESIGN CHANGES / REVISIONS

- Remodelled entranceway / maintenance of external entrance space
- Articulation of Acacia and Laburnam Avenue facades revised with a mix of materials and forms (reduction in material palette)
- Remodelled east end of the scheme
- Greater link/interface between church and open space to the east.
- Provision of ground floor perspectives/model
- Remodelling of the rear wings / relocated massing to the rear block

QUALITY REVIEW PANEL RESPONSE / APPRAISAL

- 1.1. The planning application has been presented to the Quality Review Panel (Chair's Review) on two additional occasions post the deferral by the Planning Committee; The scheme was presented on Wednesday 15th March and Wednesday 26 April 2017.

- 1.2. In the report of the final meeting, The Quality Review Panel offers their support for the planning application for the works to re-order and extend St John's Church as presented. Panel members stated that the design team has responded well to the comments from the previous meetings; in addition, the three-dimensional model presented at review was immensely helpful in illustrating the massing, configuration and materiality of the proposals. The panel members highlight the importance of high quality and carefully considered design details, construction and maintenance, and would support planning officers in securing this through planning conditions. Further details on the panel's comments are provided below.

Massing, configuration and architectural expression

- The panel have previously expressed their support for the overall massing and layout of the scheme, in addition to the entrance sequence to the church building and front façade.
- They welcome the model and additional sections and drawings that have helped the panel to understand the different elements and spaces of the scheme more fully.
- The rear section of the proposed development now feels more domestic in nature, and works well to provide a sympathetic back-drop to the main body of the existing church, whilst also providing a strong frontage to the open green space to the east.
- The separate terrace of housing at the Acacia Road site is also working well representing a good example of contemporary domestic architecture.
- The architectural expression of the whole is much improved with a reduce palette of two elements, comprising red brick and a contrasting light-tone render.
- The panel highlights the importance of carefully considered and execute detailing, construction and maintenance (especially of the rendered areas, coping details to parapet walls, and base conditions) to ensure a high-quality development with external finishes that weather well.
- The QRP would support planning officers in securing this through the imposition of planning conditions.
- The panel would encourage the design team to consider increasing the height of the parapet wall slightly on the proposed new development at the rear of the church.
- This would serve to screen the structure of the photovoltaic panels located at roof level, and to avoid the clutter of additional safety handrails alongside the parapet.

Conclusion of the Quality Review Panel

- The panel offer their support for the scheme and are confident that the project team will be able to address the detailed design/technical detail issues identified above, in consultation with Haringey officers.
- The quality of materials, detailed design and construction will be essential to the success of the completed scheme, with particular relevance to the rendered elements of the proposal. The panel would support planning officers in securing this through the imposition of planning conditions.

OFFICER RESPONSE:

Officers note QRP support for both the principle and design changes made to the proposal. The proposed changes to the parapet wall have been undertaken by the applicant and amended plans submitted. The Panel were asked to clarify their position on the number and type of materials proposed including a section of external render towards the rear of the building. The panel were supportive of the proposed materials subject to detailing of parapets being provided. In response to the above comments the following additional condition has been imposed as part of the recommendation.

CONDITION

- Details of parapet walls and external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include detailed technical drawings of proposed parapets, sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.

Reason: In order for the Local Planning Authority to retain control over the exact materials and detailing 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 2016, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006

RECOMMENDATION

Grant planning permission subject to conditions and the signing of a section 106 legal agreement (as set out in the original report).

The original officer report is attached to this addendum report.

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Report for:	Planning Sub Committee Date: 13 June 2017	Item Number:	8
Title:	Update on major proposals		
Report Authorised by:	Dean Hermitage / 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.

Site	Description	Timescales/comments	Case Officer	Manager
APPLICATIONS DETERMINED AWAITING 106 TO BE SIGNED				
First and Second Floors 524-528 High Road London N17 9SX HGY/2016/4096	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.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed	John McRory	John McRory
Station Square West 1 Station Square, Station Road, N17 9JZ HGY/2016/3932	22 Storey Tower. 128 Units + 434 sqm of commercial floorspace.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed	James Hughes	Robbie McNaugher
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)	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet	Chris Smith	John McRory

	and cafe/bar (A4) and Yoga Studio (D2) with associated amenity spaces	signed		
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. Proposal comprises 11 residential units.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed	Samuel Uff	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
52-68 Stamford Road, N15 HGY/2017/0426	Redevelopment of the site to provide a mixed use commercial and residential scheme	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed	Chris Smith	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	Reported to Members of the planning sub-committee 13 March 2016. Deferred by	Gareth Prosser	John McRory

	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.	members so it can be represented to the QRP. To be reported again to members in June.		
Car Park, Westerfield Road, N15 HGY/2017/0802	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 July	Wendy Robinson	John McRory
70-72 Shepherds Hill, N6 HGY/2016/2081	The proposals seek to demolish the existing building and create a new four storey residential block with a set-back fifth floor. Two Mews houses are also proposed to the rear with associated car parking, landscaping and amenity space. Proposals comprise 19 residential units.	Currently under consideration following end of consultation period. Scheme presented to QRP DM Forum to be arranged	Gareth Prosser	John McRory
Cannon Factory and Ashley House Ashley Road N17 HGH/2016/4165	Demolition of the existing buildings at Ashley House and Cannon Factory and erection of three buildings to provide up to 3,600sqm of commercial floorspace (GEA) (Class A1/A3/B1/D1), up to 265 residential units (Class C3), new public realm, landscaped amenity space, car and cycle parking and all associated works. (Outline planning	2 nd consultation underway following amended plans and EIA information. Targeting June / July Committee	James Farrer	Robbie McNaugher

	application).			
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. Delegated decision	Valerie Okeiyi	John McRory
28 Sheldon Avenue HGY/2017/0174	Demolition of existing house on the site and the construction of a new single dwelling, consisting of 2 storeys, attic rooms and basement housing plant and leisure facilities.	Resubmission - previous application refused and dismissed on appeal. Design meeting held – revisions discussed.	Aaron Lau	John McRory
864 High Road HGY/2016/2403	Demolition of existing buildings and construction of a five storey building comprising 11 self-contained flats and ground floor A1 unit	Awaiting consultation expiry No pre-app or PPA despite being advised to do so Appears unacceptable and likely refusal under delegated authority	Tobias Finlayson	John McRory
255 Lordship Lane HGY/2017/1097	32 residential units 5.no 1bed, 20.no 2 bed, 6.no 3 bed, 1.no 4 bed with commercial space and an additional lower ground floor level of 549sqm.	Out at consultation Minor material alterations to the approved scheme – proposal under consideration	Chris Smith	John McRory

Section 73 for Ferme Park Depot HGY/2017/0874	Variation of conditions attached to Appeal reference APP/Y5420/A/05/1189822 (original Haringey planning reference HGY/2005/0007) as follows: to increase the number of operational mixer trucks that can be based at and operate from the site (variation of condition 3), to increase the number of operational mixer truck movements allowed per day (variation of condition 27), to increase the number of private concrete vehicle movements allowed per day (variation of condition 28) and to increase the number of cement deliveries allowed by road per day (variation of condition 29)	Scheme under consideration and out at consultation – likely delegated decision	Tobias Finlayson	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 July	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 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 Likely submission in October	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.	Likely submission in June / July - PPA draft agreed.	Chris Smith	Chris Smith
Land at Plevna Crescent	Construction of four individual pavilions consisting of 72 residential units with a common ground level plinth and basement to provide servicing and parking	Likely submission in May 2017	Wendy Robinson	John McRory
Land at Brook Road, N22 (ICELAND SITE)	Redevelopment of site and erection of four independent residential blocks providing 148 residential units comprising a mix of one, two	Principle acceptable subject to compliance with the emerging AAP/ Applicant in	Adam Flynn	John McRory

	and three bedrooms. Inclusion of a doctors/health facility.	talks with the NHS		
423 West Green Road PRE/2017/0115	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. Amended scheme on verge of being resubmitted for follow-up advice.	Principle acceptable	Chris Smith	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
67 & 69 Lawrence Road PRE/2017/0123	Re-development of the site for the erection of two buildings ranging from 4-6 storeys comprising of a mixed used development to include co-living units, flexible employment space and associated landscaping and car parking (The Collective)	The principle is currently being discussed	Valerie Okeiyi	John McRory
Eade Road and Arena Design Centre sites, Haringey Warehouse District	Warehouse Living	Issues of master planning and building heights.	James Hughes	John McRory

Land north of Monument Way and south of Fairbanks Road, N17	Reserved Matters application pursuant to HGY/2016/2184 for 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	Application intended to be submitted in may although outline consent s106 to be signed	Tobias Finlayson	John McRory
Lynton Road/Park Road	Demolition of existing buildings and redevelopment of the site to create a mixed use development comprising employment floor space and new residential accommodation circ. 88 units.	Concerns with design and parking.	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
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. Likely submission in June	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
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 – concern over piecemeal development – area requires masterplanning	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 over the garage.	Pre-app meeting occurred in October. Current consent for the site, so need to be mindful of fallback position.	Tobias Finlayson	John McRory

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	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 further meetings are envisaged.	James Hughes	John McRory

Cross House, 7 Cross Lane, N8	Demolition of existing building & erection of new 6 storey structure with replacement commercial across, ground, 1st & 2nd & 9 flats across 3rd, 4th & 5th storeys.	Principle acceptable subject to re-provision of employment use. Scheme too high and requires amending.	Adam Flynn	John McRory
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
26-28 Brownlow Road, N11	Demolition of existing dwellings and erection of part 4 and part 5 storey block of 27 flats and 3 house to the rear with the new access.	In discussions at pre-application stage	Tobias Finlayson	John McRory
102 Northumberland Park Road	Redevelopment of public house at 102 Northumberland Park with conversion of upper floors to 3 residential units and construction of new building to the rear to provide 8 residential units	In discussions at pre-application stage	Wendy Robinson	John McRory
Northwood Hall	21 flats within and additional one storey to existing block of flats.	Principle acceptable	Chris Smith	John McRory
Omega Works	7 storey development with 920 square meters of office and 88 residential units.	Principle maybe acceptable	Chris Smith	John McRory

MAJOR APPLICATION CONDITIONS				
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

HARINGEY COUNCIL

PLANNING COMMITTEE

APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 24/04/2017 AND 02/06/2017

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****CLDE Applications Decided: 1**

Application No: **HGY/2017/1175** Officer: Wendy Robinson
 Decision: GTD Decision Date: 26/04/2017
 Location: 32 Wroxham Gardens N11 2BA
 Proposal: Certificate of lawfulness for a single storey rear extension (existing use)

CLUP Applications Decided: 3

Application No: **HGY/2017/1312** Officer: Laurence Ackrill
 Decision: PERM DEV Decision Date: 09/05/2017
 Location: 81 Crescent Road N22 7RU
 Proposal: Certificate of lawfulness for a proposed rear dormer and front elevation rooflights

Application No: **HGY/2017/1344** Officer: Mercy Oruwari
 Decision: PERM DEV Decision Date: 10/05/2017
 Location: 51 Winton Avenue N11 2AR
 Proposal: Certificate of lawfulness for the formation of a rear dormer and hip to gable extension including the insertion of rooflights

Application No: **HGY/2017/1493** Officer: Aaron Lau
 Decision: PERM DEV Decision Date: 26/05/2017
 Location: 12 Crescent Rise N22 7AW
 Proposal: Certificate of lawfulness: Formation of rear dormer and hip to gable extensions and installation of 3 velux windows to front roof slope

COND Applications Decided: 1

Application No: **HGY/2017/0848** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 03/05/2017
 Location: Anderton Court Alexandra Park Road N22 7BE
 Proposal: Variation of condition 5 (satellite dishes) attached to planning permission HGY/2014/3507 in order to allow 1 x digital aerial on the flatted building and internal aerials for the proposed dwellings.

FUL Applications Decided: 13

Application No: **HGY/2017/0803** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 24/04/2017
 Location: 51 Curzon Road N10 2RB
 Proposal: Hip to gable and rear dormer roof extensions and alterations to rear fenestration

Application No: **HGY/2017/0892** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 28/04/2017
 Location: 24 Cecil Road N10 2BU
 Proposal: A single storey side and rear extension. Loft conversion with new roof lights to the front roof pitch. Replacement timber sash and casement windows

Application No:	HGY/2017/0895	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	28/04/2017
Location:	60 Dukes Avenue N10 2PU		
Proposal:	Construction of rear garden outbuilding		
Application No:	HGY/2017/0906	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	26/04/2017
Location:	44 Grosvenor Road N10 2DS		
Proposal:	Construction of bike storage to front garden (Retrospective)		
Application No:	HGY/2017/0952	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	02/05/2017
Location:	Anderton Court Alexandra Park Road N22 7BE		
Proposal:	Construction of proposed new car port, replacement of existing temporary ramp with permanent ramp and alternations to roadway to maintain access to existing substation.		
Application No:	HGY/2017/0954	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	16/05/2017
Location:	26 Harcourt Road N22 7XW		
Proposal:	Single storey side and rear extension following the demolition of an existing single storey extension. Roof extension involving a rear dormer and front elevation rooflights		
Application No:	HGY/2017/0955	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	09/05/2017
Location:	201 Victoria Road N22 7XH		
Proposal:	Single storey side and rear extensions and loft conversion involving rear dormer roof extension		
Application No:	HGY/2017/1036	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	31/05/2017
Location:	44 Grove Avenue N10 2AR		
Proposal:	Proposed single storey ground floor rear extension, garage conversion and loft conversion involving hip to gable and rear dormer roof extension		
Application No:	HGY/2017/1038	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	11/05/2017
Location:	53 Grosvenor Road N10 2DR		
Proposal:	Conversion of hipped roof to gable with roof lights to front and erection of dormer to rear. Replacement of windows and application of insulated render to walls		
Application No:	HGY/2017/1052	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	23/05/2017
Location:	First and Second Floor Flat 70 Rosebery Road N10 2LA		
Proposal:	Erection of a rear dormer window		
Application No:	HGY/2017/1058	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	09/05/2017
Location:	Flat B 265 Alexandra Park Road N22 7BJ		
Proposal:	Roof space conversion including rear facing dormer window, front velux window and new window to existing front gable.		

Application No: **HGY/2017/1091** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 11/05/2017
 Location: Flat B 233 Alexandra Park Road N22 7BJ
 Proposal: Roof extension involving a rear dormer and front elevation rooflights to facilitate a loft conversion

Application No: **HGY/2017/1224** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 18/05/2017
 Location: 12 Crescent Rise N22 7AW
 Proposal: Erection of 3m deep single storey rear extension, white painted render to side elevation, replacement side elevation window with aluminium window of altered size and location, replacement of existing front and rear elevation windows and front door with white timber variants at the front and aluminium at the rear.

PNE Applications Decided: 1

Application No: **HGY/2017/0883** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 24/04/2017
 Location: 51 Winton Avenue N11 2AR
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 3.32m, for which the maximum height would be 2.95m and for which the height of the eaves would be 2.95m

RES Applications Decided: 1

Application No: **HGY/2017/0468** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 30/05/2017
 Location: Former Garage Site at Anderton Court Alexandra Park Road N22 7BE
 Proposal: Approval of details pursuant to condition 11 (residential travel plan) attached to planning permission HGY/2014/3507

TEL Applications Decided: 1

Application No: **HGY/2017/0893** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 02/05/2017
 Location: Pavement opposite 69 Dagmar Road N22 7RT
 Proposal: Proposed telecommunications installation of 12.5m high column and associated cabinet works.

Total Applications Decided for Ward: 21WARD: **Bounds Green****CLDE Applications Decided: 2**

Application No: **HGY/2017/1071** Officer: Emma McCready
 Decision: GTD Decision Date: 25/05/2017
 Location: 91 Myddleton Road N22 8NE
 Proposal: Certificate of lawfulness for the existing use of the property as 4 self-contained flats

Application No: **HGY/2017/1393** Officer: Wendy Robinson
 Decision: REF Decision Date: 15/05/2017
 Location: 81 Myddleton Road N22 8NE
 Proposal: Certificate of lawfulness for existing use of two self-contained flats

COND Applications Decided: 1

Application No: **HGY/2017/0905** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 12/05/2017
 Location: Unit 1 Gateway Mews N11 2UT
 Proposal: Continued use of ground floor level as Class D1 (day nursery)/ Removal of condition 1 attached to HGY/2015/2322

FUL Applications Decided: 8

Application No: **HGY/2016/4075** Officer: Samuel Uff
 Decision: GTD Decision Date: 19/05/2017
 Location: 51 Clarence Road N22 8PG
 Proposal: Conversion of single family dwelling to 3 x self-contained flats (1x 3 bed, 1 x 2 bed and 1x 1 bed/studio), in conjunction with a roof extension to align the ridge height with that of no.49 and create a hip to gable roof extension and rear dormer roof extension; part two storey, part single storey rear extension; and raised rear decking.

Application No: **HGY/2017/0748** Officer: Aaron Lau
 Decision: GTD Decision Date: 24/04/2017
 Location: 4 Cornwall Avenue N22 7DA
 Proposal: Erection of single storey side/rear extension.

Application No: **HGY/2017/0894** Officer: Wendy Robinson
 Decision: REF Decision Date: 25/04/2017
 Location: 74-76 Bounds Green Road N11 2EU
 Proposal: Erection of two-storey (ground and first floor) apartment block to the rear consisting of 7 flats (4 x 1 bedroom, 2 x 2 bedroom and 1 x 3 bedroom).

Application No: **HGY/2017/0923** Officer: Emma McCready
 Decision: GTD Decision Date: 17/05/2017
 Location: 11 Sidney Road N22 8LT
 Proposal: Erection of outbuilding to rear of property

Application No: **HGY/2017/1028** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 26/05/2017
 Location: Bounds Green Health Centre Gordon Road N11 2PA
 Proposal: Erection of two storey side extension to create additional consultation rooms

Application No: **HGY/2017/1056** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 11/05/2017
 Location: Ground Floor Flat 18 Bounds Green Road N11 2QH
 Proposal: Variation of condition 2 (Approved Plans) attached to planning permission HGY/2015/3120 in order to reduce the size of the extension

Application No: **HGY/2017/1095** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 12/05/2017
 Location: 72 Blake Road N11 2AH
 Proposal: Erection of a single storey rear extension

Application No: **HGY/2017/1394** Officer: Wendy Robinson
 Decision: REF Decision Date: 15/05/2017
 Location: Flat A 114 Myddleton Road N22 8NQ
 Proposal: Formation of a hip to gable roof alteration and rear roof dormer extension

RES Applications Decided: 5

Application No: **HGY/2017/0120** Officer: Gareth Prosser
 Decision: GTD Decision Date: 31/05/2017
 Location: 6-8 Brownlow Road N11 2DE
 Proposal: Discharge of Condition 8 (Piling Method Statement) attached to planning permission HGY/2013/2511

Application No: **HGY/2017/0556** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 25/05/2017
 Location: Units 1 - 3 Tealedown Works Cline Road N11 2LX
 Proposal: Approval of details pursuant to condition 6 (Construction Management Plan (CMP) and Construction Logistics Plan (CLP)) attached to planning permission HGY/2014/0054

Application No: **HGY/2017/0559** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 25/05/2017
 Location: Units 1 - 3 Tealedown Works Cline Road N11 2LX
 Proposal: Approval of details pursuant to condition 12 (Construction Management Plan) attached to planning permission HGY/2014/0054

Application No: **HGY/2017/0961** Officer: Samuel Uff
 Decision: GTD Decision Date: 18/05/2017
 Location: 12B Thorold Road N22 8YE
 Proposal: Approval of details pursuant to condition 11 (Construction Management Plan (CMP) and Construction Logistics Plan (CLP)) attached to planning permission HGY/2016/2086

Application No: **HGY/2017/1212** Officer: Wendy Robinson
 Decision: GTD Decision Date: 17/05/2017
 Location: Lock-up Garages Cline Road N11
 Proposal: Approval of details pursuant to condition 4 (partial discharge) attached to planning permission HGY/2016/0558

Total Applications Decided for Ward: 16WARD: **Bruce Grove****CLDE Applications Decided: 3**

Application No: **HGY/2016/3794** Officer: Gareth Prosser
 Decision: REF Decision Date: 26/05/2017
 Location: 71 Winchelsea Road N17 6XL
 Proposal: Use of property as 4 residential flats (certificate of lawfulness for an existing use)

Application No: **HGY/2017/1081** Officer: Duncan McKane
 Decision: GTD Decision Date: 11/05/2017
 Location: 27 Chester Road N17 6EA
 Proposal: Certificate of lawfulness for the use of the property as 2 no. self contained residential units

Application No: **HGY/2017/1450** Officer: Sarah Madondo
 Decision: GTD Decision Date: 02/06/2017
 Location: 12 Forster Road N17 6QD
 Proposal: Use of existing property as 2 x two bed flats (certificate of lawfulness for an existing use)

CLUP Applications Decided: 1

Application No: **HGY/2017/1316** Officer: Marco Zanelli
 Decision: PERM DEV Decision Date: 09/05/2017
 Location: 73 Sperling Road N17 6UJ
 Proposal: Certificate of lawfulness for formation of dormer in rear roof slope and installation of two roof lights in front roof slope.

COND Applications Decided: 1

Application No: **HGY/2017/0783** Officer: Roland Sheldon
 Decision: REF Decision Date: 25/04/2017
 Location: 22 Moorefield Road N17 6PY
 Proposal: Variation of condition 4 (opening hours) attached to planning permission HGY/2007/2150 to extend the hours of the community centre open to the public to 08:00 - 23:00 hours on Monday to Sunday or Bank Holidays

FUL Applications Decided: 13

Application No: **HGY/2017/0639** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 05/05/2017
 Location: Flat B 318 Mount Pleasant Road N17 6HA
 Proposal: Conversion of the first floor flat to provide an additional unit with associated rear dormer.

Application No: **HGY/2017/0694** Officer: David Farndon
 Decision: GTD Decision Date: 18/05/2017
 Location: 51 Elsdon Road N17 6RY
 Proposal: Erection of a single storey infill extension and installation of window to first floor bathroom.

Application No: **HGY/2017/0896** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 02/05/2017
 Location: 51 Elsdon Road N17 6RY
 Proposal: Ground floor rear extension and new side window to first floor

Application No: **HGY/2017/0898** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 02/05/2017
 Location: 51 Elsdon Road N17 6RY
 Proposal: Ground floor rear extension and new side window to first floor

Application No: **HGY/2017/0918** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 02/05/2017
 Location: 60 Chester Road N17 6BZ
 Proposal: Erection of single storey rear infill extension

Application No:	HGY/2017/0931	Officer:	Emma McCready
Decision:	GTD	Decision Date:	23/05/2017
Location:	201, 203, 205 Lordship Lane N17 6XF		
Proposal:	New shopfront at 201-203-205 Lordship Lane and Single Storey wraparound extension at the rear of 203 and 205 Lordship Lane.		
Application No:	HGY/2017/0933	Officer:	Wendy Robinson
Decision:	GTD	Decision Date:	23/05/2017
Location:	87-93 Winchelsea Road N17 6XL		
Proposal:	Conversion of existing 4 dwelling terrace into 6 self-contained units (consisting of 2 x 4 bedroom houses, 2 x 3 bedroom maisonettes and 2 x studio flats) including part single storey, part two storey and part three storey rear extensions and installation of 7 roof lights to the front roofslope		
Application No:	HGY/2017/1015	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	08/05/2017
Location:	15 Lordsmead Road N17 6EX		
Proposal:	Erection of single storey 'infill' rear extension at side of property and formation of flat roof with parapet wall to existing single storey rear element of property.		
Application No:	HGY/2017/1030	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	09/05/2017
Location:	Unit 5 Morrison Yard 551A High Road N17 6SB		
Proposal:	Erection of a commercial extraction flue		
Application No:	HGY/2017/1064	Officer:	Emma McCready
Decision:	GTD	Decision Date:	23/05/2017
Location:	Flat B 111 Mount Pleasant Road N17 6TQ		
Proposal:	Loft conversion with rear dormer and two roof lights.		
Application No:	HGY/2017/1117	Officer:	Wendy Robinson
Decision:	GTD	Decision Date:	12/05/2017
Location:	32 Fairbourne Road N17 6TP		
Proposal:	Erection of a single story part side and part rear extension		
Application No:	HGY/2017/1141	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	17/05/2017
Location:	21a & 23 Dongola Road N17 6EB		
Proposal:	Joint application for the erection of single storey rear infill extensions.		
Application No:	HGY/2017/1210	Officer:	Emma McCready
Decision:	REF	Decision Date:	01/06/2017
Location:	2 Fairbourne Road N17 6TP		
Proposal:	Conversion of single dwellinghouse into 2 no. self contained flats.		

Application No: **HGY/2017/0880** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 24/04/2017
 Location: Fairleigh Drayton Road N17 6HJ
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 4m, for which the maximum height would be 3.5m and for which the height of the eaves would be 3m

Total Applications Decided for Ward: 19

WARD: **Crouch End**

ADV Applications Decided: 1

Application No: **HGY/2017/1171** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 25/04/2017
 Location: 2-4 The Broadway N8 9SN
 Proposal: Installation of a new traditional timber shopfront including non - illuminated fascia sign and hanging signs.

CLUP Applications Decided: 2

Application No: **HGY/2017/0979** Officer: Conor Guilfoyle
 Decision: PERM DEV Decision Date: 15/05/2017
 Location: 56 Cecile Park N8 9AU
 Proposal: Certificate of lawfulness for erection of two outbuildings and formation of terrace in rear garden

Application No: **HGY/2017/1251** Officer: Samuel Uff
 Decision: PERM DEV Decision Date: 18/05/2017
 Location: 15 Stanhope Road N6 5NE
 Proposal: Certificate of lawfulness for the erection of a rear outbuilding (art studio and garage incidental to family dwelling) and associated hardstand

COND Applications Decided: 1

Application No: **HGY/2017/1243** Officer: Aaron Lau
 Decision: GTD Decision Date: 23/05/2017
 Location: Flat A 20 Glasslyn Road N8 8RH
 Proposal: Variation of Condition 2 (plans and specification) attached to permission HGY/2016/1929 to change the design of main rear dormer window

FUL Applications Decided: 14

Application No: **HGY/2016/2974** Officer: Fortune Gumbo
 Decision: GTD Decision Date: 08/05/2017
 Location: 8 Sandringham Gardens N8 9HU
 Proposal: Proposed loft conversion

Application No: **HGY/2016/3702** Officer: David Farndon
 Decision: GTD Decision Date: 18/05/2017
 Location: 24 Claremont Road N6 5BY
 Proposal: Division of an existing ground floor flat alongside the construction of a two storey side extension to provide an additional one bedroom unit on the flank of the building.

Application No:	HGY/2017/0025	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	04/05/2017
Location:	Flat 6, Mount Lodge 53A Shepherds Hill N6 5QR		
Proposal:	Replacement windows and door		
Application No:	HGY/2017/0387	Officer:	Laina Levassor
Decision:	GTD	Decision Date:	16/05/2017
Location:	21-29 Topsfield Close N8 8DW		
Proposal:	Replacement of timber framed windows with uPVC framed windows		
Application No:	HGY/2017/0765	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	25/04/2017
Location:	2-4 The Broadway N8 9SN		
Proposal:	Installation of a new traditional timber shopfront including fascia, windows/ entrance doors and new awnings.		
Application No:	HGY/2017/0951	Officer:	Wendy Robinson
Decision:	REF	Decision Date:	09/05/2017
Location:	9 Russell Road N8 8HN		
Proposal:	Formation of rear dormer and insertion of front roof lights		
Application No:	HGY/2017/1001	Officer:	Wendy Robinson
Decision:	REF	Decision Date:	26/05/2017
Location:	69 Priory Gardens N6 5QU		
Proposal:	Use of the ground floor of the property as a childminding service/ day nursery for up to 15 children whilst retaining the use of the property as a C3 single family dwelling, and installation of ramp access to the front		
Application No:	HGY/2017/1023	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	09/05/2017
Location:	4 Tara Mews N8 8BT		
Proposal:	Erection of single storey rear extension		
Application No:	HGY/2017/1024	Officer:	Wendy Robinson
Decision:	GTD	Decision Date:	11/05/2017
Location:	Flat A 35 Crouch Hall Road N8 8HH		
Proposal:	Replacement of rear elevation door for window and replacement of one existing roof light for a larger roof light on internal courtyard extension		
Application No:	HGY/2017/1122	Officer:	Laina Levassor
Decision:	GTD	Decision Date:	24/05/2017
Location:	15 Tivoli Road N8 8RE		
Proposal:	Replacement of existing single glazed timber windows and doors with double glazed timber windows and doors to match existing		
Application No:	HGY/2017/1123	Officer:	Laina Levassor
Decision:	GTD	Decision Date:	02/06/2017
Location:	17 Tivoli Road N8 8RE		
Proposal:	Replacement of existing single glazed timber windows with double glazed windows to match existing		

Application No: **HGY/2017/1138** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 22/05/2017
 Location: 3 Priory Gardens N6 5QY
 Proposal: Roof extension involving side and rear dormers and front elevation rooflights to facilitate a loft conversion. Front porch extension, alterations to the fenestration and a single storey rear extension.

Application No: **HGY/2017/1187** Officer: Aaron Lau
 Decision: GTD Decision Date: 22/05/2017
 Location: 64 Priory Gardens N6 5QS
 Proposal: Rebuilding and extension of an existing rear infill extension

Application No: **HGY/2017/1197** Officer: Aaron Lau
 Decision: GTD Decision Date: 22/05/2017
 Location: 25 Priory Gardens N6 5QY
 Proposal: Proposed loft conversion and formation of a rear dormer with 3 x front roof windows

NON Applications Decided: 2

Application No: **HGY/2017/1170** Officer: Wendy Robinson
 Decision: GTD Decision Date: 26/04/2017
 Location: 1 Park Road N8 8TE
 Proposal: Non-material amendment following a grant of planning permission HGY/2015/3724 to change alignment of 2 opening sash windows, change the fan light shape, and reduce the tiling

Application No: **HGY/2017/1286** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 05/05/2017
 Location: 161 Tottenham Lane N8 9BU
 Proposal: Non-material amendment following a grant of planning permission HGY/2016/0512 to amend the wording of condition 3.

TPO Applications Decided: 1

Application No: **HGY/2017/1178** Officer: Aaron Lau
 Decision: GTD Decision Date: 18/05/2017
 Location: 24 Shepherds Hill N6 5AH
 Proposal: Fell tree - T2 Silver Birch

Total Applications Decided for Ward: 21WARD: **Fortis Green****CLUP Applications Decided: 5**

Application No: **HGY/2017/1215** Officer: Jon Skapoullis
 Decision: PERM DEV Decision Date: 05/05/2017
 Location: 33 Midhurst Avenue N10 3EP
 Proposal: Certificate of lawfulness for a single storey rear extension.

Application No: **HGY/2017/1248** Officer: Joanna Turner
 Decision: PERM DEV Decision Date: 05/05/2017
 Location: 5 Coldfall Avenue N10 1HS
 Proposal: Certificate of lawfulness: roof extension and roof lights

Application No: **HGY/2017/1250** Officer: Joanna Turner
 Decision: PERM DEV Decision Date: 09/05/2017
 Location: 3 The Terrace Lauradale Road N2 9LX
 Proposal: Certificate of lawfulness: for an extension to an existing loft conversion.

Application No: **HGY/2017/1257** Officer: Laurence Ackrill
 Decision: PERM DEV Decision Date: 03/05/2017
 Location: 36 Hill Road N10 1JG
 Proposal: Certificate of lawfulness for a proposed hip to gable and rear dormer roof extension and rooflights to the front elevation roofslope

Application No: **HGY/2017/1512** Officer: Samuel Uff
 Decision: GTD Decision Date: 24/05/2017
 Location: 54 Aylmer Road N2 0PL
 Proposal: Certificate of lawfulness for single storey rear extension

CONM Applications Decided: 1

Application No: **HGY/2016/0988** Officer: Aaron Lau
 Decision: GTD Decision Date: 26/05/2017
 Location: 56 Muswell Hill N10 3ST
 Proposal: Variation of Condition 2 (plans and specifications) and removal of Condition 15 (restrictive D1 use) 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) and to allow for general ground floor D1 use (Building A). 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.

FUL Applications Decided: 11

Application No: **HGY/2016/3820** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 12/05/2017
 Location: 326 Dukes Mews N10 2QN
 Proposal: Alterations and change of use of three buildings from a mixed B1(A) and B1(C) use to a mixed use development comprising B1 (office), C3 (residential) incorporating 4 flats and a 1 x live-work dwelling with the work element incorporating a flexible B1 (office) or D1 (artist's studio) use.

Application No: **HGY/2017/0506** Officer: David Farndon
 Decision: GTD Decision Date: 04/05/2017
 Location: 72 Creighton Avenue N10 1NT
 Proposal: The creation of a carriage driveway to allow vehicles to enter the existing driveway and exit from the other side of the property at the road face.

Application No: **HGY/2017/0661** Officer: Aaron Lau
 Decision: GTD Decision Date: 03/05/2017
 Location: 50 Tetherdown N10 1NG
 Proposal: Construction of a new two storey four bedroom dwelling house to the rear of 50 Tetherdown.

Application No:	HGY/2017/0728	Officer:	David Farndon	Decision Date:	17/05/2017
Decision:	GTD				
Location:	Ground Floor Flat 21 Greenham Road N10 1LN				
Proposal:	Erection of a single storey side infill extension				
Application No:	HGY/2017/0767	Officer:	Sarah Madondo	Decision Date:	05/05/2017
Decision:	GTD				
Location:	5 Coldfall Avenue N10 1HS				
Proposal:	Erection of a single storey rear extension				
Application No:	HGY/2017/0901	Officer:	Laurence Ackrill	Decision Date:	28/04/2017
Decision:	GTD				
Location:	21 Pages Lane N10 1PU				
Proposal:	Roof extension involving rear dormer and single storey rear extension				
Application No:	HGY/2017/0975	Officer:	Roland Sheldon	Decision Date:	15/05/2017
Decision:	GTD				
Location:	44 Beech Drive N2 9NY				
Proposal:	Erection of double leaf automatic vehicle gates to existing driveway entrances onto Beech Drive and Creighton Avenue. Erection of railings and alterations to existing front boundary wall with associated landscaping.				
Application No:	HGY/2017/1034	Officer:	Laurence Ackrill	Decision Date:	09/05/2017
Decision:	GTD				
Location:	60 Eastern Road N2 9LA				
Proposal:	Replacement roof and frames to existing rear conservatory				
Application No:	HGY/2017/1087	Officer:	Conor Guilfoyle	Decision Date:	02/06/2017
Decision:	GTD				
Location:	11 Lanchester Road N6 4SU				
Proposal:	Formation of revised front garden layout with replacement of existing concrete paving with areas of gravel, clay pavers and soft landscaping.				
Application No:	HGY/2017/1149	Officer:	Kwaku Bossman-Gyamera	Decision Date:	23/05/2017
Decision:	GTD				
Location:	5 Firemans Cottages Fortis Green N10 3PB				
Proposal:	Single storey rear extension				
Application No:	HGY/2017/1154	Officer:	Laurence Ackrill	Decision Date:	01/06/2017
Decision:	GTD				
Location:	15 Wellfield Avenue N10 2EA				
Proposal:	Change of use from hostel providing non self-contained sheltered accommodation for the elderly to use as 5no. self-contained flats (use class C3); first floor bay extension, and rear chimney; construction of replacement single storey rear extension, replacement first floor bay extension, and replacement roof lights and rear roof dormer windows; elevational changes including revised side entrance position; demolition of detached garage and shed at rear, and provision of three parking spaces and screen wall.				

Application No: **HGY/2017/1200** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 27/04/2017
 Location: 14 Lauradale Road N2 9LU

Proposal: Non-material amendment following a grant of planning permission HGY/2016/1392: To replace the roof light (dimensions 940mm x 1400mm) on the rear (south facing) roof of the new side-extension (shown in SH12 REVC (Proposed Roof), SH14 REVC (South Elevation) on the original application), with a Velux Cabrio roof window (dimensions 940mm x 2520mm), with the bottom edge of the window starting at floor level of the loft and otherwise in the same position as the roof light shown on the existing plans.

Application No: **HGY/2017/1324** Officer: Sarah Madondo
 Decision: GTD Decision Date: 22/05/2017
 Location: 2 Eastern Road N2 9LD

Proposal: Non-material amendment application following a grant of planning permission HGY/2016/3184 for the replacement of a structural glass roof glazing with a single fixed rooflight on a grey, single ply membrane flat roof. Aluminium folding /sliding doors to be replaced with timber, hinged, glazed doors and a timber sash window, all in a traditional pattern and painted white. The existing kitchen floor level is now proposed to be retained.

PNE Applications Decided: 3

Application No: **HGY/2017/0969** Officer: Anthony Traub
 Decision: PN REFUSED Decision Date: 02/05/2017
 Location: 17 Fortis Green Avenue N2 9LY

Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 5.25m, for which the maximum height would be 4m and for which the height of the eaves would be 3m

Application No: **HGY/2017/1078** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 12/05/2017
 Location: 14 Woodside Avenue N6 4SS

Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 5m, for which the maximum height would be 3.5m and for which the height of the eaves would be 3m

Application No: **HGY/2017/1151** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 23/05/2017
 Location: 38 Osier Crescent N10 1QW

Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 4.5m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

RES Applications Decided: 13

Application No: **HGY/2017/0303** Officer: Matthew Gunning
 Decision: GTD Decision Date: 15/05/2017
 Location: Muswell Hill Police Station 115 Fortis Green N2 9HW

Proposal: Approval of details pursuant to condition 3 (samples of the types and colours of the materials) attached to grant of planning permission on appeal (reference APP/Y5420/W/15/3081118, original planning reference HGY/2014/1333)

Application No: **HGY/2017/0304** Officer: Matthew Gunning
 Decision: GTD Decision Date: 15/05/2017
 Location: Muswell Hill Police Station 115 Fortis Green N2 9HW

Proposal: Approval of details pursuant to condition 5 (details of all new windows, doors, rooflights, cills and lintels) attached to grant of planning permission on appeal (reference APP/Y5420/W/15/3081118, original planning reference HGY/2014/1333)

Application No:	HGY/2017/0305	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	15/05/2017
Location:	Muswell Hill Police Station 115 Fortis Green N2 9HW		
Proposal:	Approval of details pursuant to condition 6 (historic features) attached to grant of planning permission on appeal (reference APP/Y5420/W/15/3081118, original planning reference HGY/2014/1333)		
Application No:	HGY/2017/0306	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	15/05/2017
Location:	Muswell Hill Police Station 115 Fortis Green N2 9HW		
Proposal:	Approval of details pursuant to condition 7 (external lighting, including night-time security lighting) attached to grant of planning permission on appeal (reference APP/Y5420/W/15/3081118, original planning reference HGY/2014/1333)		
Application No:	HGY/2017/0308	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	15/05/2017
Location:	Muswell Hill Police Station 115 Fortis Green N2 9HW		
Proposal:	Approval of details pursuant to condition 9 (central satellite dish or aerial) attached to grant of planning permission on appeal (reference APP/Y5420/W/15/3081118, original planning reference HGY/2014/1333)		
Application No:	HGY/2017/0798	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	05/05/2017
Location:	109 Fortis Green N2 9HR		
Proposal:	Approval of details pursuant to condition 15 (Air Quality and Dust Management Plan) attached to planning permission HGY/2015/3813		
Application No:	HGY/2017/0805	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	15/05/2017
Location:	Land rear of 24 Great North Road N6		
Proposal:	Approval of details relating to condition 3 (design and method statement) of planning application HGY/2014/1977.		
Application No:	HGY/2017/0870	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	31/05/2017
Location:	109 Fortis Green N2 9HR		
Proposal:	Approval of details pursuant to condition 3 (materials) attached to planning permission HGY/2015/3813		
Application No:	HGY/2017/0963	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	25/05/2017
Location:	109 Fortis Green N2 9HR		
Proposal:	Approval of details pursuant to condition 4 (details of the proposed boundary treatment) attached to planning permission HGY/2015/3813		
Application No:	HGY/2017/0964	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	05/05/2017
Location:	109 Fortis Green N2 9HR		
Proposal:	Approval of details pursuant to condition 5 (details of all levels on the site in relation to the surrounding area) attached to planning permission HGY/2015/3813		
Application No:	HGY/2017/1049	Officer:	Emma McCready
Decision:	GTD	Decision Date:	11/05/2017
Location:	40 Great North Road N6 4LU		
Proposal:	Approval of details pursuant to condition 4 (Construction Management Plan)		

Application No: **HGY/2017/1203** Officer: Sarah Madondo
 Decision: GTD Decision Date: 09/05/2017
 Location: 2 Woodberry Crescent N10 1PH
 Proposal: Approval of details pursuant to condtion 4 (parking allocation) attached to planning permission HGY2016/3301

Application No: **HGY/2017/1205** Officer: Sarah Madondo
 Decision: GTD Decision Date: 09/05/2017
 Location: 2 Woodberry Crescent N10 1PH
 Proposal: Approval of details pursuant to condtion 5 (waste and refuse) attached to planning permission HGY2016/3301

TEL Applications Decided: 1

Application No: **HGY/2017/1153** Officer: Kwaku Bossman-Gyamera
 Decision: PN GRANT Decision Date: 26/05/2017
 Location: Telecommunications Site Dukes Mews N10 2QR
 Proposal: Replacement of existing 17 metre high monopole with a 19.74m high dual stack antenna support pole, an equipment cabinet to be placed in the existing compound and associated development

Total Applications Decided for Ward: 36WARD: **Harringay****CLUP Applications Decided: 3**

Application No: **HGY/2017/0737** Officer: Sarah Madondo
 Decision: PERM DEV Decision Date: 25/04/2017
 Location: 39 Mattison Road N4 1BG
 Proposal: Certificate of lawfulness for the erection of a single storey rear extension

Application No: **HGY/2017/1208** Officer: Jon Skapoullis
 Decision: PERM DEV Decision Date: 05/05/2017
 Location: 57 Allison Road N8 0AN
 Proposal: Certificate of lawfulness for proposed loft conversion, with rear dormers. Front roof lights.

Application No: **HGY/2017/1329** Officer: Fatema Begum
 Decision: PERM DEV Decision Date: 12/05/2017
 Location: 116 Seymour Road N8 0BG
 Proposal: Certificate of lawfulness: formation of rear dormer and outrigger addition

FUL Applications Decided: 15

Application No: **HGY/2017/0587** Officer: Emma McCready
 Decision: GTD Decision Date: 25/04/2017
 Location: 575 Green Lanes N8 0RL
 Proposal: Change of use from A1 to Nail and Beauty Salon (Sui Generis)

Application No:	HGY/2017/0867	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	05/05/2017
Location:	Flat 3 40 Hampden Road N8 0HT		
Proposal:	Loft conversion and formation of mini dormers in roof slopes		
Application No:	HGY/2017/0881	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	25/04/2017
Location:	Flat A 58 Raleigh Road N8 0HY		
Proposal:	Single storey rear and side extension		
Application No:	HGY/2017/0962	Officer:	Roland Sheldon
Decision:	REF	Decision Date:	03/05/2017
Location:	35 Allison Road N8 0AN		
Proposal:	Proposed single storey rear bay window to study room at first floor level with obscure glazing to side bay openings. Retrospective planning permission for raised parapet walls to roof of single storey rear extension.		
Application No:	HGY/2017/0971	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	05/05/2017
Location:	60 Wightman Road N4 1RU		
Proposal:	Removal of undercroft parking area to create breakfast/dining at lower ground floor level, alterations to fenestration of existing 3-storey rear extension.		
Application No:	HGY/2017/0983	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	28/04/2017
Location:	First floor flat 156 Wightman Road N8 0BD		
Proposal:	Rear dormer roof extension and 3 x front rooflights		
Application No:	HGY/2017/0999	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	26/05/2017
Location:	54 Sydney Road N8 0EX		
Proposal:	Single storey rear and side infill extension to existing ground floor flat.		
Application No:	HGY/2017/1011	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	08/05/2017
Location:	289 Wightman Road N8 0NB		
Proposal:	Erection of single storey side to rear extension to ground floor flat.		
Application No:	HGY/2017/1017	Officer:	Duncan McKane
Decision:	REF	Decision Date:	12/05/2017
Location:	421 Green Lanes N4 1EY		
Proposal:	Change of use of area in front of shop to outdoor seating area		
Application No:	HGY/2017/1035	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	11/05/2017
Location:	Ground Floor 44 Mattison Road N4 1BD		
Proposal:	Erection of 2m deep single storey rear extension to ground floor flat		

Application No: **HGY/2017/1050** Officer: Duncan McKane
 Decision: GTD Decision Date: 05/05/2017
 Location: 73 Wightman Road N4 1RJ
 Proposal: Loft conversion including erection of rear dormer roof extension and installation of 4 rooflights

Application No: **HGY/2017/1077** Officer: Emma McCready
 Decision: GTD Decision Date: 19/05/2017
 Location: 455 Green Lanes N4 1HE
 Proposal: Proposed dormer to the existing residential units of 455 Green Lanes to allow for larger space in rooms of flats. Proposed first floor at the rear property (4 Duckett Mews), currently barn/storage space converted into a single house dwelling.

Application No: **HGY/2017/1100** Officer: Samuel Uff
 Decision: GTD Decision Date: 16/05/2017
 Location: 24 Lausanne Road N8 0HN
 Proposal: Conversion of existing dwelling to 2 x self-contained flats, in conjunction with ground floor rear infill extension; insertion of 4 x front rooflights; replacement of existing first floor rear door with a window and associated refuse and cycle storage

Application No: **HGY/2017/1102** Officer: Samuel Uff
 Decision: GTD Decision Date: 12/05/2017
 Location: First Floor Flat 104 Falkland Road N8 0NP
 Proposal: Proposed rear dormer roof extension and installation of 3 x rooflights to front roofslope

Application No: **HGY/2017/1270** Officer: Sarah Madondo
 Decision: GTD Decision Date: 30/05/2017
 Location: 11 Coningsby Road N4 1EG
 Proposal: Erection of a single storey ground floor rear/side extension.

PNC Applications Decided: 2

Application No: **HGY/2017/1290** Officer: Matthew Gunning
 Decision: PN GRANT Decision Date: 01/06/2017
 Location: Rear of 16-18 Wightman Road N4 1SQ
 Proposal: Prior approval for change of use of property from B8 (storage) to C3 (residential)

Application No: **HGY/2017/1294** Officer: Roland Sheldon
 Decision: PN REFUSED Decision Date: 26/05/2017
 Location: 7 Willoughby Road N8 0HR
 Proposal: Prior approval for change of use from B1(a) (office) to C3 (dwellinghouse)

PNE Applications Decided: 1

Application No: **HGY/2017/0845** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 24/04/2017
 Location: 4 Woollaston Road N4 1SE
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 4.1m, for which the maximum height would be 3.16m and for which the height of the eaves would be 2.8m

RES Applications Decided: 2

Application No:	HGY/2017/0692	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	31/05/2017
Location:	Railway Approach Hampden Road N8 0HG		
Proposal:	Approval of details pursuant to condition 16 (water abstraction source) attached to planning permission HGY/2016/1573		
Application No:	HGY/2017/1065	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	18/05/2017
Location:	Railway Approach Hampden Road N8 0HG		
Proposal:	Approval of details pursuant to condition 9 (revised air quality assessment) attached to planning permission HGY/2016/1573		

Total Applications Decided for Ward: 23

WARD: Highgate

CLDE Applications Decided: 1

Application No:	HGY/2016/1558	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	16/05/2017
Location:	Capital Gardens Ltd Townsend Yard N6 5JF		
Proposal:	Certificate of Lawfulness for use of the yard and buildings shown on the OS site location plan for sui generis use of the land for the storage of equipment, materials and stock required in connection with a landscape/garden contracting business including the parking of vehicles overnight and ancillary office use.		

CLUP Applications Decided: 5

Application No:	HGY/2017/0994	Officer:	Valerie Okeiyi
Decision:	PERM DEV	Decision Date:	30/05/2017
Location:	23 Denewood Road N6 4AQ		
Proposal:	Certificate of lawfulness for a proposed pool house building in the rear garden		
Application No:	HGY/2017/1055	Officer:	Anthony Traub
Decision:	PERM DEV	Decision Date:	26/04/2017
Location:	6 Parkwood Mews N6 5UR		
Proposal:	Certificate of lawfulness for installation of patio doors into existing kitchen wall and window to side elevation		
Application No:	HGY/2017/1152	Officer:	Lucy Morrow
Decision:	PERM DEV	Decision Date:	04/05/2017
Location:	72 Talbot Road N6 4RA		
Proposal:	Certificate of lawfulness for proposed rooflight to front elevation		
Application No:	HGY/2017/1513	Officer:	Samuel Uff
Decision:	PERM DEV	Decision Date:	26/05/2017
Location:	16 Hampstead Lane N6 4SB		
Proposal:	Certificate of lawfulness for proposed swimming pool and outbuilding at the end of the rear garden		

Application No: **HGY/2017/1536** Officer: Conor Guilfoyle
 Decision: PERM DEV Decision Date: 01/06/2017
 Location: 40 Milton Park N6 5QA
 Proposal: Erection of 3m deep single storey rear extension and associated alterations to existing partial side return infill extension.

COND Applications Decided: 1

Application No: **HGY/2017/0754** Officer: David Farndon
 Decision: REF Decision Date: 03/05/2017
 Location: Woodberry Court 38 Hornsey Lane Gardens N6 5PD
 Proposal: Variation of condition 2 (plans and specifications) attached to planning permission HGY/2015/0170 to permit the new drawing numbers with the revision iteration to be included in the condition

FUL Applications Decided: 18

Application No: **HGY/2015/2419** Officer: David Farndon
 Decision: GTD Decision Date: 18/05/2017
 Location: 27 Southwood Avenue N6 5SA
 Proposal: Removal of existing single storey rear extension to be replaced with a new dual-pitched two storey extension with the lower storey below ground level. Extension of the existing cellar to create a basement under the footprint of the existing house and the new rear extension. Two lightwells are proposed, one beneath the bay window at the front of the property and another to the rear of the new extension with external steps leading up to the garden. Separate access from the front of the property to the basement. An internal staircase is also provided to allow access between the existing house and the basement

Application No: **HGY/2016/3335** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 02/05/2017
 Location: Flat 1 3 Langdon Park Road N6 5PS
 Proposal: Extension of existing ground floor flat including demolition of existing single storey rear extension and replacing with new full width single storey extension with courtyard

Application No: **HGY/2017/0294** Officer: David Farndon
 Decision: GTD Decision Date: 10/05/2017
 Location: 22 Highgate Close N6 4SD
 Proposal: Erection of ground floor rear extension

Application No: **HGY/2017/0458** Officer: David Farndon
 Decision: REF Decision Date: 16/05/2017
 Location: Flat E 95 Hornsey Lane N6 5LW
 Proposal: Erection of a rear dormer extension alongside the erection of a half hip extension, with associated rooflights, to the flank of the roof.

Application No: **HGY/2017/0575** Officer: David Farndon
 Decision: GTD Decision Date: 24/05/2017
 Location: 12 Grange Road N6 4AP
 Proposal: Lower ground floor rear extension (including associated excavation works), installation of double glazing and the refurbishment of roof dormers, alongside other minor external alterations.

Application No: **HGY/2017/0658** Officer: David Farndon
 Decision: REF Decision Date: 24/04/2017
 Location: 1 Cholmeley Park N6 5ET
 Proposal: New roof structure, including three rear dormers, four rooflights to the front roof slope, and other associated alterations

Application No:	HGY/2017/0760	Officer:	David Farndon
Decision:	GTD	Decision Date:	04/05/2017
Location:	Flat 2 St Michaels School North Road N6 4BG		
Proposal:	Change of use of a three bedroom maisonette (Use Class C3) located within the grounds of a school to an educational use (Use Class D1)		
Application No:	HGY/2017/0807	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	10/05/2017
Location:	283-285 Archway Road N6 5AA		
Proposal:	Replacement of existing single glazed timber frame windows on the front elevation with double-glazed timber frame windows at 1st, 2nd and 3rd floor levels		
Application No:	HGY/2017/0941	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	28/04/2017
Location:	Ground Floor Flat 101 Talbot Road N6 4QX		
Proposal:	Erection of single storey side extension		
Application No:	HGY/2017/1026	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	09/05/2017
Location:	3 Sheldon Avenue N6 4JS		
Proposal:	Creation of new vehicular access including erection of new gates to front boundary, installation of 3 no. electric vehicle charging points and laying of permeable hardstanding		
Application No:	HGY/2017/1105	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	26/05/2017
Location:	34 Cholmeley Crescent N6 5HA		
Proposal:	Roof extension involving front, side and rear dormer roof extensions and new front and rear velux rooflights to facilitate a loft conversion		
Application No:	HGY/2017/1127	Officer:	Wendy Robinson
Decision:	GTD	Decision Date:	22/05/2017
Location:	14A Cromwell Avenue N6 5HL		
Proposal:	Changes to the facade, provision of a new basement, provision of a single storey side extension, single storey rear extension, and first floor rear extension.		
Application No:	HGY/2017/1129	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	02/06/2017
Location:	Flat A 33 Bishops Road N6 4HP		
Proposal:	Erection of 4m deep single storey rear extension to ground floor flat		
Application No:	HGY/2017/1150	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	23/05/2017
Location:	7 North Road N6 4BD		
Proposal:	New rear conservatory. Single storey infill extension at side return. Installation of modular garden office outbuilding.		
Application No:	HGY/2017/1202	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	01/06/2017
Location:	Second Floor Flat C 37 Cromwell Avenue N6 5HN		
Proposal:	Proposed replacement of existing, front, side and rear windows with timber framed windows		

Application No: **HGY/2017/1219** Officer: Samuel Uff
 Decision: GTD Decision Date: 01/06/2017
 Location: 88-90 Highgate High Street N6 5HX
 Proposal: Alterations to shopfront, including replacement of existing lower and upper fascia with timber fascia; alteration to shopfront fenestration and door materials; removal of air extract units; making good existing stall risers; and new external light.

Application No: **HGY/2017/1239** Officer: Samuel Uff
 Decision: GTD Decision Date: 02/06/2017
 Location: 28 Cholmeley Crescent N6 5HA
 Proposal: Erection of side dormer extension, enlargement of existing rear dormer and front rooflight

Application No: **HGY/2017/1241** Officer: Samuel Uff
 Decision: GTD Decision Date: 26/05/2017
 Location: 19 Highgate Close N6 4SD
 Proposal: Additional single storey rear extension beyond existing extension

FULM Applications Decided: 2

Application No: **HGY/2016/3876** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 28/04/2017
 Location: Derwen Compton Avenue N6 4LH
 Proposal: Retention and modifications to the front facade, demolition of existing house and erection of new build detached house including basement and attic accommodation.

Application No: **HGY/2017/0174** Officer: Aaron Lau
 Decision: GTD Decision Date: 05/05/2017
 Location: 28 Sheldon Avenue N6 4JT
 Proposal: Demolition of existing house on the site and the construction of a new single dwelling, consisting of 2 storeys, attic rooms and basement housing plant and leisure facilities. The house will have an attached garage at ground level and a further parking space via car stacker in the basement.

LBC Applications Decided: 1

Application No: **HGY/2017/0761** Officer: David Farndon
 Decision: GTD Decision Date: 04/05/2017
 Location: Flat 2 St Michaels School North Road N6 4BG
 Proposal: Listed Building Consent for change of use of a three bedroom maisonette (Use Class C3) located within the grounds of a school to an educational use (Use Class D1).

RES Applications Decided: 4

Application No: **HGY/2017/0473** Officer: Aaron Lau
 Decision: GTD Decision Date: 09/05/2017
 Location: 191-201 Archway Road N6 5BN
 Proposal: Approval of details pursuant to condition 4 (details of the new shop front) attached to planning permission HGY/2015/2517

Application No: **HGY/2017/0474** Officer: Aaron Lau
 Decision: GTD Decision Date: 28/04/2017
 Location: 191-201 Archway Road N6 5BN
 Proposal: Approval of details pursuant to condition 5 (hard and soft landscape works) attached to planning permission HGY/2015/2517

Application No: **HGY/2017/0991** Officer: Matthew Gunning
 Decision: GTD Decision Date: 15/05/2017
 Location: 23A Sheldon Avenue N6 4JS
 Proposal: Approval of details pursuant to condition 6 (materials) attached to planning permission HGY/2016/2587

Application No: **HGY/2017/1330** Officer: Samuel Uff
 Decision: GTD Decision Date: 12/05/2017
 Location: Southwood Heights Southwood Lawn Road N6 5SE
 Proposal: Approval of details associated with condition 3 (sample materials) of permission granted under HGY/2016/3770 for amendments to the frontage.

TPO Applications Decided: 5

Application No: **HGY/2017/0649** Officer: David Farndon
 Decision: GTD Decision Date: 24/04/2017
 Location: 17 Broadlands Road N6 4AE
 Proposal: Tree works to London Plane tree to reduce and thin crown.

Application No: **HGY/2017/0671** Officer: David Farndon
 Decision: REF Decision Date: 26/04/2017
 Location: 12 Herons Lea Sheldon Avenue N6 4NB
 Proposal: Tree works - crown reduction/branch pruning to trees at property

Application No: **HGY/2017/1079** Officer: Duncan McKane
 Decision: GTD Decision Date: 12/05/2017
 Location: 55 Cholmeley Park N6 5EH
 Proposal: Tree works to include a crown reduction by 2m to 3m off all aspects to consolidate the crown. Tree height and width to change from 18m tall to 15m tall, width from 14m to 12m, representing 20% of the crown. Crown thinning works not to be undertaken unless this is to remove diseased, dangerous or dying branches.

Application No: **HGY/2017/1264** Officer: Matthew Gunning
 Decision: REF Decision Date: 19/05/2017
 Location: 39 Wood Lane N6 5UD
 Proposal: Tree works to include reduction / thinning of crown by 30% to 1 x Evergreen Oak tree

Application No: **HGY/2017/1319** Officer: Matthew Gunning
 Decision: REF Decision Date: 25/05/2017
 Location: 30 Denewood Road N6 4AH
 Proposal: Tree works to include felling of 2 x Horse Chestnut trees covered by TPOs

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

Application No: **HGY/2017/1145** Officer: Samuel Uff
 Decision: GTD Decision Date: 05/05/2017
 Location: St Marys Tower High Street N8
 Proposal: Advertisement consent for the display of a flag (1.8 x 0.9M) on flagpole at the top of the church tower

CLUP Applications Decided: 1

Application No: **HGY/2017/1345** Officer: Mercy Oruwari
 Decision: PERM DEV Decision Date: 11/05/2017
 Location: 32 Elmfield Avenue N8 8QG
 Proposal: Certificate of lawfulness for the formation of a single storey rear extension (Proposed).

FUL Applications Decided: 8

Application No: **HGY/2017/0437** Officer: Samuel Uff
 Decision: GTD Decision Date: 05/05/2017
 Location: St Marys Tower High Street N8
 Proposal: Erection of a flagpole on top of the tower, with associated lightning conductor system and vertical tapes running on two sides of the building leading to new earth pits.

Application No: **HGY/2017/0723** Officer: Emma McCready
 Decision: GTD Decision Date: 26/04/2017
 Location: Flat A 17 Church Lane N8 7BU
 Proposal: Building a larger shed/outbuilding at the end of the garden. There is already a structure on the site.

Application No: **HGY/2017/0792** Officer: Aaron Lau
 Decision: GTD Decision Date: 08/05/2017
 Location: Hornsey Tavern 26 High Street N8 7PB
 Proposal: Conversion of upper floors of existing public house and erection of 3 storey rear extension to create 7 residential units and enlarged ground floor public house

Application No: **HGY/2017/0958** Officer: Aaron Lau
 Decision: GTD Decision Date: 27/04/2017
 Location: 72A Basement Flat Hillfield Avenue N8 7DN
 Proposal: Erection of part rear infill extension

Application No: **HGY/2017/0996** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 22/05/2017
 Location: Flat 2 22 Hillfield Avenue N8 7DT
 Proposal: Construction of a roof terrace over rear outrigger

Application No: **HGY/2017/1037** Officer: Conor Guilfoyle
 Decision: REF Decision Date: 09/05/2017
 Location: First Floor Flat 70 Linzee Road N8 7RE
 Proposal: Erection of external staircase to the side elevation of the rear of the building to enable access from the first floor flat to the rear garden

Application No: **HGY/2017/1104** Officer: Samuel Uff
 Decision: GTD Decision Date: 24/05/2017
 Location: 84 High Street N8 7NU
 Proposal: Proposed single storey rear extension for use as ancillary storage area and facilities associated with the existing retail (A1) use.

Application No: **HGY/2017/1190** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 01/06/2017
 Location: Ground Floor Flat 112 Rathcoole Gardens N8 9PG
 Proposal: Erection of a single storey rear extension

FULM Applications Decided: 1

Application No: **HGY/2017/0698** Officer: Aaron Lau
 Decision: REF Decision Date: 18/05/2017
 Location: Gisburn Mansions Tottenham Lane N8 7EB
 Proposal: Erection of new third storey and roof to provide 12no. two-bedroom flats.

NON Applications Decided: 1

Application No: **HGY/2017/1002** Officer: Matthew Gunning
 Decision: GTD Decision Date: 03/05/2017
 Location: Ground Flat 31 Rosebery Gardens N8 8SH
 Proposal: Non-material amendment following a grant of planning permission HGY/2016/3717 to remove raked head frames, build gable wall up and insert window.

RES Applications Decided: 3

Application No: **HGY/2017/0459** Officer: David Farndon
 Decision: GTD Decision Date: 02/06/2017
 Location: Great Northern Railway Tavern 67 High Street N8 7QB
 Proposal: Approval of details pursuant to condition 3 (detailed schedule and methodology of the external and internal works) attached to Listed Building Consent HGY/2016/2340

Application No: **HGY/2017/0970** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 17/05/2017
 Location: 19 High Street N8 7QB
 Proposal: Approval of details pursuant to conditions 3 (Details of the external materials), 4 (Details of refuse and waste storage and recycling facilities) and 5 (Construction Management Plan (CMP) and Construction Logistics Plan (CLP)) attached to planning permission HGY/2015/1350.

Application No: **HGY/2017/1003** Officer: Wendy Robinson
 Decision: GTD Decision Date: 18/05/2017
 Location: Land Adjacent to Hornsey Bowling Club Rectory Gardens N8 7QT
 Proposal: Approval of details pursuant to condition 3 (external materials) attached to planning permission HGY/2016/1307

Total Applications Decided for Ward: 15WARD: **Muswell Hill****ADV Applications Decided: 2**

Application No: **HGY/2017/0927** Officer: Laina Levassor
 Decision: GTD Decision Date: 05/05/2017
 Location: 86 Muswell Hill Broadway N10 3RU
 Proposal: Display of 2 x non illuminated individual letters and logo fascia signs, 1 x non illuminated projecting roundel sign and 1 x non illuminated vitreous enamelled branch nameplate sign

Application No: **HGY/2017/0995** Officer: Laina Levassor
 Decision: GTD Decision Date: 15/05/2017
 Location: 189-191 Muswell Hill Broadway N10 3RS
 Proposal: Display of 1 x non- illuminated fascia sign and 1 x non-illuminated projecting sign

CLUP Applications Decided: 4

Application No: **HGY/2017/0919** Officer: Conor Guilfoyle
 Decision: PERM DEV Decision Date: 02/05/2017
 Location: 52 Palace Road N8 8QP
 Proposal: Certificate of lawfulness for proposed formation of two side dormers in roof slopes

Application No: **HGY/2017/1099** Officer: Joanna Turner
 Decision: PERM DEV Decision Date: 27/04/2017
 Location: 17 Muswell Hill Place N10 3RP
 Proposal: Certificate of lawfulness for a single storey rear extension

Application No: **HGY/2017/1280** Officer: Lucy Morrow
 Decision: PERM DEV Decision Date: 02/06/2017
 Location: 24 Barrington Road N8 8QS
 Proposal: Certificate of lawfulness for proposed erection of a single storey garden shed at the rear of the rear garden

Application No: **HGY/2017/1297** Officer: Laurence Ackrill
 Decision: PERM DEV Decision Date: 05/05/2017
 Location: 110A St James's Lane N10 3RD
 Proposal: Certificate of lawfulness for a proposed single storey rear extension

COND Applications Decided: 1

Application No: **HGY/2017/0846** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 03/05/2017
 Location: Land Between 10-12 Muswell Hill Place N10 3RR
 Proposal: Variation of condition 4 (satellite dishes) attached to planning permission HGY/2014/2555 in order to allow 1 x digital aerial.

FUL Applications Decided: 8

Application No: **HGY/2016/2570** Officer: Matthew Gunning
 Decision: REF Decision Date: 15/05/2017
 Location: First Floor Flat 38 Linden Road N10 3DH
 Proposal: Retention of roof terrace area.

Application No:	HGY/2017/0731	Officer:	David Farndon
Decision:	GTD	Decision Date:	23/05/2017
Location:	Ground Floor Flat 120 Muswell Hill Road N10 3JD		
Proposal:	Erection of a single storey rear extension		
Application No:	HGY/2017/0786	Officer:	David Farndon
Decision:	GTD	Decision Date:	03/05/2017
Location:	64 Cranley Gardens N10 3AJ		
Proposal:	Erection of part single-storey part two-storey side extension, single storey rear extension and rear dormer roof extension.		
Application No:	HGY/2017/0857	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	24/04/2017
Location:	5 Topsfield Road N8 8SN		
Proposal:	Erection of single storey side-return extension and rear extension with pitched roof		
Application No:	HGY/2017/0934	Officer:	Emma McCready
Decision:	GTD	Decision Date:	26/04/2017
Location:	12 Woodland Gardens N10 3UA		
Proposal:	Single storey rear extension and installation of three new windows		
Application No:	HGY/2017/1020	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	08/05/2017
Location:	First Floor Flat C 17 Woodland Gardens N10 3UE		
Proposal:	Conversion of loft space to include erection of rear dormer roof extension and roof terrace with glass balustrade, installation of 2no. roof lights to the front roof slope and 1no. new roof light to the rear roof slope		
Application No:	HGY/2017/1061	Officer:	Samuel Uff
Decision:	REF	Decision Date:	11/05/2017
Location:	11 The Chine N10 3PX		
Proposal:	Proposed loft conversion with front, side and rear dormer roof extensions		
Application No:	HGY/2017/1288	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	25/05/2017
Location:	10 Linden Road N10 3DH		
Proposal:	Erection of 4.5m deep single storey rear extension		

NON Applications Decided: 1

Application No:	HGY/2017/1298	Officer:	David Farndon
Decision:	GTD	Decision Date:	02/06/2017
Location:	Connaught House Connaught Gardens N10 3LH		
Proposal:	Non-material amendment following a grant of planning permission HGY/2014/1973 to introduce minor changes to landscaping at the southern end of site and reduction in the number of internal bicycle storage spaces with an associated increase in the size of the plant area.		

RES Applications Decided: 5

Application No: **HGY/2017/0816** Officer: Gareth Prosser
 Decision: GTD Decision Date: 05/05/2017
 Location: Land To Rear of 3 New Road N8
 Proposal: Approval of details relating to condition 10 (Drainage) of planning permission HGY/2016/1562

Application No: **HGY/2017/0851** Officer: Aaron Lau
 Decision: GTD Decision Date: 16/05/2017
 Location: St Lukes Woodside Hospital Woodside Avenue N10 3JA
 Proposal: Approval of details pursuant to condition 11 (re-use of sections of the covered walkway) attached to planning permissions HGY/2013/2379 & HGY/2016/0242

Application No: **HGY/2017/0945** Officer: Aaron Lau
 Decision: GTD Decision Date: 26/05/2017
 Location: St Lukes Woodside Hospital Woodside Avenue N10 3JA
 Proposal: Approval of details pursuant to condition 19 (combustion plant) attached to planning permissions HGY/2013/2379 & HGY/2016/0242

Application No: **HGY/2017/1128** Officer: Aaron Lau
 Decision: GTD Decision Date: 16/05/2017
 Location: 2 Athenaeum Place N10 3HL
 Proposal: Approval of details pursuant to Condition 3 (materials) attached to planning permission HGY/2016/2966

Application No: **HGY/2017/1173** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 25/05/2017
 Location: Vacant Site Between 10 and 12 Muswell Hill Place N10 3RR
 Proposal: Approval of details pursuant to condition 8 (Hard & Soft Landscaping) attached to planning permission HGY/2014/2555

Total Applications Decided for Ward: 21

WARD: **Noel Park**

ADV Applications Decided: 2

Application No: **HGY/2017/1053** Officer: Emma McCready
 Decision: GTD Decision Date: 18/05/2017
 Location: Unit 63A 159 High Road N22 6YD
 Proposal: New timber effect fascia board. Wood composite timber cladding fixed horizontally. Plank size approx. 150-200mm. Internally illuminated acrylic logo colour white. logo to be pegged off fascia board. All fixings to be concealed. Internally illuminated acrylic individual letters. RAL 4010. Individual letters to be pegged off fascia board. All fixings to be concealed.

Application No: **HGY/2017/1514** Officer: Roland Sheldon
 Decision: GTD Decision Date: 25/05/2017
 Location: 38-46 Station Road N22 6UX
 Proposal: Advertisement consent for painted advertisement on flank wall of nos. 38-46 Station Road.

CLUP Applications Decided: 2

Application No: **HGY/2017/1464** Officer: Joanna Turner
 Decision: PERM DEV Decision Date: 18/05/2017
 Location: 32 Malvern Road N8 0LA
 Proposal: Certificate of lawfulness for a proposed roof extension at the rear and insertion of roof lights in the front roof slope.

Application No: **HGY/2017/1481** Officer: Lucy Morrow
 Decision: PERM DEV Decision Date: 02/06/2017
 Location: 145 Russell Avenue N22 6PY
 Proposal: Certificate of lawfulness for proposed demolition of existing rear extension, construction of a single storey rear extension, and installation of french doors to rear elevation

FUL Applications Decided: 9

Application No: **HGY/2017/0666** Officer: Roland Sheldon
 Decision: GTD Decision Date: 25/04/2017
 Location: 16 High Road N22 6BX
 Proposal: Erection of additional storey to create third floor level to be used as roof garden dining area for existing restaurant.

Application No: **HGY/2017/0878** Officer: Samuel Uff
 Decision: GTD Decision Date: 24/04/2017
 Location: 12 Moselle Avenue N22 6ES
 Proposal: Single storey rear extension

Application No: **HGY/2017/0882** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 28/04/2017
 Location: 27 Park Ridings N8 0LB
 Proposal: Erection of single storey side extension with lean-to roof at rear of property

Application No: **HGY/2017/1086** Officer: Kwaku Bossman-Gyamera
 Decision: REF Decision Date: 26/05/2017
 Location: 104 Farrant Avenue N22 6PE
 Proposal: Rear dormer and single storey rear extension (part retrospective)

Application No: **HGY/2017/1098** Officer: Aaron Lau
 Decision: REF Decision Date: 26/04/2017
 Location: 10 The Broadway N22 6DS
 Proposal: Erection of a two storey rear extension and the conversion of the property to provide 4 self-contained dwellings (2x2 Bed and 2x1 Bed Unit) with associated internal alterations.

Application No: **HGY/2017/1107** Officer: Roland Sheldon
 Decision: GTD Decision Date: 17/05/2017
 Location: 31 Westbury Avenue N22 6BS
 Proposal: Retention of external flue and new cover over. Retention of wooden roof to the existing rear extension and extension of opening hours of cafe/restaurant to Mondays to Saturdays: 08:00 - 00:00; Sundays and Bank Holidays 08:00 - 22:00.

Application No: **HGY/2017/1139** Officer: Roland Sheldon
 Decision: GTD Decision Date: 22/05/2017
 Location: 17 Moselle Avenue N22 6ES
 Proposal: Removal of existing outbuilding, erection of a single storey rear extension

Application No: **HGY/2017/1196** Officer: Gareth Prosser
 Decision: REF Decision Date: 30/05/2017
 Location: 141 Farrant Avenue N22 6PE
 Proposal: Formation of rear dormer extension with two roof lights to front roof slope.

Application No: **HGY/2017/1206** Officer: Gareth Prosser
 Decision: GTD Decision Date: 30/05/2017
 Location: 141 Farrant Avenue N22 6PE
 Proposal: Erection of single storey rear extension

LCD Applications Decided: 8

Application No: **HGY/2017/0646** Officer: Laina Levassor
 Decision: GTD Decision Date: 24/04/2017
 Location: Upper and Lower Flats 38 Salisbury Road N22 6NX
 Proposal: Replacement of timber windows and doors with timber to front elevation and PVCu to rear elevation

Application No: **HGY/2017/0773** Officer: Laina Levassor
 Decision: GTD Decision Date: 03/05/2017
 Location: 16 Gladstone Avenue N22 6LS
 Proposal: Replacement of timber windows and doors with timber to front elevation and PVCu to rear elevation

Application No: **HGY/2017/0938** Officer: Laina Levassor
 Decision: GTD Decision Date: 05/05/2017
 Location: 4 Gladstone Avenue N22 6LS
 Proposal: Replacement of existing timber windows and doors with timber to front elevation and PVCu to rear elevation

Application No: **HGY/2017/0943** Officer: Laina Levassor
 Decision: GTD Decision Date: 05/05/2017
 Location: 27 Gladstone Avenue N22 6JU
 Proposal: Replacement of timber windows and doors with timber to front elevation and PVCu to rear elevation

Application No: **HGY/2017/1004** Officer: Laina Levassor
 Decision: GTD Decision Date: 11/05/2017
 Location: 35D Gladstone Avenue N22 6JX
 Proposal: Replacement of windows and doors with timber to front elevation and PVCu to rear elevation

Application No: **HGY/2017/1006** Officer: Laina Levassor
 Decision: GTD Decision Date: 24/05/2017
 Location: 54 & 56 Salisbury Road N22 6NX
 Proposal: Replacement of timber windows with timber to front elevation and replacement of timber windows and door with PVCu to rear elevation

Application No: **HGY/2017/1310** Officer: Laina Levassor
 Decision: GTD Decision Date: 01/06/2017
 Location: 175 & 175A Gladstone Avenue N22 6LB
 Proposal: Replacement of timber windows and doors with timber to front elevation and PVCu to rear elevation

Application No: **HGY/2017/1436** Officer: Laina Levassor
 Decision: GTD Decision Date: 01/06/2017
 Location: 33 Gladstone Avenue N22 6JU
 Proposal: Replacement of timber framed windows with new timber framed windows to match existing

PNE Applications Decided: 1

Application No: **HGY/2017/1177** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 26/05/2017
 Location: 38 Malvern Road N8 0LA
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 1.42m, for which the maximum height would be 2.72m and for which the height of the eaves would be 2.94m

Total Applications Decided for Ward: 22WARD: **Northumberland Park****CLDE Applications Decided: 1**

Application No: **HGY/2017/1027** Officer: Conor Guilfoyle
 Decision: REF Decision Date: 05/05/2017
 Location: 6 Willoughby Lane N17 0SS
 Proposal: Certificate of lawfulness for use of dwellinghouse as 4 self-contained studio flats

CLUP Applications Decided: 2

Application No: **HGY/2017/0663** Officer: David Farndon
 Decision: PERM DEV Decision Date: 26/04/2017
 Location: 30A Willoughby Lane N17 0SS
 Proposal: Certificate of Lawfulness for the erection of a rear dormer on rear roof slope and outrigger, alongside two rooflights to the front elevation.

Application No: **HGY/2017/1275** Officer: Kwaku Bossman-Gyamera
 Decision: PERM DEV Decision Date: 30/05/2017
 Location: 162 Park Lane N17 0JN
 Proposal: Certificate of lawfulness: Proposed loft conversion with rear dormer windows. Front roof lights.

FUL Applications Decided: 8

Application No: **HGY/2017/0889** Officer: Conor Guilfoyle
 Decision: REF Decision Date: 12/05/2017
 Location: Flat A 38 Sutherland Road N17 0BN
 Proposal: Conversion of existing 3 bedroom flat to 1x 2 bedroom and 1x Studio flat

Application No: **HGY/2017/0957** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 28/04/2017
 Location: 50 Park Lane N17 0JS
 Proposal: Erection of single storey 'wrap-around' rear extension to enlarge existing 1 bedroom flat, remaining as a 1 bedroom flat

Application No: **HGY/2017/0977** Officer: Duncan McKane
 Decision: GTD Decision Date: 16/05/2017
 Location: 681 High Road N17 8AD
 Proposal: Alterations to shopfront to include new door and glazing with upvc stallriser and mullions

Application No: **HGY/2017/1039** Officer: Emma McCready
 Decision: GTD Decision Date: 12/05/2017
 Location: 11 Chalgrove Road N17 0NP
 Proposal: Part single storey and part two storey extension.

Application No: **HGY/2017/1046** Officer: Wendy Robinson
 Decision: GTD Decision Date: 09/05/2017
 Location: 27-31 Garman Road N17 0UP
 Proposal: Change of Use of Unit A from Warehouse (B8/B2) to a bakery (B1/B2) including the erection of a first floor extension to the front of the building

Application No: **HGY/2017/1084** Officer: Duncan McKane
 Decision: GTD Decision Date: 15/05/2017
 Location: 22 Ruskin Road N17 8ND
 Proposal: Conversion of property comprising 6 no. self contained flats to 2 no. self-contained maisonettes.

Application No: **HGY/2017/1135** Officer: Conor Guilfoyle
 Decision: REF Decision Date: 18/05/2017
 Location: 19 Gretton Road N17 8BN
 Proposal: Retrospective planning application for the retention of the as-built front boundary wall

Application No: **HGY/2017/1140** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 22/05/2017
 Location: 840A High Road N17 0EY
 Proposal: Proposed roof skylights to existing one bedroom flat

NON Applications Decided: 3

Application No: **HGY/2017/1106** Officer: James Hughes
 Decision: GTD Decision Date: 04/05/2017
 Location: Tottenham Hotspur Football Club 748 High Road N17 0AP
 Proposal: Proposed non-material amendments to inner edge of roof profile. Rationalisation of maximum operational capacity to 61,559 (from 61,461 as originally applied for).

Application No: **HGY/2017/1183** Officer: James Hughes
 Decision: GTD Decision Date: 09/05/2017
 Location: Tottenham Hotspur Football Club 748 High Road N17 0AP

Proposal: Non-material amendment following a grant of planning permission HGY/2015/3000: proposed removal of 90 day restriction (Condition D16) to allow operation of hotel serviced apartments as C3, rather than C1 Use Class. Consequential amendments to Conditions A4, A7 and D1.

Application No: **HGY/2017/1391** Officer: Aaron Lau

Decision: GTD Decision Date: 16/05/2017

Location: Mowlem Trading Estate Leaside Road N17 0QJ

Proposal: Non-material amendment following a grant of planning permission HGY/2016/3489 to insert the words "except demolition" into conditions 7 and 11

PND Applications Decided: 1

Application No: **HGY/2017/1315** Officer: Valerie Okeiyi

Decision: PN NOT REQ Decision Date: 23/05/2017

Location: Brantwood House 175 Willoughby Lane N17 0RX

Proposal: Prior notification for demolition of Classes B8 and B1 use building

PNE Applications Decided: 3

Application No: **HGY/2017/0884** Officer: Anthony Traub

Decision: PN NOT REQ Decision Date: 04/05/2017

Location: 44 Waverley Road N17 0PX

Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

Application No: **HGY/2017/0899** Officer: Anthony Traub

Decision: PN NOT REQ Decision Date: 24/04/2017

Location: 16 St Pauls Road N17 0NJ

Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 2.4m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

Application No: **HGY/2017/1018** Officer: Laina Levassor

Decision: PN REFUSED Decision Date: 09/05/2017

Location: 62 Willoughby Lane N17 0SS

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: 14

Application No: **HGY/2014/2235** Officer: James Hughes

Decision: NPW Decision Date: 03/05/2017

Location: Land Off Northumberland Park N17 0TX

Proposal: Approval of details pursuant to conditions 3 (detailed drawings at an appropriate scale elevations 1:20, plans 1:50) of the rear boundary works to the northern terrace) and 6 attached to planning permission HGY/2013/1976

Application No: **HGY/2014/2246** Officer: James Hughes

Decision: NPW Decision Date: 03/05/2017

Location: Land Off Northumberland Park N17 0TX

Proposal: Approval of details pursuant to condition 3 (detailed drawings at an appropriate scale (elevations 1:20, plans 1:50) of the rear boundary works to the northern terrace) attached to planning permission HGY/2013/1973

Application No: **HGY/2016/2054** Officer: James Hughes
 Decision: GTD Decision Date: 05/05/2017
 Location: Tottenham Hotspur Football Club 748 High Road N17 0AL
 Proposal: Approval of Details pursuant to Condition A11 (Drainage) attached to planning permission HGY/2015/3000 (Partial discharge for Plot 1- Stadium)

Application No: **HGY/2016/2067** Officer: James Hughes
 Decision: GTD Decision Date: 23/05/2017
 Location: Tottenham Hotspur Football Club 748 High Road N17 0AL
 Proposal: Approval of Details pursuant to Condition C2 (Construction Environmental Management Plan) attached to planning permission HGY/2015/3000

Application No: **HGY/2017/0213** Officer: James Hughes
 Decision: GTD Decision Date: 25/04/2017
 Location: 744 High Road N17 0AL
 Proposal: Approval of details pursuant to Condition 5 (details of materials including external finishes, metal and any masonry) attached to Listed Building Consent HGY/2015/3001

Application No: **HGY/2017/0214** Officer: James Hughes
 Decision: GTD Decision Date: 25/04/2017
 Location: 744 High Road N17 0AL
 Proposal: Approval of details pursuant to condition 6a (detailed and itemised schedule of works, methodology statement, detailed plans and drawings re: the staircase, its material and treatment of the defensible space immediately in front of the House) attached to Listed Building Consent HGY/2015/3001

Application No: **HGY/2017/0215** Officer: James Hughes
 Decision: GTD Decision Date: 25/04/2017
 Location: 744 High Road N17 0AL
 Proposal: Approval of details pursuant to condition 6c (detailed and itemised schedule of works, methodology statement, detailed plans and drawings re: detail of structural investigations to verify the loading capacity of the building and any concealed damage to the structure that may occur due to the new extensions on either side) attached to Listed Building Consent HGY/2015/3001

Application No: **HGY/2017/0789** Officer: James Hughes
 Decision: GTD Decision Date: 05/05/2017
 Location: Tottenham Hotspur Football Club 748 High Road N17 0AP
 Proposal: Approval of details pursuant to condition B26 (Replacement Bird Nests) attached to planning permission HGY/2015/3000

Application No: **HGY/2017/0833** Officer: James Hughes
 Decision: GTD Decision Date: 17/05/2017
 Location: Land to the rear of 790-796 High Road N17 0DH
 Proposal: Approval of details pursuant to condition 6 (Construction Management Plan (CMP) and a Construction Logistics Plan (CLP)) attached to planning permission HGY/2016/3310.

Application No: **HGY/2017/0972** Officer: Roland Sheldon
 Decision: GTD Decision Date: 23/05/2017
 Location: Land adjoining 74 Manor Road N17 0JJ
 Proposal: Discharge of condition 3 (materials) of planning permission HGY/2015/1071 for the erection of 2 x 2-bed houses.

Application No:	HGY/2017/1179	Officer:	James Hughes
Decision:	GTD	Decision Date:	24/05/2017
Location:	44 White Hart Lane N17 8DP		
Proposal:	Approval of details pursuant to condition 3 (Portacabins) attached to planning permission HGY/2015/3002		
Application No:	HGY/2017/1180	Officer:	James Hughes
Decision:	GTD	Decision Date:	18/05/2017
Location:	Tottenham Hotspur Football Club 748 High Road N17 0AP		
Proposal:	Approval of details pursuant to condition A12 (Interim Landscape and Meanwhile Use scheme) attached to planning permission HGY/2015/3000		
Application No:	HGY/2017/1364	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	17/05/2017
Location:	Mowlem Trading Estate Leaside Road N17 0QJ		
Proposal:	Approval of details pursuant to condition 3 (Details of Materials) attached to planning permission HGY/2016/3489		
Application No:	HGY/2017/1365	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	19/05/2017
Location:	Mowlem Trading Estate Leaside Road N17 0QJ		
Proposal:	Approval of details pursuant to condition 4 (Details of hard and soft landscape works) attached to planning permission HGY/2016/3489		

TEL Applications Decided: 3

Application No:	HGY/2017/1051	Officer:	Emma McCready
Decision:	REF	Decision Date:	05/05/2017
Location:	824-828 High Road N17 0EY		
Proposal:	The installation of 2no. mock flagpoles supporting internally shrouded antennas upon the rooftop and 3no. cabinets at ground floor level with ancillary works thereto		
Application No:	HGY/2017/1231	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	26/05/2017
Location:	641 High Road N17 8AA		
Proposal:	Telephone Kiosk - Replacement of existing kiosk with new design		
Application No:	HGY/2017/1282	Officer:	Kwaku Bossman-Gyamera
Decision:	RNO	Decision Date:	05/05/2017
Location:	Concord House Park Lane N17 0JQ		
Proposal:	Notification under the Electronic Communications Code Regulations 2003 to utilise permitted development rights to install of 6no. pole mounted antennas on rooftop, 3no. equipment cabinets at ground level with ancillary works including meter cabinet		

Total Applications Decided for Ward: 35WARD: **St Anns****CLDE Applications Decided: 1**

Application No: **HGY/2017/0873** Officer: Emma McCready
 Decision: GTD Decision Date: 26/04/2017
 Location: 40 Brampton Road N15 3SX
 Proposal: Certificate of lawfulness: existing use of property as 2 self contained flats

CLUP Applications Decided: 7

Application No: **HGY/2017/0797** Officer: Kwaku Bossman-Gyamera
 Decision: PERM DEV Decision Date: 25/04/2017
 Location: 19 Cranleigh Road N15 3AB
 Proposal: Certificate of lawfulness for proposed single storey rear extnsion

Application No: **HGY/2017/0984** Officer: Emma McCready
 Decision: PERM DEV Decision Date: 26/05/2017
 Location: 42 Clarendon Road N15 3JX
 Proposal: Certificate of lawfulness for the erection of a rear dormer window, rear roof extension, and two front facing rooflights

Application No: **HGY/2017/1302** Officer: Jon Skapoullis
 Decision: PERM DEV Decision Date: 09/05/2017
 Location: 70 Avondale Road N15 3SH
 Proposal: Certificate of lawfulness: proposed loft conversion with a rear dormer window. Front roof lights.

Application No: **HGY/2017/1304** Officer: Lucy Morrow
 Decision: PERM DEV Decision Date: 11/05/2017
 Location: 55 Cranleigh Road N15 3AH
 Proposal: Certificate of lawfulness for proposed rear dormer roof extension with rooflights to the front elevation

Application No: **HGY/2017/1340** Officer: Mercy Oruwari
 Decision: PERM DEV Decision Date: 15/05/2017
 Location: 17 Clarence Road N15 5BB
 Proposal: Certificate of lawfulness for the formation of a rear dormer and roof extension including the insertion of rooflights proposed use

Application No: **HGY/2017/1362** Officer: Duncan McKane
 Decision: PERM DEV Decision Date: 11/05/2017
 Location: 47 Brampton Road N15 3SX
 Proposal: Certificate of lawfulness for the erection of a rear roof dormer extenison and installation of 3 no. rooflights

Application No: **HGY/2017/1384** Officer: Duncan McKane
 Decision: PERM DEV Decision Date: 15/05/2017
 Location: The Federation Of St Mary's Priory Catholic Schools Hermitage Road N15 5RE
 Proposal: Certificate of lawfulness for an existing single storey extension to a primary school (use class D1 Educational)

FUL Applications Decided: 10

Application No:	HGY/2017/0359	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	02/06/2017
Location:	45 Rutland Gardens N4 1JN		
Proposal:	Proposed conversion of dwelling into 2 x self contained flats in conjunction with alterations to the existing single storey rear extension and rear dormer roof extension		
Application No:	HGY/2017/0442	Officer:	David Farndon
Decision:	GTD	Decision Date:	26/04/2017
Location:	77 Stanhope Gardens N4 1HY		
Proposal:	Erection of single storey side and rear extension		
Application No:	HGY/2017/0864	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	25/04/2017
Location:	84 North Grove N15 5QP		
Proposal:	Proposed single storey side and rear extension		
Application No:	HGY/2017/0865	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	27/04/2017
Location:	11 Chesterfield Gardens N4 1LJ		
Proposal:	Single storey side & rear extension		
Application No:	HGY/2017/0946	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	02/06/2017
Location:	43 Rutland Gardens N4 1JN		
Proposal:	Conversion of single family dwellinghouse into 1 x 3 bed and 1 x 2 bed self contained flats, in conjunction with single storey side to rear extension and rear dormer roof extension		
Application No:	HGY/2017/1089	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	12/05/2017
Location:	First Floor Flat 65 Harringay Road N15 3HU		
Proposal:	Formation of a rear dormer window.		
Application No:	HGY/2017/1176	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	17/05/2017
Location:	Flat B 83 Station Crescent N15 5BG		
Proposal:	Erection of a rear dormer and insertion of 2 front rooflights to first floor flat.		
Application No:	HGY/2017/1267	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	22/05/2017
Location:	11B Abbotsford Avenue N15 3BT		
Proposal:	Erection of a rear dormer to facilitate a loft conversion		
Application No:	HGY/2017/1268	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	22/05/2017
Location:	11A Abbotsford Avenue N15 3BT		
Proposal:	Erection of single storey side / rear extension		

Application No: **HGY/2017/1311** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 26/05/2017
 Location: 11 South Grove N15 5QG
 Proposal: External alterations to the existing building to include new doors, windows and roof light to create 3 self-contained flats granted under prior approval (Application reference HGY/2017/0351).

LCD Applications Decided: 1

Application No: **HGY/2017/0774** Officer: Laina Levassor
 Decision: GTD Decision Date: 04/05/2017
 Location: 179, 181, 195, 197, 199, 201 Cornwall Road N15 5AX
 Proposal: Replacement of timber windows and doors with PVCu windows and doors

PNE Applications Decided: 2

Application No: **HGY/2017/0956** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 25/04/2017
 Location: 20 Rowley Road N15 3AX
 Proposal: Single storey, side return extension to the rear of the house, extending to the boundary wall. This is to increase the size of the existing kitchen. The total area of the extension will be 5.8m X 1.55m. The extension does not protrude into the garden, and does not result in more than 50% of the curtilage being covered by buildings

Application No: **HGY/2017/1120** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 23/05/2017
 Location: 19 Cranleigh Road N15 3AB
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 3.484m, for which the maximum height would be 3.250m and for which the height of the eaves would be 3m

Total Applications Decided for Ward: 21WARD: **Seven Sisters****ADV Applications Decided: 1**

Application No: **HGY/2017/0850** Officer: Laina Levassor
 Decision: GTD Decision Date: 26/04/2017
 Location: Supermarket 4 Williamson Road N4 1UJ
 Proposal: Display of 1 x vinyl panel applied to lower section of existing totem signs, 4 x vinyl panels to replace existing totem signs and 2 x aluminium panels with vinyl faces

CLDE Applications Decided: 2

Application No: **HGY/2017/1031** Officer: Roland Sheldon
 Decision: REF Decision Date: 08/05/2017
 Location: 17 Candler Street N15 6HS
 Proposal: Certificate of lawfulness for existing use as two self-contained flats.

Application No: **HGY/2017/1325** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 23/05/2017
 Location: 12 Ashfield Road N4 1PB
 Proposal: Use of property as two self-contained flats (certificate of lawfulness for an existing use)

CLUP Applications Decided: 2

Application No: **HGY/2017/1014** Officer: Conor Guilfoyle
 Decision: PERM DEV Decision Date: 08/05/2017
 Location: 133 Fairview Road N15 6TS
 Proposal: Certificate of lawfulness for proposed formation of rear roof dormer extension

Application No: **HGY/2017/1236** Officer: Joanna Turner
 Decision: PERM DEV Decision Date: 02/05/2017
 Location: 67 Oakdale Road N4 1NU
 Proposal: Certificate of lawfulness: proposed roof extension and roof lights

FUL Applications Decided: 13

Application No: **HGY/2017/0157** Officer: Emma McCready
 Decision: REF Decision Date: 25/04/2017
 Location: 145 Castlewood Road N15 6BD
 Proposal: Excavation to provide a basement

Application No: **HGY/2017/0831** Officer: Laina Levassor
 Decision: GTD Decision Date: 04/05/2017
 Location: 74 Hermitage Road N4 1LY
 Proposal: Replacement of existing single glazed timber windows with uPVC double glazed windows to front and rear elevation

Application No: **HGY/2017/0879** Officer: Duncan McKane
 Decision: GTD Decision Date: 25/04/2017
 Location: Flat A 22 St Johns Road N15 6QP
 Proposal: Loft conversion including installation of 5 no rooflights

Application No: **HGY/2017/1010** Officer: Wendy Robinson
 Decision: REF Decision Date: 16/05/2017
 Location: 115 Crowland Road N15 6UR
 Proposal: Erection of outbuilding

Application No: **HGY/2017/1040** Officer: Emma McCready
 Decision: REF Decision Date: 09/05/2017
 Location: 123 Castlewood Road N15 6BD
 Proposal: Proposed new 3-storey dwelling house plus basement with 6m single storey rear element.

Application No: **HGY/2017/1044** Officer: Emma McCready
 Decision: REF Decision Date: 09/05/2017
 Location: 101 & 103 Crowland Road N15 6UR
 Proposal: Erection of 2 residential dwellings (Retrospective Application)

Application No: **HGY/2017/1103** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 17/05/2017
 Location: 1 Ferndale Road N15 6UF
 Proposal: Single storey side and rear extension, rear dormer roof extension and front porch

Application No: **HGY/2017/1126** Officer: Laurence Ackrill
 Decision: REF Decision Date: 17/05/2017
 Location: 18 Clifton Gardens N15 6AP
 Proposal: Erection of rear ground and first floor extension.

Application No: **HGY/2017/1143** Officer: Duncan McKane
 Decision: GTD Decision Date: 31/05/2017
 Location: 58-60 High Road N15 6JU
 Proposal: Erection of rear extensions at first floor and second floors and change of use of first and second floors from HMO (Use Class C4) to large HMO (sui-generis) comprising 10 rooms. Change of use of part of the existing public bar (A4) to residential (C3) and alterations to create 1 x 1 bed flat. Cycle storage and refuse storage to rear and installation of 4 no.rear facing rooflights.

Application No: **HGY/2017/1276** Officer: Sarah Madondo
 Decision: GTD Decision Date: 26/05/2017
 Location: 101 Craven Park Road N15 6AH
 Proposal: Type 3 roof extension

Application No: **HGY/2017/1326** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 31/05/2017
 Location: 134 Fairview Road N15 6TR
 Proposal: Erection of a ground floor rear extension

Application No: **HGY/2017/1327** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 31/05/2017
 Location: Flat A 40 St Johns Road N15 6QL
 Proposal: Erection of a single storey side extension

Application No: **HGY/2017/1381** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 02/06/2017
 Location: 4 Rostrevor Avenue N15 6LR
 Proposal: Erection of a first floor rear extension.

NON Applications Decided: 1

Application No: **HGY/2017/1371** Officer: Samuel Uff
 Decision: GTD Decision Date: 12/05/2017
 Location: 84 Lealand Road N15 6JT
 Proposal: Non-material amendment following a grant of planning permission HGY/2015/2216 to alter roofline of proposed loft conversion to a flat roof type and amend proposed roof materials to clay tiles to match existing front pitch

PNE Applications Decided: 5

Application No: **HGY/2017/0890** Officer: Anthony Traub
 Decision: PN REFUSED Decision Date: 04/05/2017
 Location: 6 Oakdale Road N4 1NX
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 4.415m, for which the maximum height would be 2.99m and for which the height of the eaves would be 2.74m

Application No: **HGY/2017/0897** Officer: Anthony Traub
 Decision: PN REFUSED Decision Date: 28/04/2017
 Location: 128 Wargrave Avenue N15 6UA
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

Application No: **HGY/2017/0942** Officer: Anthony Traub
 Decision: PN REFUSED Decision Date: 02/05/2017
 Location: 40 Craven Park Road N15 6AB
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 5.25m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

Application No: **HGY/2017/0976** Officer: Anthony Traub
 Decision: PN REFUSED Decision Date: 02/05/2017
 Location: 104 Lealand Road N15 6JT
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

Application No: **HGY/2017/1199** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 17/05/2017
 Location: 51 Fairview Road N15 6LH
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 2.925m

RES Applications Decided: 2

Application No: **HGY/2017/1163** Officer: Sarah Madondo
 Decision: GTD Decision Date: 23/05/2017
 Location: 91 Leadale Road N15 6BJ
 Proposal: Approval of details pursuant to condition 3 (method of construction) attached to planning permission HGY/2015/3355

Application No: **HGY/2017/1347** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 26/05/2017
 Location: 59A Elm Park Avenue N15 6UN
 Proposal: Approval of details pursuant to condition 5 (landscaping) attached to planning permission HGY/2015/2309

Total Applications Decided for Ward: 26WARD: **Stroud Green****CLUP Applications Decided: 1**

Application No: **HGY/2017/1162** Officer: Duncan McKane
 Decision: PERM DEV Decision Date: 25/04/2017
 Location: 40 Ridge Road N8 9LH
 Proposal: Certificate of lawfulness for the erection of a single storey rear / side extension and rear extension

FUL Applications Decided: 11

Application No:	HGY/2017/0561	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	26/04/2017
Location:	44A Mount View Road N4 4HX		
Proposal:	Demolition of the existing rear ground floor balcony/ terrace and proposed construction of a lower ground floor rear extension including alterations to front elevation to relocate the entrance door to the lower ground floor flat.		
Application No:	HGY/2017/0747	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	28/04/2017
Location:	14 Stapleton Hall Road N4 3QD		
Proposal:	Erection of a single storey rear glazed lean-to extension		
Application No:	HGY/2017/0782	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	02/05/2017
Location:	68 Ridge Road N8 9LH		
Proposal:	Enlargement of existing basement level and the creation of new light well to rear with steps up to garden level		
Application No:	HGY/2017/0862	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	25/04/2017
Location:	5A Scarborough Road N4 4LX		
Proposal:	Rear garden outbuilding		
Application No:	HGY/2017/0993	Officer:	Wendy Robinson
Decision:	GTD	Decision Date:	26/04/2017
Location:	First Floor Flat 59 Uplands Road N8 9NH		
Proposal:	Insertions of four new roof lights to the front roofslope and four to the rear, replacement of existing roof lights to the rear roofslope, replacement of existing windows and first floor rear door to double glazed timber framed windows/door, and replacement of existing concrete roof tiles for slate		
Application No:	HGY/2017/1007	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	01/06/2017
Location:	90 Woodstock Road N4 3EX		
Proposal:	Change of use of existing building from live/work unit to C3 residential use.		
Application No:	HGY/2017/1090	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	17/05/2017
Location:	82 Upper Tollington Park N4 4NB		
Proposal:	Single-storey rear extension to ground floor flat, including ground floor side window and creation of balcony for second floor flat		
Application No:	HGY/2017/1121	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	30/05/2017
Location:	45 Granville Road N4 4EJ		
Proposal:	Demolition of existing single storey ground floor rear projection, erection of single storey ground floor rear extension.		
Application No:	HGY/2017/1148	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	22/05/2017
Location:	Flat 2 152 Stapleton Hall Road N4 4QJ		
Proposal:	Retrospective planning permission for installation of an external louvered vent and waste water pipe to front elevation		

Application No: **HGY/2017/1188** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 30/05/2017
 Location: Ground Floor Flat 23 Oxford Road N4 3HA
 Proposal: Enlargement of an existing single-storey side and rear extension

Application No: **HGY/2017/1195** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 01/06/2017
 Location: Flat A 53 Nelson Road N8 9RS
 Proposal: Construction of a rear garden outbuilding following the removal of an existing shed

NON Applications Decided: 1

Application No: **HGY/2017/1167** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 25/04/2017
 Location: 38 Oakfield Road N4 4NL
 Proposal: Non-material amendment following grant of planning permission HGY/2013/1420 including relocation of the bin store and repositioning of front door

PNC Applications Decided: 2

Application No: **HGY/2017/0770** Officer: Aaron Lau
 Decision: PN NOT REQ Decision Date: 02/05/2017
 Location: 86 Victoria Road N4 3SW
 Proposal: Prior approval for change of use of property from B1 (a) (offices) to C3 (residential)

Application No: **HGY/2017/0771** Officer: Aaron Lau
 Decision: PN NOT REQ Decision Date: 02/05/2017
 Location: 86 Victoria Road N4 3SW
 Proposal: Prior approval for change of use from B8 (Storage or Distribution Buildings) to C3 (Dwellinghouse)

PNE Applications Decided: 1

Application No: **HGY/2017/0950** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 24/04/2017
 Location: 18 Denton Road N8 9NS
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 3.715m, for which the maximum height would be 2.55m and for which the height of the eaves would be 2.55m

RES Applications Decided: 1

Application No: **HGY/2017/1174** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 16/05/2017
 Location: Garages Adjacent Ednam House Florence Road N4 4DH
 Proposal: Approval of details pursuant to condition 11 (Boiler Installation) attached to planning permission HGY/2014/2558

Total Applications Decided for Ward: 17WARD: **Tottenham Green****CLUP Applications Decided: 7**

Application No:	HGY/2017/0861	Officer:	Christopher Smith
Decision:	PERM DEV	Decision Date:	05/05/2017
Location:	Wards Corner Site High Road N15 5BT		
Proposal:	Certificate of lawfulness that the development authorised by planning permission reference number HGY/2012/0915 ('the Planning Permission') may be lawfully be carried out as approved.		
Application No:	HGY/2017/1134	Officer:	Lucy Morrow
Decision:	PERM DEV	Decision Date:	05/05/2017
Location:	45 Antill Road N15 4AR		
Proposal:	Certificate of lawfulness for proposed single storey rear extension and rear dormer roof extension with rooflights to the front elevation		
Application No:	HGY/2017/1168	Officer:	Roland Sheldon
Decision:	PERM DEV	Decision Date:	17/05/2017
Location:	47 Elmar Road N15 5DH		
Proposal:	Certificate of lawfulness for proposed erection of a rear dormer and 2 front rooflights.		
Application No:	HGY/2017/1204	Officer:	Emma McCready
Decision:	PERM DEV	Decision Date:	23/05/2017
Location:	82 Avenue Road N15 5DN		
Proposal:	Certificate of lawfulness: proposed rear dormer and roof extension and 3 front facing rooflights		
Application No:	HGY/2017/1332	Officer:	Aaron Lau
Decision:	PERM DEV	Decision Date:	11/05/2017
Location:	13 Colless Road N15 4NR		
Proposal:	Certificate of lawfulness: formation of rear dormer extension , outrigger addition and velux front windows		
Application No:	HGY/2017/1348	Officer:	Fatema Begum
Decision:	PERM DEV	Decision Date:	24/05/2017
Location:	16 Elmar Road N15 5DJ		
Proposal:	Certificate of lawfulness: Rear dormer and two sky lights at the front		
Application No:	HGY/2017/1386	Officer:	Joanna Turner
Decision:	PERM DEV	Decision Date:	17/05/2017
Location:	5 Colless Road N15 4NR		
Proposal:	Certificate of lawfulness: proposed roof extension and roof lights		
FUL	Applications Decided:	6	
Application No:	HGY/2016/3638	Officer:	David Farndon
Decision:	GTD	Decision Date:	25/05/2017
Location:	39-41 Markfield Road N15 4QA		
Proposal:	Widening of existing vehicular crossover		
Application No:	HGY/2017/0912	Officer:	Wendy Robinson
Decision:	GTD	Decision Date:	09/05/2017
Location:	189-191 Broad Lane N15 4QT		
Proposal:	Installation of replacement shopfront to insert a new door for unit 1		

Application No: **HGY/2017/1132** Officer: Duncan McKane
 Decision: GTD Decision Date: 31/05/2017
 Location: 86 Beaconsfield Road N15 4SJ
 Proposal: Loft conversion including erection of rear roof dormer extension and installation of 6 no. rooflights to front roofslope and 1 no. rooflight to rear roof slope

Application No: **HGY/2017/1169** Officer: Roland Sheldon
 Decision: GTD Decision Date: 18/05/2017
 Location: 47 Elmar Road N15 5DH
 Proposal: Demolition of existing single storey rear ground floor extension, erection of part single, part 2-storey rear extension.

Application No: **HGY/2017/1216** Officer: Emma McCready
 Decision: GTD Decision Date: 26/05/2017
 Location: 64B Dongola Road N17 6EE
 Proposal: Loft Conversion with rear dormer extension

Application No: **HGY/2017/1451** Officer: Wendy Robinson
 Decision: REF Decision Date: 18/05/2017
 Location: 99 Broad Lane N15 4DW
 Proposal: Ground floor extension at rear of property to provide additional commercial space, and first floor rear extension and rear roof dormer extension to existing first floor flat

FULM Applications Decided: 1

Application No: **HGY/2016/2824** Officer: James Hughes
 Decision: GTD Decision Date: 26/05/2017
 Location: Mono House 50-56 Lawrence Road N15 4EG
 Proposal: 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

PNC Applications Decided: 2

Application No: **HGY/2017/0981** Officer: Duncan McKane
 Decision: PN NOT REQ Decision Date: 24/05/2017
 Location: Zenith House 69 Lawrence Road N15 4TG
 Proposal: Prior Approval for change of use of ground floor from B1(a) (office) to C3 (dwelling house) to include up to 29 dwellings

Application No: **HGY/2017/0982** Officer: Duncan McKane
 Decision: PN NOT REQ Decision Date: 24/05/2017
 Location: Zenith House 69 Lawrence Road N15 4TG
 Proposal: Prior Approval for change of use of first, second and third floors from B1(a) (office) to C3 (dwelling house) to include up to 66 dwellings

RES Applications Decided: 1

Application No: **HGY/2017/0508** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 11/05/2017
 Location: 196 West Green Road N15 5AG
 Proposal: Approval of details pursuant to conditions 4 (Construction Environmental Management Plan) and 13 (Noise Impact Assessment and Construction Environmental Management Plan), and partial discharge of Condition 9 (9a, Desktop Study) attached to planning permission HGY/2015/2902

RESS Applications Decided: 2

Application No: **HGY/2017/1517** Officer: Christopher Smith
 Decision: GTD Decision Date: 26/05/2017
 Location: Wards Corner Site High Road N15
 Proposal: Approved of details for S106 Agreement of planning permission reference HGY/2012/0915 Clause 21 - community engagement strategy

Application No: **HGY/2017/1518** Officer: Christopher Smith
 Decision: GTD Decision Date: 26/05/2017
 Location: Wards Corner Site High Road N15
 Proposal: Approved of details for S106 Agreement of planning permission reference HGY/2012/0915 Clauses 1.31 and 1.33 - Monitoring

Total Applications Decided for Ward: 19WARD: **Tottenham Hale****CLUP Applications Decided: 2**

Application No: **HGY/2017/1207** Officer: Jon Skapoullis
 Decision: PERM DEV Decision Date: 28/04/2017
 Location: 67 Seymour Avenue N17 9RG
 Proposal: Certificate of lawfulness for proposed rear dormer window and hip to gable roof alteration. Front roof lights.

Application No: **HGY/2017/1278** Officer: Kwaku Bossman-Gyamera
 Decision: PERM DEV Decision Date: 30/05/2017
 Location: 62 Vicarage Road N17 0BD
 Proposal: Certificate of lawfulness: Proposed loft conversion with rear dormer windows. Front roof lights.

COND Applications Decided: 1

Application No: **HGY/2017/1223** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 26/05/2017
 Location: 670 High Road N17 0AB
 Proposal: Variation of condition 2 (Proposed basement secure cycle storage location) of application HGY/2016/3495 - relocate approved cycle storage to ground level adjacent to refuse storage.

FUL Applications Decided: 9

Application No: **HGY/2014/0373** Officer: Christopher Smith
 Decision: GTD Decision Date: 25/05/2017
 Location: 2 Lansdowne Road N17 9XE
 Proposal: Erection of a block of 3x 2 bedroom flats at the Liston Road Elevation

Application No: **HGY/2017/0686** Officer: Duncan McKane
 Decision: REF Decision Date: 28/04/2017
 Location: 41 Vicarage Road N17 0BB
 Proposal: Alterations and additions to church including erection of ground floor rear extension with four roof lights, loft conversion to include hip to gable roof extension and the erection of an L-shaped roof extension to the rear and installation of 3 no. roof light to front roof slope

Application No: **HGY/2017/0801** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 03/05/2017
 Location: 76 Scotland Green N17 9TU
 Proposal: Erection of two storey side extension.

Application No: **HGY/2017/0888** Officer: Samuel Uff
 Decision: GTD Decision Date: 27/04/2017
 Location: 9 Junction Road N17 9HE
 Proposal: Ground floor rear extension and rear infill extension; installation of rooflight to rear outrigger; and alterations to existing front and rear windows and doors

Application No: **HGY/2017/0911** Officer: Aaron Lau
 Decision: GTD Decision Date: 05/05/2017
 Location: 106 Thackeray Avenue N17 9EA
 Proposal: Erection of single storey rear extension

Application No: **HGY/2017/0988** Officer: David Farndon
 Decision: REF Decision Date: 24/05/2017
 Location: Coleraine Works 18 Poynton Road N17 9SN
 Proposal: Conversion of printing works (Use Class B2) to four residential units (Use Class C3).

Application No: **HGY/2017/1157** Officer: Roland Sheldon
 Decision: GTD Decision Date: 16/05/2017
 Location: 476-478 High Road N17 9JF
 Proposal: Installation of automated teller machine (ATM) and additional door.

Application No: **HGY/2017/1240** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 26/05/2017
 Location: 5 Ashley Road N17 9LJ
 Proposal: Insertion of new 1.06m wide fire exit door to the side flank wall.

Application No: **HGY/2017/1242** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 30/05/2017
 Location: Units 21-23 Milmead Industrial Centre Mill Mead Road N17 9QU
 Proposal: Alteration to the existing roof structure with an increase in height to create storage space.

NON Applications Decided: 3

Application No: **HGY/2017/0913** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 28/04/2017
 Location: Emily Bowes Court Lebus Street N17 9FD
 Proposal: Non-material amendment following a grant of planning permission HGY/2010/1897 relating to restrictions placed on the occupancy of the building to be exclusively used by students during University term time. The application is made to widen the occupancy of the building in line with changing market demand and conditions for properties such as Emily Bowes Court

Application No: **HGY/2017/0914** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 28/04/2017
 Location: North Lodge Lebus Street N17 9FQ

Proposal: Non-material amendment following a grant of planning permission HGY/2010/2090 relating to restrictions placed on the occupancy of the building to be exclusively used by students during University term time. The application is made to widen the occupancy of the building in line with changing market demand and conditions for properties such as North Lodge

Application No: **HGY/2017/1314** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 15/05/2017
 Location: 168 Park View Road N17 9BL

Proposal: Non-material amendment following a grant of planning permission HGY/2015/3398 for the realignment of site boundary to the east of the site adjacent Network Rail land

PNC Applications Decided: 1

Application No: **HGY/2017/1054** Officer: Emma McCready
 Decision: PN NOT REQ Decision Date: 30/05/2017
 Location: 640-656 High Road N17 0AF

Proposal: Prior approval for change of use from B1 (office) to C3 (dwellinghouse) to convert the first, second and third floors to 33 residential units

PND Applications Decided: 1

Application No: **HGY/2017/0940** Officer: Gareth Prosser
 Decision: REF Decision Date: 25/04/2017
 Location: Bus Garage and Depot Marsh Lane N17 0UX

Proposal: Prior notification for demolition of Former Pumping Station

PNE Applications Decided: 2

Application No: **HGY/2017/0903** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 02/05/2017
 Location: 37 Wycombe Road N17 9XN

Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 2.75m and for which the height of the eaves would be 2.75m

Application No: **HGY/2017/1013** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 09/05/2017
 Location: 62 Vicarage Road N17 0BD

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 3.6m and for which the height of the eaves would be 2.5m

RES Applications Decided: 2

Application No: **HGY/2016/3086** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 23/05/2017
 Location: Harris Academy Tottenham Ashley Road N17 9DP

Proposal: Approval of details pursuant to condition 9a (Air Quality and Dust Management Plan Blocks 1-4) attached to planning permission HGY/2015/3096 (as amended by HGY/2016/4179)

Application No: **HGY/2017/1486** Officer: Wendy Robinson
 Decision: GTD Decision Date: 24/05/2017
 Location: 670 High Road N17 0AB
 Proposal: Approval of details pursuant to condition 19 (accessible and adaptable houses) attached to HGY/2016/3495 (Planning Permission).

Total Applications Decided for Ward: 21

WARD: **West Green**

CLDE Applications Decided: 1

Application No: **HGY/2016/3894** Officer: Gareth Prosser
 Decision: GTD Decision Date: 25/05/2017
 Location: 42 Boundary Road N22 6AD
 Proposal: Lawful development certificate (existing use) for three flats.

FUL Applications Decided: 5

Application No: **HGY/2017/0621** Officer: Samuel Uff
 Decision: GTD Decision Date: 26/04/2017
 Location: 270-274 West Green Road N15 3QR
 Proposal: Retrospective application for the subdivision of the approved 3 bed flat into 1 x one bed flat and 1 x 2 bed flat.

Application No: **HGY/2017/0854** Officer: Roland Sheldon
 Decision: GTD Decision Date: 25/04/2017
 Location: Flat D 36 Langham Road N15 3RA
 Proposal: Conversion of existing first floor and loft space of flat no.36D to form 2 self-contained one bed flats. Three no. rooflights to front roof slope, Dormer roof extension and one no. rooflight to rear roof slope. Associated internal alterations.

Application No: **HGY/2017/1057** Officer: Roland Sheldon
 Decision: GTD Decision Date: 09/05/2017
 Location: Flat A 160 Carlingford Road N15 3EU
 Proposal: Erection of single-storey ground floor rear extension

Application No: **HGY/2017/1277** Officer: Sarah Madondo
 Decision: GTD Decision Date: 02/06/2017
 Location: 53 Waldeck Road N15 3EL
 Proposal: Erection of single storey side / rear extension

Application No: **HGY/2017/1349** Officer: Sarah Madondo
 Decision: GTD Decision Date: 02/06/2017
 Location: 152 Boundary Road N22 6AE
 Proposal: Erection of single story rear extension

PNC Applications Decided: 2

Application No: **HGY/2017/1109** Officer: Laurence Ackrill
 Decision: PN NOT REQ Decision Date: 18/05/2017
 Location: 448 West Green Road N15 3PT
 Proposal: Prior Approval for change of use from three A2 (financial and professional services) spaces to two C3 (dwelling house) studios

Application No: **HGY/2017/1137** Officer: Duncan McKane
 Decision: GTD Decision Date: 22/05/2017
 Location: Belmont Works 43 Belmont Avenue N17 6AX
 Proposal: Prior Approval for change of use from B1(a) (office) to C3 (dwelling house) to create 1 no. 2 x bed unit.

PNE Applications Decided: 1

Application No: **HGY/2017/1118** Officer: Laina Levassor
 Decision: PN REFUSED Decision Date: 23/05/2017
 Location: 144 Boundary Road N22 6AE
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 4.8m, for which the maximum height would be 3.8m and for which the height of the eaves would be 3.8m

Total Applications Decided for Ward: 9WARD: **White Hart Lane****COND Applications Decided: 1**

Application No: **HGY/2017/0847** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 03/05/2017
 Location: Parking Area adjacent to 78-84 Fenton Road N17 7JQ
 Proposal: Variation of condition 4 (satellite dishes) attached to planning permission HGY/2016/1321 in order to allow digital internal aerials for the dwellinghouse and 1 block of flats.

FUL Applications Decided: 5

Application No: **HGY/2017/0739** Officer: Laina Levassor
 Decision: GTD Decision Date: 25/04/2017
 Location: 9 Gospatrick Road N17 7EH
 Proposal: Replacement of existing timber windows and doors with new timber windows and doors to front and rear elevation

Application No: **HGY/2017/0819** Officer: Duncan McKane
 Decision: GTD Decision Date: 26/04/2017
 Location: 19 Henningham Road N17 7DS
 Proposal: Erection of a part single and part two storey side extension and erection of a single storey rear extension.

Application No: **HGY/2017/0859** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 11/05/2017
 Location: 101 Norfolk Avenue N13 6AL
 Proposal: Ground and first floor side extensions and rear extension, including rear dormer extension.

Application No: **HGY/2017/0915** Officer: Aaron Lau
 Decision: GTD Decision Date: 28/04/2017
 Location: 70 Devonshire Hill Lane N17 7NG
 Proposal: Retention of home office outbuilding

Application No: **HGY/2017/1217** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 25/05/2017
 Location: Texaco Service Station White Hart Lane N17 7RP
 Proposal: Proposed change of use to include Take-away (Use Class A5) to existing the Petrol filling station (Use Sui Generis) on the premises, including the installation of a kitchen extraction system.

LCD Applications Decided: 1

Application No: **HGY/2017/1029** Officer: Duncan McKane
 Decision: GTD Decision Date: 03/05/2017
 Location: 228 The Roundway N17 7DE
 Proposal: Erection of single storey side extension

PNE Applications Decided: 1

Application No: **HGY/2017/0935** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 27/04/2017
 Location: 228 The Roundway N17 7DE
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 4m and for which the height of the eaves would be 3m

Total Applications Decided for Ward: 8WARD: **Woodside****ADV Applications Decided: 1**

Application No: **HGY/2017/0920** Officer: Laina Levassor
 Decision: GTD Decision Date: 28/04/2017
 Location: 734 Lordship Lane N22 5JP
 Proposal: Display of 1 x illuminated Fascia Sign and 1 x illuminated Hanging Sign

CLUP Applications Decided: 1

Application No: **HGY/2017/1460** Officer: Marco Zanelli
 Decision: PERM DEV Decision Date: 24/05/2017
 Location: 11 Cumberland Road N22 7TD
 Proposal: Certificate of lawfulness for formation of dormer in rear roof slope with Juliet balcony and installation of two roof lights in front roof slope.

FUL Applications Decided: 5

Application No: **HGY/2017/0683** Officer: David Farndon
 Decision: REF Decision Date: 24/04/2017
 Location: 5 White Hart Lane N22 5SL
 Proposal: Conversion of the existing first and second floor flat into a 1 x 1 bedroom flat and a 1 x 2 bedroom flat, alongside the associated erection of rear dormer and insertion of 2 x rooflights to front elevation

Application No: **HGY/2017/0779** Officer: Laurence Ackrill
 Decision: REF Decision Date: 24/04/2017
 Location: Flat B 88 Woodside Road N22 5HT
 Proposal: Loft conversion to facilitate the creation of a self contained studio unit

Application No: **HGY/2017/0800** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 25/04/2017
 Location: 87 Stirling Road N22 5BN
 Proposal: Change of use from a six bedroom nursing home to a single family dwellinghouse class C3

Application No: **HGY/2017/0932** Officer: Duncan McKane
 Decision: GTD Decision Date: 22/05/2017
 Location: 32 Dunbar Road N22 5BE
 Proposal: Erection of a rear dormer roof extension and installation of 2 no. rooflights on front roof slope

Application No: **HGY/2017/1088** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 15/05/2017
 Location: 8 Barratt Avenue N22 7EZ
 Proposal: Single storey rear/side infill extension and loft extension with rear dormer window.

PNE Applications Decided: 1

Application No: **HGY/2017/1096** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 18/05/2017
 Location: 56 Maryland Road N22 5AN
 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 under 4m and for which the height of the eaves would be under 3m

RES Applications Decided: 2

Application No: **HGY/2017/1346** Officer: Wendy Robinson
 Decision: GTD Decision Date: 17/05/2017
 Location: 606 Lordship Lane N22 5JH
 Proposal: Approval of details pursuant to condition 5 (Method of Construction Statement) attached to planning permission HGY/2016/4208

Application No: **HGY/2017/1474** Officer: Wendy Robinson
 Decision: GTD Decision Date: 19/05/2017
 Location: 606 Lordship Lane N22 5JH
 Proposal: Approval of details pursuant to condition 3 (materials) attached to planning permission HGY/2016/4208

Total Applications Decided for Ward: 10

WARD: **Not Applicable - Outside Borough**

OBS Applications Decided: 4

Application No: **HGY/2017/0989** Officer: Matthew Gunning
Decision: RNO Decision Date: 15/05/2017
Location: Queens Hotel 324 Seven Sisters Road N4 2AP
Proposal: Display of Internally Illuminated Digital Display Board on the side of Queens Hotel, 324 Seven Sisters Road measuring 3.18m x 6.38m x 0.75m (Observations to L.B. Hackney)

Application No: **HGY/2017/1494** Officer: Matthew Gunning
Decision: RNO Decision Date: 25/05/2017
Location: Queens Hotel 324 Seven Sisters Road N4 2AP
Proposal: Erection of part single storey (roof), part three storey (rear) extension, Hackney planning reference 2017/1637 (Observations to L.B. Hackney)

Application No: **HGY/2017/1495** Officer: Matthew Gunning
Decision: RNO Decision Date: 26/05/2017
Location: 296 Stamford Hill N16 6TZ
Proposal: Demolition of existing single-storey rear extension at first floor level; erection of enlarged single-storey rear extension at first floor level; internal alterations resulting in layout of three 1-bed residential flat (C3 use class) at first and second floor levels; associated external alterations to side (north) elevation. Hackney planning reference 2017/1320 (Observations to L.B. Hackney)

Application No: **HGY/2017/1496** Officer: Matthew Gunning
Decision: RNO Decision Date: 26/05/2017
Location: Getters Tamud Torah 84-86 Amhurst Park N16 5AH
Proposal: Erection of single storey rear extension at lower ground floor level (Observations to London Borough of Hackney - their reference 2016/1027)

Total Applications Decided for Ward: 4

Total Number of Applications Decided: 401

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