

NOTICE OF MEETING

PLANNING SUB COMMITTEE

Monday, 23rd October, 2017, 7.00 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 12 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 - 2)

To confirm and sign the minutes of the Planning Sub Committee held on 31 July 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.

Addendum to Planning Applications

8. HGY/2017/2036 - LAND REAR OF PLEVNA CRESCENT N15 6DW (PAGES 7 - 114)

Proposal: Erection of 72 residential units in four buildings ranging from 5 - 6 storeys, comprising of 20 x 1 bed flats, 34 x 2 bed flats, 14 x 3 bed flats and 4 x 4 bed flats; including 29 parking spaces at semi-basement level, 130 bicycle spaces and associated infrastructure and landscaping scheme together with the regeneration and enhancement of the existing ecological corridor

Recommendation: GRANT

9. HGY/2017/0035 - 35 MAIDSTONE ROAD N11 2TR (PAGES 115 - 152)

Proposal: Demolition of existing vacant property and construction of 6 no. self-contained residential units with associated cycle storage, communal garden and one car parking space.

Recommendation: GRANT

10. UPDATE ON MAJOR PROPOSALS (PAGES 153 - 164)

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.

11. APPLICATIONS DETERMINED UNDER DELEGATED POWERS (PAGES 165 - 260)

To advise the Planning Committee of decisions on planning applications taken under delegated powers for the period 10 July – 6 October 2017.

12. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at item 4 above.

13. DATE OF NEXT MEETING

13 November 2017

Felicity Foley, Principal Committee Co-ordinator

Tel – 020 8489 2919

Fax – 020 8881 5218

Email: felicity.foley@haringey.gov.uk

Bernie Ryan

Assistant Director – Corporate Governance and Monitoring Officer

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

Friday, 13 October, 2017

MINUTES OF THE MEETING OF THE PLANNING SUB COMMITTEE HELD ON MONDAY, 31ST JULY, 2017, 19.00hrs

PRESENT:

Councillors: Natan Doron (Chair), Toni Mallett (Vice-Chair), Dhiren Basu, Barbara Blake, John Bevan, Clive Carter, Jennifer Mann, Peter Mitchell, James Patterson and Ann Waters

80. FILMING AT MEETINGS

Noted.

81. PLANNING PROTOCOL

Noted.

82. APOLOGIES

Apologies for absence were received from Councillor Beacham.

83. URGENT BUSINESS

None.

84. DECLARATIONS OF INTEREST

None.

85. PRE-APPLICATION BRIEFINGS

Noted.

86. LAND AT HARINGEY HEARTLANDS, BETWEEN HORNSEY PARK ROAD, MAYES ROAD, CLARENDON ROAD AND THE KINGS CROSS / EAST COAST MAINLINE

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

In response to questions and comments from the Committee, the applicant stated that:

- The new plans included more homes, employment and open spaces than the consented scheme.
- The GP surgery had been removed from the plans, due to a neighbouring site including it in their scheme, and it was anticipated that the other site would be completed first.

- It was anticipated that the ownership of the pocket parks would fall to the residents and be maintained and management by the site's estate management team, and the cost of this would be covered in the service charges.

The Chair thanked all for attending.

87. LAND NORTH OF MONUMENT WAY AND SOUTH OF FAIRBANKS ROAD, N17

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

In response to questions and comments from the Committee, the applicant stated that:

- The wall height along Monument Way would be up to 2m in height, although this would not affect light into the properties.
- The plans had been considered by the QRP on three occasions.
- The balconies all had a solid front which should eliminate noise from the road when being utilised.
- The deck access backed on to kitchens and bathrooms and would not cause disturbance to residents in their lounge areas or bedrooms/

The Chair thanked all for attending.

88. NEW ITEMS OF URGENT BUSINESS

None.

89. DATE OF NEXT MEETING

11 September 2017.

CHAIR: Councillor Natan Doron

Signed by Chair

Date

Planning Sub Committee 23rd October 2017

UPDATE FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

ADDENDUM REPORT FOR ITEM 8

Reference No: HGY/2017/2036	Ward: Seven Sisters
Address: Land rear of Plevna Crescent London N15 6DW	
Proposal: Erection of 72 residential units in four buildings ranging from 5 - 6 storeys, comprising of 20 x 1 bed flats, 34 x 2 bed flats, 14 x 3 bed flats and 4 x 4 bed flats; including 29 parking spaces at semi-basement level, 130 bicycle spaces and associated infrastructure and landscaping scheme together with the regeneration and enhancement of the existing ecological corridor.	

ADDITIONAL CONSULTATION COMMENT FROM ENVIRONMENT AGENCY

Further to our response dated 6 September 2017 we have since the reviewed the further information contained in your email dated 29 September 2017 to overcome the objection. We are satisfied that the applicant has now adequately demonstrated that de-culverting has been investigated sufficiently and barriers have been adequately justified. Thames Water have confirmed that the Brook forms part of the surface water network.

We remove our previous objection and request that the following condition is included on the decision notice to ensure that the development does not result in a deterioration of the culvert structure following construction, and that any defects are resolved prior to occupation.

Condition

The development hereby permitted shall not be commenced until such time as a detailed CCTV survey has been undertaken of the full length of the culvert within 8m of any structures built as part of the development to assess the condition of the culvert prior to development. On completion of the development a second CCTV survey must be carried out and both surveys submitted to the LPA to demonstrate that there has been no resultant damage to the structure of the culvert. Any damage or maintenance requirements identified by these surveys will subsequently repaired to the satisfaction of the LPA and evidence of this will be submitted for approval in writing.

Reason

To prevent flooding by ensuring that the culvert is not damaged during construction and can function as designed, without increasing the risk of flooding both on and offsite.

(Advice to applicant)

Flood defence consents transferred into the Environmental Permitting Regulations (EPR) on 6 April 2016.

You may need an environmental permit for flood risk activities if you want to do work:

- in, under, over or near a main river (including where the river is in a culvert)
- on or near a flood defence on a main river
- in the flood plain of a main river
- on or near a sea defence

You're breaking the law if you carry out these activities without a permit if you should have one.

For further details of environmental permits for flood risk activities please see

<https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact us at enquiries@environment-agency.gov.uk.

ADDITIONAL CONDITION

As a CCTV survey and tracing of the culvert was undertaken on the 26th of September 2017 the proposed condition by the Environment Agency is therefore recommended in a modified form.

1. On completion of the development a CCTV survey must be carried out of the full length of the culvert within 8m of any structures built as part of the development to assess the condition of the culvert. This survey and the survey completed 26/09/17 shall be submitted to the LPA to demonstrate that there has been no resultant damage to the structure of the culvert. Any damage or maintenance requirements identified by these surveys will subsequently be repaired to the satisfaction of the LPA and evidence of this will be submitted for approval in writing.

Reason

To prevent flooding by ensuring that the culvert is not damaged during construction and can function as designed, without increasing the risk of flooding both on and offsite.

Reference No: HGY/2017/0035	Ward: Bounds Green
Address: 35 Maidstone Road N11 2TR Proposal: Demolition of existing vacant property and construction of 6 no. self-contained residential units with associated cycle storage, communal garden and one car parking space.	

LOCAL REPRESENTATIONS

A total of 188 objections have been received (this figure does not include those where the objector has not provided contact details or multiple letters/emails from the same objector).

Additional comments received:

- Services in the area are already over-stretched
- Alarmed by continuing development in the area
- Development will result in 6 more families adding pressure to the area (rubbish, more cars, pollution, demand for GPs).
- Blocks of flats are intimidating and bring insecurity and safety fears
- Will destroy village atmosphere

CONSULTATION RESPONSE

Design Officer

The revised proposals are somewhat improved, and some of my concerns have been allayed; namely the large storerooms in the gardens have been much reduced and the elevational treatment and roof design have been improved.

However, I still consider the proposals are generally utilitarian and uninspiring in appearance and not high quality design; but 'adequate'. The height of the eaves above 1st floor windows is incongruously large, creating uncomfortable proportions and impression of an over-bulky front elevation and bay window. High quality materials and sharp detailing (such as exposed stone lintels instead of a soldier course above the window heads and timber barge boards to the bay window roof gable) would improve the proposal overall.

The flats still remain single aspect, save for some obscure glazed flank windows, which is arguably contrary to London Plan Housing SPG (standard 29). It may be that the flats could be laid out with dual (north – south) aspect. Several flats also have no private amenity space, which is contrary to the London Plan and Mayors Housing SPG (although all have access to a large communal garden).

[Officer Comment: The majority of windows in all but one of the flats are on a single aspect, however all flats have least one room with a dual aspect. All flats have access to a large communal garden, with two of the 2-bed units including private terraces. This, on balance results in an acceptable level of accommodation.

A further condition is recommended to ensure high quality detailing and strong architectural features are included, notwithstanding the details shown on the proposed plans].

ADDITIONAL CONDITIONS

8. Notwithstanding the details shown on the approved plans, elevational drawings at a scale of 1:50 or 1:20, showing window, entrance, brickwork detailing, and bay-window roof detailing, shall be submitted to, and approved in writing by the Local Planning Authority prior to commencement of development. The development thereafter, shall only be carried out in accordance with the approved details.

Reason: To ensure the development achieves a high standard of design in accordance with policy 7.6 of the London Plan 2016 and Policy DM1 of the Haringey Development Management DPD 2017.

9. The windows in the flank elevations of the building hereby approved shall be fitted with obscured glazing and be fixed shut up to a point not less than 1.7m above internal floor levels.

Reason: To define the scope of this permission in terms of ensuring the privacy of neighbouring properties, in accordance with Policy DM1 of the Haringey Development Management DPD 2017.

ADDITIONAL INFORMATIVE

With regards to condition 8 above, the applicant is advised to consider exposed stone/concrete lintels, deep window reveals and timber window casements, fascias and bargeboards.

Planning Sub Committee

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS

Reference No: HGY/2017/2036

Ward: Seven Sisters

Address: Land rear of Plevna Crescent N15 6DW

Proposal: Erection of 72 residential units in four buildings ranging from 5 - 6 storeys, comprising of 20 x 1 bed flats, 34 x 2 bed flats, 14 x 3 bed flats and 4 x 4 bed flats; including 29 parking spaces at semi-basement level, 130 bicycle spaces and associated infrastructure and landscaping scheme together with the regeneration and enhancement of the existing ecological corridor

Applicant: Mr M. Schwimmer

Ownership: Private

Case Officer Contact: Wendy Robinson

Site Visit Date: 01/08/17

Date received: 26/06/2017 **Last amended date:** 03/10/2017

Drawing number of plans:

Plans:

210_PLN_001 RevA, 210_PLN_010 RevA, 210_PLN_030 RevA, 210_PLN_031 RevA, 210_PLN_100 RevA, 210_PLN_101 RevA, 210_PLN_200 RevA – 210_PLN_206 RevA inclusive, 210_PLN_210 RevA, 210_PLN_220 RevA – 210_PLN_226 RevA inclusive, 210_PLN_230 RevA – 210_PLN_236 RevA inclusive, 210_PLN_240 RevA, 210_PLN_300 RevA – 210_PLN_303 RevA inclusive, 210_PLN_305 RevA, 210_PLN_306 RevA, 210_PLN_310 RevA, 210_PLN_311 RevA, 210_PLN_350 RevA, 210_PLN_351 RevA, 210_SCH_900_170620_Capacity Schedule

Supporting documents:

Construction Management Plan by Paul Mews Associates and dated June 2017, Delivery and Service Management Plan by Paul Mews Associates and dated June 2017, Design and Access Statement by Ayre Chamberlain Gaunt and dated 20.06.17, Energy and Sustainability Strategy by Method LLP and dated May 2017, Preliminary Thermal Comfort Analysis by Method LLP and dated May 2017, Briefing Note: Autumn 2013 Bat Surveys, Environmental Noise Survey and Noise Impact Assessment Report by Hann Tucker Associates and dated May 2017, Train Induced Noise and Vibration Assessment Report by Hann Tucker Associates and dated March 2017, Consultation Statement by The Chine Consultancy Advice Ltd and dated June 2017, Daylight and Sunlight Report by Waldrams and dated May 2017, Specification for Soft Landscape Works and Management Plan by Open Spaces and dated June 2017, Preliminary Ecological Appraisal by Open Spaces and dated June

2017, Strategy for Play by Open Spaces and dated May 2017, Arboricultural Impact Assessment by Open Spaces and dated May 2017, Landscape and Ecological Enhancements with associated drawings by Open Spaces and dated June 2017, Transport Statement by Paul Mew Associates and dated June 2017, Planning Statement by D. Rose Planning LLP and dated June 2017, Preliminary Ground Level Bat Roost Assessment of Trees and Bat Activity Surveys by Middlemarch Environmental and dated June 2017, Flood Risk Assessment Rev B by JNP Group and dated May 2017, Technical Note subject 'Overheating Strategy: Response to Planning Officer' by Method LLP and dated 18/08/17, Air Quality Assessment by Waterman Infrastructure and Environmental Ltd and dated September 2017, Outline Fire Safety Strategy by International Fire Consultants Ltd and dated September 2017, Cladding Supporting Statement prepared by Ayre Chamberlain Gaunt and dated 03/10/17

- 1.1. This application is before at Planning Sub-Committee because it is a major development and is required to be reported to the Sub-Committee under the Council's constitution.

2. SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The development is acceptable in principle as the biodiversity of the site will be enhanced as a result of the proposed works to the ecological areas and the windfall provision of housing;
- The development includes a viable provision of affordable housing (20% HR with five affordable rented units and six shared ownership units) which is a level of provision supported by a viability report and independent assessment;
- The development would be of a high quality contemporary design that respects the character of the ecological area and overall local built environment;
- The development would provide high quality living accommodation for residents; including accessible and adaptable units, 10% wheelchair accessible units, sufficient private and communal amenity space, and additional formal and informal play space;
- The development would not have a detrimental impact on the amenity of adjoining occupiers in terms of a loss of sunlight or daylight, outlook or privacy, or in terms of a negative impact from excessive noise, light or air pollution;
- The development would provide an adequate number of parking spaces given the site's excellent access to public transport, in addition to the provision of sustainable transport initiatives including cycle parking, appropriate travel plans, and electric charging facilities, which will be secured by condition and section 106 legal agreement;
- The ecology of this development site will be managed and enriched to appropriately relate to the site's ecological areas and improve the biodiversity of the wider area. There will be acceptable levels of tree replacements following the removal of the low quality trees. Tree protection works are proposed to mitigate damage during the construction period.
- The development would be acceptable in terms of its impact on carbon reduction and sustainability through mitigation methods such as the green roofs and solar panels, combined heat and power, management of

overheating, and ultimately through a financial contribution towards carbon off-setting. Sustainable drainage systems would be provided to minimise surface water run-off;

- The application is acceptable for all other reasons as described below.

3. RECOMMENDATION

- 3.1. 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.
- 3.2. That delegated authority be granted to the Head of Development Management or the Assistant Director Planning to make any alterations, additions or deletions to the recommended heads of terms and/or recommended conditions as set out in this report and to further delegate this power provided this authority shall be exercised in consultation with the Chairman (or in their absence the Vice-Chairman) of the Sub-Committee.
- 3.3. That the section 106 legal agreement referred to in resolution (3.1) above is to be completed no later than 11th November 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
- 3.4. That, following completion of the agreement(s) referred to in resolution (3.1) within the time period provided for in resolution (3.3) above, planning permission be granted in accordance with the Planning Application subject to the attachment of the conditions.

Conditions

- 1) Development begun no later than three years from date of decision
- 2) In accordance with revised plans
- 3) Materials to be approved
- 4) Revised Construction Management Plan (CMP) and Construction Logistics Plan (CLP)
- 5) Homes for Haringey access and highways improvement
- 6) Site parking management plan
- 7) Cycle parking design
- 8) Electric charging facilities
- 9) Waste management
- 10) Network Rail
- 11) Piling method statement
- 12) Construction hours
- 13) Tree protection fencing and ground protection
- 14) Bat and bird boxes
- 15) Construction environmental management plan
- 16) Living roof details to be approved
- 17) External lighting
- 18) Drainage details

- 19) Combustion and energy plan
- 20) Chimneys
- 21) Contamination 1
- 22) Contamination 2
- 23) Non-road mobile machinery
- 24) Non-road mobile machinery inventory
- 25) Secured by Design certification
- 26) Confirmation of achieving energy efficiency standards and carbon reduction targets
- 27) CHP and boiler facility
- 28) Back-up boilers
- 29) PV Solar Panels
- 30) Home Quality
- 31) Overheating
- 32) Accessible dwellings
- 33) Wheelchair unit provision
- 34) Central satellite dish
- 35) Sound insulation
- 36) Retention of architect

Informatives

- 1) Section 106 legal agreement
- 2) Positive and proactive
- 3) CIL liable
- 4) Party Wall Act
- 5) Street Numbering
- 6) Sprinklers
- 7) Surface water drainage
- 8) Thames water
- 9) Groundwater
- 10) Minimum pressure

Section 106 Heads of Terms:

- 1) Affordable Housing – **20% (six intermediate shared ownership units, five affordable rent units, and a total of 35 habitable rooms)**. The nominated units are to be agreed between the RP and Council.
- 2) Viability review mechanism should the proposal not be implemented within **18 months** of the date of decision.
- 3) Viability review mechanism at the point of sale/rent of 75% of the private market units.
- 4) Amendment of the Traffic Management Order (TMO) controlling on-street parking in the vicinity of the development to preclude the issue of on-street residential parking permits within any current or future Controlled Parking Zone (CPZ) to future occupiers of the land. The developer must contribute a sum of **£2000 (two thousand pounds)** towards the amendment of the TMO.

- 5) A residential travel plan need to include the following measures to be included in order to maximise the use of public transport:
 - a. The developer must appointment of a travel plan co-ordinator, working in collaboration with the Estate Management Team, to monitor the travel plan initiatives.
 - b. Provision of welcome induction packs containing public transport and cycling/walking information like available bus/rail/tube services, map and time-tables, to every new resident.
 - c. Establishment or operate a car club scheme, which includes two years' free membership for all new residents and **£50.00 (fifty pounds in credit)** per year for the first 2 years.
 - d. Erection of Travel Information Terminals at strategic points within the development.
 - e. The developers are required to pay a sum of, **£3,000 (three thousand pounds)** per travel plan for monitoring of the travel plan initiatives.
- 6) Developer financial contribution of **£25,000 (twenty-five thousand pounds)** towards CPZ design and consultation for the roads to the south of the site which are currently suffering from high car parking pressures.
- 7) Participation in the Jobs for Haringey Initiative to provide:
 - a. 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;
 - b. That 20% of these local workforce shall undertake appropriate training;
 - c. To assist local suppliers and businesses to tender for works as appropriate;
 - d. To provide the Council with information to enable the effective implementation of the above;
 - e. All the above are to be followed unless practical considerations dictate otherwise
- 8) Developer financial contribution of **£109, 836 (one hundred and nine thousand, eight hundred and thirty six pounds)** toward addressing the unachieved carbon reduction targets, to be paid upon the implementation of the planning permission.
- 9) Considerate Contractors Scheme
- 10) Transfer the ecological land to separate ownership of an Educational Trust or Other Appropriate Trust and enter into a Deed of Covenant with that Education Trust or Other Appropriate Trust in a form to be agreed and approved by the Council covenanting to meet any management costs, relating to the management of the ecological land, with such fees to be agreed on an annual basis to be determined by an independent surveyor and reviewed every 5 years. A SINC review will be carried out by an independent third party to produce an evidence base for the grading of the improved space and provided to Council with the first 5 year review from above.

- 3.5. In the event that member choose to make a decision contrary to officers' recommendation members will need to state their reasons.
- 3.6. That, in the absence of the agreement referred to in resolution (3.1) above being completed within the time period provided for in resolution (3.3) above, the planning permission be refused for the following reasons:
1. In the absence of a legal agreement securing the provision of onsite affordable housing, and in the absence of a legal agreement to review the provision of affordable housing in 18 months, the scheme would fail to foster balanced neighbourhoods where people choose to live, and which meet the housing aspirations of Haringey's residents. As such, the proposal is contrary to Policy 3.12 of the London Plan 2016, Policy SP2 of the Local Plan 2017, and Policy DM13 of the Development Management, DPD 2017.
 2. The proposed development, in the absence of a legal agreement to secure planning obligations for mitigation measures to promote sustainable transport and address parking pressures, would significantly exacerbate pressure for on-street parking spaces in 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, Policy 7.9 of the Local Plan 2017, Policy DM31 of the Development Management DPD.
 3. 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 would be contrary to Policies SP8 and SP9 of the Local Plan 2017.
 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 Policy 5.2 of the London Plan 2016 and Policy SP4 of the Local Plan 2017.
 5. The proposed development, in the absence of a legal agreement to establish the means to restore, preserve, and manage the ecological area that forms part of this site, is unacceptable development on this SINC and ecological corridor. As such, the proposal would be contrary to Policy SP13 of the Local Plan 2017 and Policy DM9 of the Development Management DPD.
- 3.7. In the event that the Planning Application is refused for the reasons set out in resolution (3.6) above, the Head of Development Management (in consultation with the Chair of Planning sub-committee) is hereby authorised to approve any further application for planning permission which duplicates the Planning Application provided that:
- i. There has not been any material change in circumstances in the relevant planning considerations, and

- ii. The further application for planning permission is submitted to and approved by the Assistant Director within a period of not more than 12 months from the date of the said refusal, and
- iii. The relevant parties shall have previously entered into the agreement contemplated in resolution (2) above to secure the obligations specified therein.

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4. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

4.1. The development can be summarised as follows:

- Erection of four buildings – two buildings are five storeys with a slightly smaller footprint (Building A and D at either end) and two buildings are six storeys with larger footprint (Building B and C the central pair);
- Provision of 72 residential units comprising of 20 x 1 bed flats, 34 x 2 bed flats, 14 x 3 bed flats and 4 x 4 bed flats;
- A ground floor 'plinth' level for general circulation and access, and a semi-basement underneath the eastern half of the development;
- 29 parking spaces at semi-basement level with three spaces laid out for disabled parking and provision for electric parking;
- 128 long stay cycle spaces provided within the core of each building or within the semi-basement and two short-stay secure and sheltered cycle parking spaces;
- Refuse and recycling storage within the semi-basement for Buildings B, C and D with Building A using a separate storage facility near the pedestrian entrance from Plevna Crescent. Servicing of waste collection will be managed to ensure waste is moved to the temporary collection location at ground level via the service lift and moved to the road for collection from Building A's storage area;
- Each flat is to be dual aspect and benefits from its own balcony or terrace;
- A designated children's play area (intended for under 5 year olds) and two door-step play informal areas (intended for between 5 and 12);
- Use of green roofs and installation of solar panels for each unit;
- Landscaping of the development site utilising the varying site levels;
- Regeneration and enhancement of the existing ecological area. Including the establishing an Educational Trust or Other Appropriate Trust who will be transferred the ownership of the ecological area and financially supported by the development; and
- 20% of affordable housing with five affordable rented units and six shared ownership units.

Site and surroundings

- 4.2. The site is currently derelict land, which was formerly owned by Network Rail. The embankment supports sycamore woodland with areas of rough grassland, tall herbs and scrub. There are two access points with the southernmost part of the site being a vehicular access between No.s 58 and 60 Plevna Crescent and also a pedestrian access between No.s 30 and 32 Plevna Crescent.
- 4.3. The site is designated in the Council's Local Plan as a Site of Importance for Nature Conservation (SINC), is identified as 'Borough Grade II Importance' in the Council's Local Plan and ecological corridor. The site does not fall within a

conservation area and there are no listed buildings on or within the vicinity of the site.

- 4.4. There is a variation of site levels with three embankments bounding the broadly triangular site, including the two active railway line banks. The remaining site falls significantly to the lowest point near the junction of the two railway lines. There is a culverted waterway (Stonebridge Brook) that passes in and out again at the lowest point of the site and this is currently a Thames Water public sewer.
- 4.5. The surrounding streets are predominantly residential in character with building heights typically ranging between two and three storeys and a number of residential towers up to 17 storeys. The land to the north is known as the Gourley Triangle and is characterised by industrial and warehouse employment uses but has been identified for higher density mixed use development.
- 4.6. The site is located in an area with a high public transport accessibility level - PTAL (5 and 6a) and is within walking distance of Seven Sisters underground and South Tottenham over ground rail station. The railway line runs east and west of the Liverpool Street/Enfield line that runs from Seven Sisters tube and to the south of the Gospel Oak/Barking line that runs from South Tottenham.

Relevant Planning and Enforcement history

- 4.7. HGY/2013/2377 refused permission 14/02/14 Land at Plevna Crescent & Ermine Road Erection of 95 residential units ranging from 3 to 5 storeys in height (Plevna Crescent - 42 units comprising of 3 x 2 bed 3 person flats: 30 x 2 bed 3 person flats: 9 x 3 bed 5 person houses) and (Ermine Road - 53 units comprising of 17 x 2 bed 3 person flats: 36 x 2 bed 4 person flats), including 27 parking spaces at Plevna Crescent, 28 parking spaces at Ermine Road plus two disabled parking bays, 104 bicycle spaces and associated infrastructure and landscaping scheme together with the regeneration and enhancement of the existing ecological corridor. Outline application with some matters reserved.
- 4.8. The applicant subsequently lodged an appeal with the Planning Inspectorate (PINs reference APP/Y5420/A/14/2218892) against the council's decision to refuse planning permission. Following a public inquiry, PINs issued a 'split' decision, upholding (allowing) the appeal for part of the development on Plevna Crescent to provide up to 42 residential units and dismissing (refusing) part of the development on Ermine Road for up to 53 dwellings.
- 4.9. HGY/2012/2241 refused permission 05/02/13 Land at Plevna Crescent and Ermine Rd Erection of 158 residential (1-3 bedroom) flats and terraced housing (3 bedroom), together with the regeneration and enhancement of an existing ecological corridor, and landscaping scheme with disabled parking and necessary infrastructure. Outline application with some matters reserved.

5. CONSULTATION RESPONSE

- 5.1. Two pre-application meetings were held with planning officers prior to submission of this application. The applicant was advised as to principle of development following the previous appeal decision, the form and scale of the development design, ecological requirements, and neighbour amenity issues.
- 5.2. The scheme was presented to the Haringey Quality Review Panel (QRP) for a full panel formal review on the 9th of November 2016. The Panel were generally supportive of the proposal. The panel raised concerns about the density of the originally proposed scheme and suggested a starting point of four pavilion blocks instead of five. It was considered that this would resolve a number of other concerns regarding space, light, privacy and neighbour relationships. The design team was encouraged to more creatively exploit the natural landscape and identify critical tree locations to then improve the public / nature spaces and general relationship.
- 5.3. The scheme was subsequently amended and again presented to the QRP on the 26th of April 2017 who, again, were supportive of the revised proposal whilst noting that the construction within the site context will present a number of challenges and highlighting some comments about the landscape, public realm, and management issues.
- 5.4. The minutes of both of these meetings are set out in Appendix Four.
- 5.5. The following were consulted regarding the application and their responses are noted below (full responses are contained in Appendix Two):

Internal:

- 1) Transportation: No objections subject to section 106 obligations and conditions to mitigate the construction related damage to Plevna Crescent and prevention of harm to the levels highway safety and parking stress.
- 2) Housing enabling: The enabling team supports this scheme in terms of the proportion of affordable housing delivered, as outlined above and will have continuous engagement with applicant to ensure the Council aims and objectives are met. S106 required regarding affordable housing.
- 3) Carbon Management: No objections subject to standard conditions to achieve policy compliance.
- 4) Design: No objections as supports design and use of materials
- 5) Drainage: Acceptable in principle but subject to condition requesting for approval on final detailing.
- 6) Waste Management: Waste storage and collection is considered acceptable if the guidance is followed and the management of the waste is carried out as stated within the application.

- 7) Pollution: Initial objection overcome following provision of a detailed Air Quality assessment. The borough of Haringey is designated an AQMA area and the site is located within a TfL NO2 hotspot/focus area. The main air polluting operations associated with the proposed development include 29 car parking spaces and associated traffic movements. With regard to Energy use, a 40kW gas fired CHP is to be installed, the flue for which will be <33m in height. A total of 130 cycle spaces are proposed. An air quality assessment (Waterman, September 2017, ref: WIE13617-100-1-1-1) has been submitted. The assessment concludes that there will be no exceedances of the Government's NO2, PM10 and PM2.5 objective once the development is completed and occupied.
Conditions are recommended for combustion and energy plant, contaminated land, and the management and control of dust.
- 8) Building control: No objection subject to the London Fire Brigade being satisfied with the proposal.
- 9) Noise: No objection made in principle to this application; however, as the proposed residential development falls in close proximity to the Liverpool Street to Enfield Town and the Gospel Oak to Barking Railways the stated internal noise levels and standard condition shall apply.
- 10) Ecology: No objections in principle but suggest a number of conditions which allow Council to agree plans for the ecological area.
- 11) Trees: No objection on the condition that all the tree protection measures are installed in accordance the AIA and TPP and all works within the RPA's are supervised and monitored by the Arboricultural consultant. The AIA & TPP specify all the necessary measures to be implemented to ensure the trees are protected throughout the demolition and construction process

External:

- 12) Thames Water: No objection subject to standard conditions on waste water, surface water, piling, ground water discharge, and water takes.
- 13) Network Rail: No objection provided there is no disturbance to Network Rail land during construction and the operation of this development.
- 14) Natural England: Standing Advice on protected species should be applied.
- 15) Friends of the Earth Tottenham and Wood Green Group: Consider that SINCs should not be developed as a matter of principle. However, acknowledge this is now beyond Haringey's control. Support the application subject to conditions and s106 agreement on external lighting that minimises disturbance to bats, covering the energy strategy with CHP and PV panels, transport initiatives, and biodiversity controls.
- 16) London Overground: No comments.

- 17) Transport for London: No objection.
- 18) London Fire Brigade: Amended scheme meets B5 of Approved Document B Volume 2 relating to access and Brigade are satisfied with the proposal.
- 19) Designing Out Crime: The architects working on behalf of the developer have reviewed their original design and shown an understanding of the vulnerabilities the site faces. They have indicated that they are willing to use security enhanced products and to mitigate the risks where possible as well as looking to achieve SBD on this scheme, in line with Local Planning Policy. Subject to Secured by Design condition.
- 20) Environment Agency: Object to the proposed development because it eliminates the possibility of reversing the substantial loss of watercourse habitat due to the existing culvert. (Officer Comment: further information has subsequently been provided to the Environment Agency and will form an addendum prior to the Committee meeting).

6. LOCAL REPRESENTATIONS

6.1. The following were consulted:

- 255 Neighbouring properties
- 0 Residents Association
- 5 site notices were erected close to the site

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

No of individual responses: 8

- Objecting: 4
- Supporting: 4
- Others:

6.3. The following local groups/societies made representations:

- None

6.4. The following Councillor made representations:

- None

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

- Scheme provides much needed housing and affordable housing this area needs desperately
- Has been well designed to fit in with the area
- Good use of the neglected site which is currently an eye sore for Tottenham
- Really like landscape design

- Too much noise generated by extra residents and traffic
- Flora and fauna will be destroyed and the ecosystems of wildlife disrupted
- Car parking problem
- Pollution (air, noise and light)
- Support opening times for schools to visit the ecological part of the site
- Fly-tipping to get worse

6.6. The following issues raised are not material planning considerations:

- Existing anti-social behaviours are likely to be exacerbated (Officer Comment: Anti-social behaviour is unfortunately a civil concern. This scheme is required to be designed in accordance with Secure by Design principles.)
- Loss of close knitted community (Officer Comment: The proposal does not propose the loss of existing community assets.)
- Concern over name of the new access road as existing problem with people giving false addresses (Officer Comment: Street naming and numbering is addressed by Land Charges and not material to this assessment.)

7. MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of the development
2. Dwelling mix and affordable housing
3. Design and density
4. Living conditions for future occupants
5. The impact on the amenity of adjoining occupiers
6. Parking and highway safety
7. Trees and ecology
8. Flood risk and drainage
9. Air pollution and land contamination
10. Sustainability

Principle of the development

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

Housing provision

7.3. The NPPF, London Plan Policy 3.3, Local Plan Policies SP1 and SP2 and Development Management, Development Plan Document Policy DM10 seek to maximise the supply of additional housing to meet future demand in the borough and London in general. The principle of introducing additional residential units at the site would be supported by planning policies as the units would augment the housing stock in the area through windfall

development of although is subject to a consideration the details of the proposal.

Development on SINC

- 7.4. Policy SP13 of the Local Plan states that the Council will not permit development on Sites of Importance for Nature Conservation unless there are exceptional circumstances and where the importance of any development coming forward outweighs the nature conservation value of the site. Policy DM19 of the Development Management DPD outlines that development proposals on such a SINC should protect and enhance the nature conservation value of the site.
- 7.5. An outline planning application (all matters reserved apart from access) for a residential development on Ermine Road and Plevna Crescent was refused planning permission in 2014 – LBH reference HGY/2013/2377. The applicants subsequently lodged an appeal with the Planning Inspectorate (PINs reference APP/Y5420/A/14/2218892) against the council's decision to refuse planning permission. Following a public inquiry, PINs issued a 'split' decision, upholding (allowing) the appeal for part of the development on Plevna Crescent to provide up to 42 residential units and dismissing (refusing) part of the development on Ermine Road for up to 53 dwellings.
- 7.6. The appeal decision considered that residential development on the site could be acceptable subject to its effect on the ecology of the site and that provided the proposal protects and/or enhances the SINC it would not conflict with Local Plan Policy SP13. As with the appeal proposal, the land outside of the proposed developed area will be retained as an ecological area. A section 106 legal agreement is proposed (as per the appeal decision) to transfer the area to an educational trust or other appropriate trust and it is intended that the scheme will meet the management costs of the ecological land and associated restoration works required. The appeal decision concluded that due to these works the proposal would enhance the biodiversity of the site and SINC overall and, therefore, the principle of a residential development on the Plevna Crescent site is considered acceptable. Again, this is subject to a consideration the details of the proposal.

Summary

- 7.7. As such, it is considered that the application is acceptable in principle as a result of the enhancements made to the biodiversity of the site and the SINC overall and the windfall housing provision. This is discussed in detail below.

Dwelling mix and affordable housing

Dwelling mix

- 7.8. London Plan Policy 3.8 requires new residential developments to offer a range of housing choices, in terms of the mix of housing sizes and types, taking account of the housing requirements of different groups and the changing

roles of different sectors, including the private rented sector. Local Plan Policy SP2 and Policy DM11 of the Development Management DPD continue this approach.

- 7.9. The private and affordable housing dwelling mix for all residential development proposals in the borough should seek to achieve mixed, sustainable and cohesive communities. Each individual scheme should be considered in its local context, availability of subsidy and viability. The scheme proposes the following mix:

No. of bedrooms	No. of units	% of units
Studio units	2	3%
1 bed units	18	25%
2 bed units	34	47%
3 bed units	14	20%
4 bed units	4	5%

- 7.10. The proposed dwelling mix provides a larger proportion of 1 and 2 bedroom units, but is considered to incorporate an acceptable percentage of family units (3 and 4 bedroom flats) which are of demand in this part of the borough. The acceptability of the unit mix is also in consideration of the high PTAL rating and subsequent public transport accessibility of the location, which is generally more suited for smaller units where car ownership and use is lower. The Council's Housing Enabling Officer has reviewed the unit mix and does not object to the proposal. In this instance, the proposed housing mix is considered acceptable and in accordance with the above policies.

Affordable housing

- 7.11. The NPPF states that where it is identified that affordable housing is needed, planning policies should be set for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified and the agreed approach contributes to the objective of creating mixed and balanced communities. However, such policies should be sufficiently flexible to take account of changing market conditions over time (Paragraph 50).
- 7.12. Similarly, the London Plan Policy 3.12 states that Boroughs should seek "the maximum reasonable amount of affordable housing...when negotiating on individual private residential and mixed-use schemes", having regard to their affordable housing targets, the need to encourage rather than restrain residential development and the individual circumstances including development viability".
- 7.13. Development Management DPD Policy DM13 requires developments of more than 10 units to provide a proportion of affordable housing to meet an overall

borough-wide target of 40%. This target is retained in Policy SP2 of the 2017 altered Local Plan.

- 7.14. The applicants have submitted a financial viability appraisal which concludes that 14% affordable housing (expressed as a percentage of habitable rooms) is viable. The viability appraisal was accompanied by a cost plan. The Council instructed a third party consultant (BNP Paribas) to review the applicant's submitted viability documentation and cost plan. The Council's third party consultant concluded that actually 20.55% affordable housing (6 shared ownership units and 5 affordable rent units) could viably be provided onsite.
- 7.15. Following this assessment, the applicants prepared a response to the review made of their financial viability appraisal, namely to introduce the carbon off-setting contribution and discuss some of the amendments proposed by Council's third party consultant. This response was subsequently reviewed by Council's third party consultant and accepted that in light of the carbon off-setting contribution the viable affordable housing provision can drop to 18.18% (6 shared ownership units and 4 affordable rent units).
- 7.16. Further to the viability reports, it has been negotiated that the developer is willing to provide an increased contribution of 20% affordable housing (six shared ownership units (2 x 1 bed and 4 x 2 bed units), five affordable rent units (2 x 2 bed, 2 x 3 bed and 1 x 4 bed units), and a total of 35 habitable rooms) through a reduction in profit. This is welcomed by officers.
- 7.17. The Council's third party viability consultant has recommended an 18-month review mechanism be included in the planning obligations agreement to allow for a review of viability matters in the event the consent is not implemented 18 months following the issue of decision. The applicant has agreed to such a mechanism, and it is included in the S106 Heads of Terms and will be finalised by the Head of Development Management should the Sub-Committee grant planning permission for the development. This approach is in line with the Mayor's Housing SPD 2017. A review at the point of 75% sale/rent of the private units is also recommended in accordance with the Mayor's Affordable Housing and Viability SPD.
- 7.18. On this basis, the affordable housing offered by the applicant is above what may be viability delivered on the site. The offer of affordable housing is acceptable in this case given the viability constraints identified. Given the findings of the third party consultant, which have been shared with the applicant, and the developer's further proposal, Officers consider the affordable housing provision of 20% (expressed by habitable rooms) with three family sized units to be acceptable and policy compliant.

Summary

- 7.19. As such, it is considered that the application is acceptable in terms of the proposed provision of housing in terms of unit mix and contribution to the borough's affordable housing.

Design and density

- 7.20. Development Management DPD Policy DM1 states that development proposals should relate positively to their locality, having regard to, building heights, form, scale & massing prevailing around the site, urban grain, sense of enclosure and, where appropriate, following existing building lines, rhythm of any neighbouring or local regular plot and building widths, active, lively frontages to the public realm, and distinctive local architectural styles, detailing and materials. 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.
- 7.21. The proposal includes the construction of four buildings connected by a ground floor plinth area for circulation, surveillance and enabling views over the ecological area of the site, and sub-basement for parking and additional facilities/storage.
- 7.22. The Council's independent design review body, the Quality Review Panel (QRP) reviewed these proposals twice, on 9th November 2016 and 26th April this year (details in Appendix Four). The Panel praised the designs at the most recent review. Their comments and analysis are supported by Council's Design Officer and it is considered that they covered all the design concerns relevant to this application assessment. Specifically, the Panel noted that the proposal would "optimise the development potential of the site, take advantage of the site's unique qualities" and be a "potentially award winning residential scheme". The panel "supports the scale, massing, residential typology and architectural expression proposed", considering the bulk and massing of the four pavilions mitigated by the changing site levels and spaces between them.
- 7.23. The applicants' Daylight and Sunlight Report has been reviewed and it is considered that they have used the correct methods, following the BRE Guide as recommended in Policy DM1 of the Development Management DPD. The report finds that all the living rooms facing within 90° of due south and all external amenity areas in the proposal receive at least the recommended sunlight levels. Their report does find that 9 out of 246 applicable rooms in the development don't quite meet the BRE standard. These rooms are all kitchens; while they fail to meet the 2% ADF standard but do all exceed the 1% required of bedrooms. Overall, this is considered a very good performance by the standards considered acceptable in urban locations such as Haringey.
- 7.24. The materials palette is considered "bold and striking" with stone gabion ground floor and retaining walls and timber shingle walls above, grey powder coated aluminium windows, soffits, trims, parapets and balcony balustrades, and a green sedum roof. The use of these materials is considered entirely appropriate within this "non-urban" parkland/nature reserve setting, and are

considered to physically distinguish and mark out its separateness from the urban surrounding areas. The Panel “warmly support the proposed architectural expression and palette of materials” and “applaud the simplicity and purity of design”. The Panel considers “the creation of a solid gabion base with cedar shingle-clad volumes on top will contribute to the unique setting of the scheme, and should also help to reduce the perception of scale of the pavilions”.

- 7.25. The proposed materials, particularly the timber shingles, stone gabions and powder coated aluminium, are considered durable and reliable as detailed in this proposal. The scheme has been designed to control water run-off to keep it away from the shingles, and these are also lifted well clear of the ground. The shingles will rapidly, and relatively evenly, mellow in colour from red-brown to silver-grey and it is likely that, if well detailed and installed, they will be durable for a considerable life. Timber shingles are widely used in other parts of the world, especially Scandinavia and North America, and are considered a particularly good sustainable, natural building material. Council will require the approval of material samples by condition and shall include approving large scale details of key building junctions. To protect the quality of this development a condition is to be recommended which will ensure the retention of the present architect on the scheme.
- 7.26. The development has been influenced by ‘Secured by Design’ principles in accordance with Development Management, DPD Policy DM2 and would have a high degree of natural surveillance and ground floor level activity which contributes to a safe and secure place. The relevant formal accreditation will be secured by condition in the event of grant of planning permission.
- 7.27. London Plan Policy 3.4 indicates that a rigorous appreciation of housing density is crucial to realising the optimum potential of sites, but is only the start of planning housing development, not the end. The reasoned justification to policy states that it is not appropriate to apply the London Plan density matrix mechanistically – its density ranges for particular types of location are broad, enabling account to be taken of other factors relevant to optimising potential – local context, design, and transport capacity are particularly important, as well as social infrastructure. This approach to density is reflected in adopted policy.
- 7.28. The density of the proposed scheme is 632 habitable rooms per hectare (hr/ha), which is within the 200-700 hr/ha range set out in the London Plan Density Matrix (Table 3.2) within the London Plan. The proposal will yield 174 units per hectare (u/ha) which is also within the Density Matrix range of 55-225 u/ha for an urban site. The scheme yields an average of 3.6 habitable rooms per unit (hr/u).
- 7.29. It is noted that the size of the development area only has been used for the purpose of these calculations as the wider site (including ecological area) is not enabled for development and, therefore, not applicable when determining the density of this proposal.

- 7.30. The site is located in an accessible location (PTAL 5-6) with high levels of access to public transport. The proposed development would provide each unit with a high quality amenity space, and the site is generally well served by landscaped spaces. The residential units would provide a good internal living environment for future occupants (as assessed in the sections below). On balance, the proposed density is considered to optimise the site potential is therefore acceptable.

Summary

- 7.31. As such, it is considered that proposal would result in a high quality scheme of an excellent and bespoke modern design that would respect the appearance of this ecological area and the visual amenity of the area generally.

Living conditions for future occupants

- 7.32. London Plan Policy 3.5 requires the design of all new housing developments to enhance the quality of local places and for the dwellings in particular to be of sufficient size and quality. Local Plan SP2 and Policy DM12 of the Development Management DPD reinforce this approach. The Mayor's Housing SPG sets out the space standards for new residential developments to ensure an acceptable level of living accommodation is offered.

Unit layout

- 7.33. Each of the proposed 72 self-contained flats, ranging from studio unit through to four bed eight person duplex, meet the required floor areas set out by the Mayor's Housing SPG. In many cases the identified thresholds have been comfortably exceeded.
- 7.34. Private amenity space would be provided for each unit in the form of external balconies or terraces. Additional amenity space is provided between the proposed buildings through the use of landscaping and levels created within the site topography. The ecological areas of the site are not to be used as additional amenity space for occupants in order to allow the biodiversity and ecological features to be restored and to ensure anti-social behaviour is not enabled.
- 7.35. Each unit will be dual aspect providing high quality outlook as well as allowing maximum levels of sun and daylight to permeate into habitable rooms.
- 7.36. The London Fire Brigade have reviewed this scheme and raised concerns regarding compliance with Building Regulation B5 which pertains access. The applicant subsequently provided an Outline Fire Strategy prepared by International Fire Consultants Ltd and dated September 2017 and this has been reviewed and the proposal is, therefore, now considered acceptable by the Brigade.

Inclusive access

- 7.37. Local Plan Policy SP2 and Policy 3.8 of the London Plan require that all housing units are built to Lifetime Homes Standards with a minimum of 10% wheelchair accessible housing or easily adaptable for wheelchair users
- 7.38. The proposed development provides 10% wheelchair units as required in planning policy. The layouts of most units are judged to be capable of future adaptation in line with design considerations outlined in the Mayor's Housing SPG and the Mayor's Accessible London SPG.

Noise impacts to future occupants

- 7.39. London Plan Policy 7.15 states that development proposals should seek to manage noise by avoiding significant adverse noise impacts on health and quality of life as a result of new development. Policy 7.15 also indicates that where it is not possible to achieve separation of noise sensitive development and noise sources, without undue impact on other sustainable development objectives, then any potential adverse effects should be controlled and mitigated through the application of good acoustic design principles. This approach is reflected in the NPPF and Policy DM1 of Development Management DPD.
- 7.40. The applicant has submitted an Environmental Noise Survey and Noise Impact Assessment report, as well as a Train Induced Noise and Vibration Assessment Report both by Hann Tucker Associates and dated May and March 2017 respectively. These reports have been reviewed by Council's Noise Officer who considers that there is no objection in principle to this application. The noise report states that with specified glazing and ventilators installed within the proposed residential units (with the windows closed) will achieve internal noise levels in accordance with BS8233:2014. The result of the vibration assessment indicates that the train induced vibration is below the Low probability of adverse comment as defined under BS6472:2008. The predicted levels of re-radiated noise are below the suggested criteria and should therefore be deemed acceptable. However, as the proposed residential development falls in close proximity to the Liverpool Street to Enfield Town and the Gospel Oak to Barking Railways so conditions regarding the stated internal noise levels, noise events, and sound insulation are recommended to ensure this development remains policy compliant.

Open space/child play space

- 7.41. Policy 3.6 of the London Plan seeks to ensure that development proposals include suitable provision for play and recreation. Local Plan Policy SP2 requires residential development proposals to adopt the Mayor's Play and Informal Recreation SPG 2012, where London Plan Policy 3.6 and Local Plan Policy SP13 underline the need to make provision for children's informal or formal play space.
- 7.42. Based on the Mayor's playspace calculator, over 15 children are predicted to live in the development, of which approximately 40% would be under the age of 5. It is appreciated that this is subject to the exact breakdown of affordable

housing unit sizes which is yet to be determined. Implementation Point 1 of the 'Shaping Neighbourhood: Play and Informal Recreation SPG (2012)' indicates that new housing developments that will accommodate 10 children or more are expected to make provision for play and informal recreation onsite. This proposal includes the provision of one formal playspace on the western side of the site, by the pedestrian entrance, and two informal spaces or doorstep play areas between buildings A and B, and C and D. It is considered that these play spaces meet the requirements of the above policies and meet the play needs of future occupants.

Summary

- 7.43. As such, it is considered that the application is acceptable in terms of its layout and provision of adequate living conditions for the proposed occupants.

The impact on the amenity of adjoining occupiers

- 7.44. The London Plan Policy 7.6 states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. Development Management DPD Policy DM1 states that development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours.

Impact on Daylight/Sunlight, outlook and privacy

- 7.45. The Mayor's SPG Housing indicates that BRE guidelines on assessing daylight and sunlight should be applied sensitively to higher density development in London, particular in central and urban settings, recognising the London Plan's strategic approach to optimise housing output (Policy 3.4) and the need to accommodate additional housing supply in locations with good accessibility suitable for higher density development (Policy 3.3). Quantitative standards on daylight and sunlight should not be applied rigidly within built up urban areas without carefully considering the location and context, and standards experienced in broadly comparable housing typologies in London.
- 7.46. The four buildings proposed are either five storey (Building A and D) or six storey (Building B and C). Each building has been orientated and positioned to maintain acceptable distances between windows servicing habitable rooms and also rear gardens of Plevna Crescent properties. The applicant has illustrated that the proposed buildings will be between 30m and 43m from the closest Plevna Crescent properties at a direct angle. It is noted that there are large mature trees providing some visual screening between Plevna Crescent and the proposed development, although it is appreciated that these are deciduous species which mean the development will appear much closer during winter months. The QRP considered this relationship to be acceptable and did not consider that it would be overbearing for Plevna Crescent residents. The separation distance and presence of protected trees are factors which mean there are no privacy impacts anticipated.

- 7.47. The Daylight and Sunlight Report prepared by Waldrams and dated 23/05/17 analysed the impact of the proposed development on 30 – 58 Plevna Crescent (even numbers), 85 Plevna Crescent, and 133 Plevna Crescent due to their proximity to the scheme. The report demonstrates that all windows which face the proposed development face within 90 degrees of due north and so do not require analysis for sunlight as per the BRE Guidelines. With regards to daylight, the report has identified that there are a number of windows serving habitable rooms which will experience reductions in Vertical Sky Component (VSC) beyond the 20% reduction recommend in the BRE Guidelines. The report notes that there will either still be more than 27% VSC (and therefore compliant in absolute terms) or there are existing canopies which influence the levels of VSC restriction. The report concludes that Plevna Crescent properties will be compliant with the BRE Guidelines for daylight and sunlight with the proposed development in place.
- 7.48. Discussion on the levels of daylight and sunlight for future occupants within the subject development is outlined above in the ‘Design and density’ section.
- 7.49. As such, it is considered that the amenity of neighbouring properties would not be adversely affected in terms of a loss of sun/daylight, outlook or privacy.

Noise and disturbance

- 7.50. The introduction of 72 new residential units will give rise to additional noise and comings and goings. However, the potential noise emanating from the scheme would not create a level of noise and disturbance over and above that of typical dwellings or flats in an urban location and therefore acceptable in planning terms.
- 7.51. The impacts of construction noise are temporary and are proposed to be controlled by condition. The applicant has provided a draft Construction Logistics Plan and a draft Construction Management Plan; a condition is recommended on any grant of planning permission requiring the provision of revised plans (to meet additional transport requirements as discussed below) and implementation of the development in accordance with these plans. The applicant will also be required to join the Considerate Contractors scheme, with proof of registration provided to the Local Authority.

Summary

- 7.52. The impacts of the scheme to adjoining occupiers are acceptable. The applicant’s assessment indicates the daylight and sunlight impacts to adjoining properties are satisfactory given the application of BRE criteria. Given the proposed position, the privacy and noise impacts to properties on Plevna Crescent are judged acceptable.

Parking and highway safety

- 7.53. Local Plan Policy SP7 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 is supported by Development Management DPD Policies DM31 and DM32.

- 7.54. London Plan Policy 6.13 states that new development should demonstrate a balance between providing parking and preventing excessive amounts that would undermine cycling, walking and public transport use. It also states that electric vehicle charging points, disabled parking spaces, cycle parking should be provided at appropriate levels.
- 7.55. The subject site is accessed via Plevna Crescent, which is semi-circular carriageway and has two access points onto St Ann's Road. Plevna Crescent is an unadopted residential road and is managed by Homes for Haringey (Council's Land and Property Service). As this road is not under the control of the Highways Authority, any access via this road is subject to third party agreement between Homes for Haringey and the developer.
- 7.56. The proposed development is located in an area with a high public transport accessibility level, with a PTAL of between 5-6. It is within walking distance of Seven Sisters underground and overground rail station, South Tottenham over ground rail station and the Tottenham High Road and St Ann's Road bus corridor.
- 7.57. The applicant is proposing to develop the site to provide 72 residential units comprising (18 x 1 bed, 34 x 2 bed, 14 x 3 bed and 4 x 4 bed units) with 29 car parking spaces and 128 long stay and 2 short stay secure cycle parking spaces.
- 7.58. The applicant's transport consultant has produced a transport assessment in support of the application; based on sites from the TRICS trip forecast database where multi-modal trip data was extracted for privately owned flats in Greater London. Based on the data extracted, the proposed development of 72 residential units will generate a total of 7 in/out trips during the AM peak hour and 5 in/out trips during the PM peak periods. It is considered that these trip rates for the site are low. However, as the scheme proposes to provide 0.4 car parking space per unit this means 60% of the proposed units will not have access to a car parking space. It is therefore considered that the majority of the trips generated by the proposed development will be by sustainable modes of transport.
- 7.59. The applicant has included parking surveys, conducted in line with the Lambeth Methodology, which include the following roads located within 200 metres of the site (Chisley Road, Eastbourne Road, Frinton Road, Howard Road, Thorpe Road, Langford Close, Latimer Road, Plevna Crescent and St Ann's Road). The surveys were conducted on Wednesday 8th of March and Thursday the 9th the March 2017 between the hours of 0:00 and 05:00. The results of the car parking surveys concluded that all the roads within the surveyed area, with the exception of Plevna Crescent, had parking pressure of 85% and were suffering from high car parking pressures. As a result, it is

considered suitable that the development is dedicated as a car-capped development in line with policy requirements.

- 7.60. Therefore, this development proposal will be dedicated as a car-capped development meaning the Council will prohibit the issuing of car parking permits to any future occupiers of the residential development in any current or future control parking zone. Residents will only be eligible for visitors parking permits. In addition, the applicant will be required to contribute a sum of twenty £25,000 (twenty five thousand pounds) towards the design and consultation of control car parking zone in and around the site.
- 7.61. It is considered that the car parking and cycle parking spaces proposed are in line with the London Plan and Development Management DPD. The car parking provision is further supported by the 2011 Census Data which concluded that 50.4% of household in the Output Area do not have a car or van. The proposed car parking spaces must include provision for electric charging facility in line with the London Plan, 20% active and 20% passive provision for future conversion. The cycle parking spaces must be designed and implemented in line with the 2016 London Cycle Design standard details of which must be provided before development commences onsite.
- 7.62. The site is accessed via two existing access points from Plevna Crescent; one vehicular/pedestrian and one pedestrian only. Both access points will require upgrading; including traffic calming to the vehicular access and pedestrianisation of the pedestrian and cycle access. The applicant has not provided any details on these improvements required. In addition, the construction of the vehicular access to the site will result in the removal of two resident car parking spaces. As the car parking survey has demonstrated that Plevna Crescent is not heavily parked and it may be possible to replace the car parking bays. The applicant will be required to enter into a third party agreement with the Council's Land and property team to secure the improvements required to facilitate the development. The applicant will be required to provide a detailed highways scheme for both access points before development commences onsite and the scheme must be implemented before the development in occupied.
- 7.63. The applicant has submitted a draft Construction Management Plan with the application. This plan indicates that construction vehicles will use the entire length of Plevna Crescent; however, the proposed route will need amending as no justification has been provided for running construction vehicles along the entire length Plevna Crescent which is a narrow crescent road. To do so would have significant impact on residents and parking, and would encourage queuing of construction vehicles on Plevna Crescent. The applicant's appointed contractor will be required to develop a revised Construction Management Plan in consultation with Homes for Haringey and the Council's Highways Team to ensure that the impacts generated by construction traffic on residents and the structure/surface of the carriage way of Plevna Crescent are mitigated. Before any development commences on site the applicant will be required to conduct an existing condition survey and provide detail of the

construction methodology, including logistics, to reduce the impact of the development on residents of Plevna Crescent.

- 7.64. The developer has provided a service and delivery plan prepared by Paul Mews Associates and dated June 2017 which has been produced in line with the refuse collection company guidelines and includes parcel delivery aspects. This plan ensures that refuse collection vehicles are able to enter and exit the property in first gear and mitigate and highways disruption. The plan also demonstrates that delivery cards and vans are able to use the turning bay onsite without increasing parking pressures or creating highway issues.
- 7.65. The Council's transportation planning and highways authority has considered the parking and highway impact matters in detail and do not object subject to the standard conditions and section 106 legal agreement obligations on a residential travel plan, TMO amendment, CPZ design and consultation, third party agreement, revised CMP and CLP, parking management, cycle parking design, electric charging facilities, and street naming and numbering.
- 7.66. There, there are no objections to the proposed development in parking and highway terms.

Waste and recycling

- 7.67. London Plan Policy 5.17, Local Plan Policy SP6 and, Development Management DPD Policy DM4 require development proposals make adequate provision for waste and recycling storage and collection.
- 7.68. The applicant is proposing to provide refuse and recycling storage in two locations within the sub-basement for Buildings B, C and D with Building A storing their waste within a separate facility by the pedestrian entrance. It is proposed that waste from Building A will be collected from the front of the property from Plevna Crescent while the sub-basement will be moved to a central refuse collection point in front of Building C on collection day. It is suggested that a bin-tug system will be in place at the site to facilitate this.
- 7.69. The Council's Waste Management Officer have advised that there are no objections to the residential waste and recycling proposed provided there is adequate provision (12 x 1,100L Euro bins for refuse, 7 x 1,100L Euro bins for recycling, 5 x 140L food waste bins, and 72 x food waste kitchen caddies) and that appropriate management of the collection either onsite or at the front of the property from Plevna Crescent. The Council's Transportation Officer also has no objection; however, all the bins must be located no more than 10 metres at the furthest point from the rear of the refuse collection vehicle.
- 7.70. It is recommended that a condition be attached to any grant of planning permission to ensure further details for the storage and collection of refuse from the premises are provided and approved by Council to meet the policy requirements.

Trees and ecology

Trees

- 7.71. London Plan Policy 7.21, Local Plan Policy SP13, and Development Management DPD Policy DM1 seeks the protection, management and maintenance of existing trees and that planting of additional trees where appropriate.
- 7.72. The majority of trees on site are to be retained and appropriately protected. The trees identified for removal to facilitate the development are predominantly of low quality and amenity value. The proposed development will retain mature trees and protect them during the development process. It is proposed to plant up to 48 new trees to mitigate the loss of those above. These will be native species, which will greatly improve the local environment, by enhancing existing green links and increasing biodiversity in an ecologically important area.
- 7.73. The Council's Tree and Nature Conservation Manager has assessed the scheme and does not raise an objection. Subject to the imposition of conditions around relevant works recommended by the Tree and Nature Conservation Manager, the amenity impacts of the proposal with respect to the protection and improvement of landscape character are acceptable.

Ecology

- 7.74. Local Plan SP13 states that all development must protect and improve sites of biodiversity and nature conservation. London Plan Policy 7.19 and Development Management DPD Policy DM19 make clear that wherever possible, development should make a positive contribution to the protection, enhancement, creation and management of biodiversity.
- 7.75. The subject site has been designated a Site of Importance for Nature Conservation (SINC) and is identified as 'Borough Grande II Importance'. The site is also part of an Ecological Corridor. The principle of developing part of this site has been discussed above and has been deemed acceptable as a result of the proposed enhancements to the ecology and biodiversity of the site which will contribute to the wider area.
- 7.76. This proposal includes the restoration of the woodland area to the front and the larger ecological area with wetland to the rear. An Educational Trust (or other appropriate trust) will be created with a management plan to implement the required restoration works and long term management. Council's consultant Ecological Officer has recommended that Council review the details of the trust creation and management and enhancement plans; however, this is not a feasible planning control. Costs associated with this area will be met by the developer, with an independent surveyor determining the appropriate costs annually, and a five yearly review mechanism is recommended. This ecological area will be transferred into the ownership of the Educational Trust (or other appropriate trust) and a section 106 legal agreement is recommended to address this.

- 7.77. The SINC has been reviewed in 2008 and then more recently in 2014. The 2008 survey found that as a whole the SINC provided an area of relatively undisturbed habitat and is an important corridor leading from the Lea Valley into the more built up parts of the borough. Haringey's Open Spaces and Biodiversity Study (2014) reviewed this SINC and acknowledged there has been some decline resulting from invasive plants and fly-tipping. Unfortunately, there were limitations to that survey as the surveyor did not have any access to the SINC and relied on the woodland habitat. It is recommended that a review be undertaken after 5 years of restoration works by the Educational Trust (or other appropriate trust) established. This review should be prepared by an independent third party surveyor and provided to Council.
- 7.78. Council's consultant Ecological Officer is supportive of the scheme and has recommended a number of features to enhance biodiversity of the development site. Pre-application advice has been followed and outlined within the landscape and ecological appraisals and enhancement plans prepared by Open Spaces and dated May and June 2017. Further details are requested regarding the integrated bat/bird boxes and exterior lighting and this is recommended by way of condition for any grant of planning permission.

Summary

- 7.79. As such, the application is considered to be acceptable in terms of biodiversity provision, subject to the appropriate conditions and section 106 legal agreement.

Flood risk and drainage

- 7.80. Local Plan Policy SP5 outlines that development shall reduce forms of flooding and implement Sustainable Urban Drainage Systems (SUDS) to improve water attenuation, quality and amenity. Development Management DPD Policies DM24 and DM25 and London Plan Policies 5.12 and 5.13 also call for measures to reduce and manage flood risk and incorporate SUDS. Further guidance on implementing Policy 5.13 is provided in the Mayor's Sustainable Design and Construction SPG (2014) including the design of a suitable SuDS scheme. The SPG advises that if greenfield runoff rates are not proposed, developers will be expected to clearly demonstrate how all opportunities to minimise final site runoff, as close to greenfield rate as practical, have been taken.
- 7.81. The site is located within Flood Zone 1 and is therefore considered to have a low probability of flooding from fluvial and coastal floods. The applicant has submitted a Flood Risk Assessment prepared by JNP Group and dated July 2017. The development has been designed to ensure that surface water runoff from the site shall not exceed the pre-development greenfield runoff rates.

- 7.82. Council's SuDS Officer and Drainage Engineer have assessed the scheme and provides no objection subject to the imposition of a condition requesting further information and details of the surface water drainage works. The condition shall request detailed design drawings, a plan showing the exceedance route of the overland flow of water should the site be overwhelmed, an appropriate maintenance regime for all works proposed, details of the back-up system should the underground car park pump system fail, and confirmation that Thames Water have agreed connection to their network.
- 7.83. Thames Water has raised no objections to the proposal in terms of either sewerage infrastructure capacity or water infrastructure capacity. However, any piling of foundations would need to be agreed with Thames Water and the Council in advance before commencement of such works. This matter can be secured by condition in the event of an approval.
- 7.84. As such, it is considered that the proposal is acceptable as it would not lead to an increase in local flood risk or any other water management issues.

Air pollution and land contamination

- 7.85. London Plan Policy 7.14 states that developments shall minimise increased exposure to existing poor air quality and make provision to address local problems of air quality and promote sustainable design and construction. In order to minimise air pollution and protect air quality the following documents should also be considered: the Mayor's Sustainable Design and Construction SPG, TfL's Guidance on Delivery and Servicing Plans, and the Control of Dust and Emissions during Construction and Demolition SPG.
- 7.86. The borough of Haringey is designated an AQMA area and the site is located within a TfL NO2 hotspot/focus area. The borough of Haringey is committed to being a 'Cleaner Air Borough' and working towards improving air quality and to minimise the risk of poor air quality to human health and quality of life for all residents.
- 7.87. The main air polluting operations associated with the proposed development include 29 car parking spaces and associated traffic movements. With regard to Energy use, a 40kW gas fired CHP is to be installed, the flue for which will be <33m in height. A total of 130 cycle spaces are proposed.
- 7.88. An air quality assessment prepared by Waterman and dated September 2017 has been submitted. The assessment concludes that there will be no exceedances of the Government's objective for NO2, PM10 and PM2.5 once the development is completed and occupied. The London Plan Policy 7.14 states that new development should:
- be at least 'air quality neutral' and not lead to further deterioration of existing poor air quality (such as areas designated as Air Quality Management Areas (AQMA's)).
 - Ensure that where provision needs to be made to reduce emission from a development, this is usually made on-site

The proposed development is therefore considered to meet the policy requirements for development within this designated AQMA area.

- 7.89. Development Management DPD Policy DM32 requires development proposals on potentially contaminated land to follow a risk management based protocol to ensure contamination is properly addressed and carry out investigations to remove or mitigate any risks to local receptors. The Council's Pollution Officer recommends that land contamination matters can be dealt with by conditions requiring further investigation onsite, followed by appropriate remediation.
- 7.90. As such, the application is considered to be acceptable in terms of its impact on pollution and land contamination.

Sustainability

- 7.91. The NPPF, London Plan Policies 5.1, 5.2, 5.3, 5.7, 5.8, 5.9, 5.10 and 5.11, Local Plan Policy SP4 and Development Management DPD Policy DM21 sets out the approach to climate change and requires developments to meet the highest standards of sustainable design, including the conservation of energy and water; ensuring designs make the most of natural systems and the conserving and enhancing the natural environment. The London Plan requires all new homes to achieve a 35% carbon reduction target beyond Part L 2013 of the Building Regulations (this is deemed to be broadly equivalent to the 40% target beyond Part L 2010 of the Building Regulations, as specified in Policy 5.2 of the London Plan for 2016).
- 7.92. The applicant has produced an Energy and Sustainability Strategy prepared by Method and dated May 2017, a Preliminary Thermal Comfort Analysis prepared by Method and dated May 2017, and also a technical statement (dated August 2017) on overheating in response to consultation comments received. These documents provided outline the application of the energy hierarchy and cooling hierarchy while showcasing the sustainable features proposed for this development and assessing the predicted carbon dioxide emissions of the development. This is in addition to the employment of sustainable construction practices.
- 7.93. The application development proposes to incorporate improved energy efficient standards in key elements of the build and delivers a 56.83% improvement beyond Building Regulations 2013. Key elements considered most suitable include: energy efficient measures to upgrade the thermal envelope of the building; incorporating a communal heating system powered by CHP with back-up gas boilers; and use of photovoltaics. Green roofs are also proposed for the buildings and further details are required in respect of the make-up of these roofs by way of a condition if planning approval is granted.
- 7.94. The London Plan currently requires a zero carbon target to be achieved and as such a carbon offsetting financial contribution is proposed of £109,836 in lieu of an additional reduction which cannot be reasonably achieved onsite.

- 7.95. The Council's Carbon Management team has commented on the application and has raised no objections, recommending a suite of conditions as per the comments above to ensure that relevant aspects of the scheme are monitored, requiring the provision of more detailed information, or requiring financial contributions, as appropriate.

Conclusion

- 7.96. The proposed development develops this underutilised site through ecological enhancement and windfall housing. The proposed built form is high quality and contemporary in design whilst providing excellent housing and viable affordable housing in line with policy requirements.
- 7.97. 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. CIL

- 8.1. Based on the information given on the plans, the Mayoral CIL charge will be £283,811.85 ($6,390 \text{ m}^2 \times £35 \times 1.269$) and the Haringey CIL charge will be £104,284.80 ($6,390 \text{ m}^2 \times £15 \times 1.088$). 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. RECOMMENDATIONS

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

Section 106 Heads of Terms:

- 1) Affordable Housing – **20% (six intermediate shared ownership units, five affordable rent units, and a total of 35 habitable rooms)**. The nominated units are to be agreed between the RP and Council.
- 2) Viability review mechanism should the proposal not be implemented within **18 months** of the date of decision.
- 3) Viability review mechanism at the point of sale/rent of 75% of the private market units.
- 4) Amendment of the Traffic Management Order (TMO) controlling on-street parking in the vicinity of the development to preclude the issue of on-street residential parking permits within any current of future Controlled Parking

Zone (CPZ) to future occupiers of the land. The developer must contribute a sum of **£2000 (two thousand pounds)** towards the amendment of the TMO.

- 5) A residential travel plan need to include the following measures to be included in order to maximise the use of public transport:
 - a. The developer must appointment of a travel plan co-ordinator, working in collaboration with the Estate Management Team, to monitor the travel plan initiatives.
 - b. Provision of welcome induction packs containing public transport and cycling/walking information like available bus/rail/tube services, map and time-tables, to every new resident.
 - c. Establishment or operate a car club scheme, which includes two years' free membership for all new residents and **£50.00 (fifty pounds in credit)** per year for the first 2 years.
 - d. Erection of Travel Information Terminals at strategic points within the development.
 - e. The developers are required to pay a sum of, **£3,000 (three thousand pounds)** per travel plan for monitoring of the travel plan initiatives.
- 6) Developer financial contribution of **£25,000 (twenty-five thousand pounds)** towards CPZ design and consultation for the roads to the south of the site which are currently suffering from high car parking pressures.
- 7) Participation in the Jobs for Haringey Initiative to provide:
 - f. 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;
 - g. That 20% of these local workforce shall undertake appropriate training;
 - h. To assist local suppliers and businesses to tender for works as appropriate;
 - i. To provide the Council with information to enable the effective implementation of the above;
 - j. All the above are to be followed unless practical considerations dictate otherwise
- 8) Developer financial contribution of **£109, 836 (one hundred and nine thousand, eight hundred and thirty six pounds)** toward addressing the unachieved carbon reduction targets, to be paid upon the implementation of the planning permission.
- 9) Considerate Contractors Scheme
- 10) Transfer the ecological land to separate ownership of an Educational Trust or Other Appropriate Trust and enter into a Deed of Covenant with that Education Trust or Other Appropriate Trust in a form to be agreed and approved by the Council covenanting to meet any management costs, relating to the management of the ecological land, with such fees to be agreed on an annual basis to be determined by an independent surveyor and reviewed every 5 years. A SINC review will be carried out by an independent third party

to produce an evidence base for the grading of the improved space and provided to Council with the first 5 year review from above.

Applicant's drawing No.(s) Plans:

210_PLN_001 RevA, 210_PLN_010 RevA, 210_PLN_030 RevA,
210_PLN_031 RevA, 210_PLN_100 RevA, 210_PLN_101 RevA,
210_PLN_200 RevA - 210_PLN_206 RevA inclusive, 210_PLN_210 RevA,
210_PLN_220 RevA - 210_PLN_226 RevA inclusive, 210_PLN_230 RevA -
210_PLN_236 RevA inclusive, 210_PLN_240 RevA, 210_PLN_300 RevA -
210_PLN_303 RevA inclusive, 210_PLN_305 RevA, 210_PLN_306 RevA,
210_PLN_310 RevA, 210_PLN_311 RevA, 210_PLN_350 RevA,
210_PLN_351 RevA, 210_SCH_900_170620_Capacity Schedule

Supporting documents:

Construction Management Plan by Paul Mews Associates and dated June 2017, Delivery and Service Management Plan by Paul Mews Associates and dated June 2017, Design and Access Statement by Ayre Chamberlain Gaunt and dated 20.06.17, Energy and Sustainability Strategy by Method LLP and dated May 2017, Preliminary Thermal Comfort Analysis by Method LLP and dated May 2017, Briefing Note: Autumn 2013 Bat Surveys, Environmental Noise Survey and Noise Impact Assessment Report by Hann Tucker Associates and dated May 2017, Train Induced Noise and Vibration Assessment Report by Hann Tucker Associates and dated March 2017, Consultation Statement by The Chine Consultancy Advice Ltd and dated June 2017, Daylight and Sunlight Report by Waldrums and dated May 2017, Specification for Soft Landscape Works and Management Plan by Open Spaces and dated June 2017, Preliminary Ecological Appraisal by Open Spaces and dated June 2017, Strategy for Play by Open Spaces and dated May 2017, Arboricultural Impact Assessment by Open Spaces and dated May 2017, Landscape and Ecological Enhancements with associated drawings by Open Spaces and dated June 2017, Transport Statement by Paul Mew Associates and dated June 2017, Planning Statement by D. Rose Planning LLP and dated June 2017, Preliminary Ground Level Bat Roost Assessment of Trees and Bat Activity Surveys by Middlemarch Environmental and dated June 2017, Flood Risk Assessment Rev B by JNP Group and dated May 2017, Technical Note subject 'Overheating Strategy: Response to Planning Officer' by Method LLP and dated 18/08/17, Air Quality Assessment by Waterman Infrastructure and Environmental Ltd and dated September 2017, Outline Fire Safety Strategy by International Fire Consultants Ltd and dated September 2017, Cladding Supporting Statement prepared by Ayre Chamberlain Gaunt and dated 03/10/17

Appendix One: Recommended conditions and informatives

Conditions:

1) Standard timeframe 3 years

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) Approved drawings and supporting documents

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

Plans:

210_PLN_001 RevA, 210_PLN_010 RevA, 210_PLN_030 RevA, 210_PLN_031 RevA, 210_PLN_100 RevA, 210_PLN_101 RevA, 210_PLN_200 RevA - 210_PLN_206 RevA inclusive, 210_PLN_210 RevA, 210_PLN_220 RevA - 210_PLN_226 RevA inclusive, 210_PLN_230 RevA - 210_PLN_236 RevA inclusive, 210_PLN_240 RevA, 210_PLN_300 RevA - 210_PLN_303 RevA inclusive, 210_PLN_305 RevA, 210_PLN_306 RevA, 210_PLN_310 RevA, 210_PLN_311 RevA, 210_PLN_350 RevA, 210_PLN_351 RevA, 210_SCH_900_170620_Capacity Schedule

Supporting documents:

Construction Management Plan by Paul Mews Associates and dated June 2017, Delivery and Service Management Plan by Paul Mews Associates and dated June 2017, Design and Access Statement by Ayre Chamberlain Gaunt and dated 20.06.17, Energy and Sustainability Strategy by Method LLP and dated May 2017, Preliminary Thermal Comfort Analysis by Method LLP and dated May 2017, Briefing Note: Autumn 2013 Bat Surveys, Environmental Noise Survey and Noise Impact Assessment Report by Hann Tucker Associates and dated May 2017, Train Induced Noise and Vibration Assessment Report by Hann Tucker Associates and dated March 2017, Consultation Statement by The Chine Consultancy Advice Ltd and dated June 2017, Daylight and Sunlight Report by Waldrams and dated May 2017, Specification for Soft Landscape Works and Management Plan by Open Spaces and dated June 2017, Preliminary Ecological Appraisal by Open Spaces and dated June 2017, Strategy for Play by Open Spaces and dated May 2017, Arboricultural Impact Assessment by Open Spaces and dated May 2017, Landscape and Ecological Enhancements with associated drawings by Open Spaces and dated June 2017, Transport Statement by Paul Mew Associates and dated June 2017, Planning Statement by D. Rose Planning LLP and dated June 2017, Preliminary Ground Level Bat Roost Assessment

of Trees and Bat Activity Surveys by Middlemarch Environmental and dated June 2017, Flood Risk Assessment Rev B by JNP Group and dated May 2017, Technical Note subject 'Overheating Strategy: Response to Planning Officer' by Method LLP and dated 18/08/17, Air Quality Assessment by Waterman Infrastructure and Environmental Ltd and dated September 2017, Outline Fire Safety Strategy by International Fire Consultants Ltd and dated September 2017, Cladding Supporting Statement prepared by Ayre Chamberlain Gaunt and dated 03/10/17

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

3) Materials to be approved

Samples of materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include timber shingle panels, window frames, balcony balustrades, and a roofing material sample combined with a schedule of the exact product references and large scale details of key building junctions.

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 2016, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

4) Revised CMP and CLP

The developer's appointed contractor will be required to develop a revised Construction Management Plan (CMP) and Construction Logistics Plan (CLP) in consultation with Homes for Haringey and the Council's Highways Team to ensure that the impacts generated by construction traffic on residents and the structure/surface of the carriage way are mitigated. The Plans should provide details on how construction work would be undertaken in a manner that disruption to traffic and pedestrians on A10 High Road, A503 Seven Sisters, St Ann's Road and Plevna Crescent is minimised. It is also requested that construction vehicle movements should be carefully planned and co-ordinated to avoid the AM and PM peak periods. The developer must not commence works on site until the CMP has been approved any complementary works agreed as part of the CMP is implemented.

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

5) Homes for Haringey access and highways improvement:

The Developer will be required to secure access by-way of agreement with Homes for Haringey (Councils Property service) and submit a scheme of highways improvement for the access to the site including pedestrianisation of the pedestrian access, improvement works, temporary to facilitate construction access and a scheme of improvements post construction including remedial works along the carriageway. Details of both scheme should be submitted and approved before development commences onsite and the agreed scheme must be implemented before the development is occupied.

Reason: To improve access to the site and enable the free flow of traffic along, Plevna Crescent and to safeguard the integrity of the public non-adopted highways and to ensure that the development has adequate access, in order to facilitate effective access to and from the development.

6) Site parking management plan

Prior to occupation of the development hereby approved, an onsite Parking Management Plan shall be submitted to and approved by Local Planning Authority. The agreed plan shall be implemented prior to first use of the approved car parking area and permanently maintained during its operation. The plan must include details on the allocation of parking spaces and management of onsite parking spaces in order to maximise use of public transport with parking to be allocated to family disable units and family units first.

Reason: To comply with the Policy DM32 of the Development Management, DPD.

7) Cycle parking design

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 2016 London Cycle Design Standards document should be followed. The approved details shall be retained as agreed thereafter.

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

8) Electric charging facilities

Prior to occupation of the development hereby approved, the proposed car parking spaces must include provision for electric charging facility in line with the London Plan; 20% active and 20% passive provision for future conversion.

Reason: To provide residential charging facilities for electric vehicles and to promote travel by sustainable modes of transport consistent with Policy 6.13 of the London Plan.

9) Waste Management

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

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of the Development Management DPD 2017 and Policy 5.17 of the London Plan 2016.

10) Network Rail

Prior to the commencement of the development hereby approved, a Risk Assessment and Method Statement for excavations, foundations, piling, scaffold use, construction methods, and all other activity adjacent to Network Rail land, shall be submitted to and approved in writing by the Local Planning Authority, in consultation with Network Rail.

Reason: In order to ensure the safe operation of the railway and the protection of Network Rail's adjoining land.

11) Piling method statement

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

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

12) Construction hours

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 Policy DM1 of the Development Management DPD 2017.

13) Tree protection fencing and ground protection

No development shall start until tree protection fencing and ground protection is installed as indicated on the approved drawings and within the approved Tree Protection Plan and under the direct supervision of the Arboricultural consultant. No storage of materials, supplies or plant machinery shall be stored, parked, or allowed access beneath the branch spread of the trees or within the exclusion fencing.

Reason: In order to 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 2017 and Policy DM1 of The Development Management DPD 2017.

14) Bat and bird boxes

No later than 3 months after construction works have completed, details of integrated bat and bird boxes, including attachment positions on any buildings, shall be submitted to and approved by the Local Planning Authority. Once installed these measures shall be maintained in perpetuity and, if necessary, replaced as approved.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity in accordance with Policies 5.3, 5.9, and 5.11 of the London Plan 2016 and Policies SP5 and SP13 of the Local Plan 2017.

15) Construction Environmental Management Plan

Prior to the commencement of the development hereby approved, details of a Construction Environmental Management Plan shall be submitted to and approved by the Local Planning Authority to avoid, minimise or mitigate any construction effects on the environment and surrounding community. The approved scheme shall be implemented and permanently retained to the satisfaction of the Local Planning Authority.

Reason: In order to protect the designated SINC environment and to comply with Policy DM21 of the Development Management DPD 2017 and Policy 7.19 of the London Plan 2016.

16) Living roof details to be approved

No development shall commence until details of a scheme for a "vegetated" or "green" roof(s) for the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The details shall include its (their) type, vegetation, location and maintenance schedule. The development shall be implemented in accordance with the approved scheme prior to its first occupation and the vegetated or green roof shall be retained thereafter. No alterations to the approved scheme shall be permitted without the prior written consent of the Local Planning Authority.

Reason: To ensure a sustainable development consistent with Policy 5.11 of the London Plan 2016, Policies SP0, SP4 and SP11 of the Haringey Local Plan 2017, and Policy DM21 of the Development Management, DPD 2017.

17) External lighting

No external illumination shall take place other than in accordance with a detailed 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 has regard to the visual amenity, biodiversity concerns of the area, Network Rail track safety and amenities of surrounding properties.

18) Drainage

No development shall commence until a scheme of surface water drainage works have been submitted to and approved in writing by the Local Planning Authority. Also to be included for review:

- Detailed design drawings;
- A plan showing the exceedance route of the overland flow of water should the site be overwhelmed;
- An appropriate maintenance regime for all works proposed;
- Details of the back-up system should the underground car park pump system fail;
- Confirmation that Thames Water have agreed connection to their network

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 2017.

19) Combustion and Energy Plan

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

Reason: To protect local air quality

20)Chimneys

Prior to installation details of all the chimney heights calculations, diameters and locations will be required to be submitted for approval by the LPA prior to construction.

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

21)Contaminated land 1

Before development commences other than for investigative work:

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

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

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

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 2016 and Policy DM23 of The Development Management DPD 2017.

22) Contaminated land 2

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

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy 5.21 of the London Plan 2011 and Policy DM1 of The Development Management DPD 2017.

23) Non-road mobile machinery

No works shall commence on the site at the demolition (including ground preparation works) and construction phases until all plant and machinery to be used at each phase has 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

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

24) Non-road mobile machinery inventory

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.

25) Secured by Design certification

The development hereby approved shall be designed to Secured by Design compliance. Prior to occupation, 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 Policy SP11 of the Local Plan 2017 and Policy DM2 of the Development Management, DPD 2017.

26)Confirmation of achieving energy efficiency standards and carbon reduction targets

The development must deliver the energy efficiency standards (the Be Lean) as set out in the Energy Strategy, by Method LLP, Revision P3, dated 22 June 2017.

The development shall then be constructed and deliver the U-values set out in this document. Achieving the agreed carbon reduction of 5.89% beyond BR 2013. Confirmation that these energy efficiency standards and carbon reduction targets have been achieved must be submitted to the local authority within 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 developer must allow for site access if required to verify measures have been installed.

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

Reason: To comply with Policy 5.2. of the London Plan 2016 and Policy SP4 of the Local Plan 2017.

27)CHP and boiler facility

The development must deliver the heating infrastructure standards (the Be Clean) as set out in the Energy Strategy, by Method LLP, Revision P3, dated 22 June 2017 (40 kW thermal output CHP unit is proposed, with 94.7% efficient gas boilers acting as a backup).

Details of the site CHP and back up boiler facility and associated infrastructure shall be submitted which will serve heat and hot water loads for all for all residential units and commercial units on the site.

This shall be submitted to and approved in writing by the Local Planning Authority months prior to any works commencing on site. The details shall include:

- a) location of the single energy centre which is sized for all required plant;

- b) specification of equipment (including thermal storage, number of boilers and floor plan of the plant room);
- c) flue arrangement;
- d) operation/management strategy;
- e) the route and connections from the energy centre into all the dwellings and the community centre;
- f) the method of how the facility and infrastructure shall be designed to allow for the future connection to any neighbouring heating network (including the proposed connectivity location, punch points through structure and route of the link); and
- g) evidence that the unit to be installed complies with the emissions standards as set out in the GLA SPG Sustainable Design and Construction for Ban B. A CHP information form must be submitted.

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

Reason: To ensure the facility and associated infrastructure are provided and so that it is designed in a manner which allows for the future connection to a district system in line with Policy 5.7 of the London Plan 2016, SP4 of the Local Plan 2017, and Policy DM22 of the Development Management, DPD 2017.

28) Back-up boilers

That all gas boilers installed across the development have a minimum SEDBUK rating of 94%. The developer will demonstrate compliance by supplying installation specification post construction. Once installed they shall be operated and maintained as such thereafter.

Reason: To comply with Policy 5.2 of the London Plan 2016 and Policy SP4 of the Local Plan 2017.

29) PV Solar Panels

The developer will install the renewable energy technology (PV Solar Panels) as set out in the Energy Strategy, by Method LLP, Revision P3, dated 22 June 2017.

The developer will deliver no less than 310 m² of solar PV panels, generating 48 kWp, with 160no. 300W panels. The figure of 43.2 kWp is reduced from a peak output of 48 kWp due to the orientation of the panels, with south-facing panels achieving 96% efficiency, and north-facing panels achieving 82% efficiency. It is anticipated that 70% of the available roof area on south-facing

pitches is available for a 10 pitched PV array, and 75% of available roof area on north-facing pitches is available for horizontally-mounted panels.

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.

The Council should be notified if the developer 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 equipment shall be maintained as such thereafter. Confirmation of the area of PV, location and kWp output must be submitted to the local authority within at least 6 months of completion on site for approval and the developer must allow for site access if required to verify delivery.

Reason: To comply with Policy 5.7. of the London Plan 2016 and Policy SP4 of the Local Plan 2017.

30)Home Quality

The developer must deliver a sustainability assessment for the residential portion of the application achieving rating of Home Quality mark level 4 for all units on the site. The units must be constructed in accordance with the details required to achieve Home Quality mark level 4 and shall be maintained as such thereafter. A post construction certificate 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 whole development, a full schedule and costings of remedial works required to achieve this rating shall be submitted for our written approval with 2 months of the submission of the post construction certificate. Thereafter the schedule of remedial works must be implemented on site within 3 months of the local authority's approval of the schedule, or the full costs and management fees given to the Council for offsite remedial actions.

Reason: In the interest of addressing climate change and to secure sustainable development in accordance with Policies 5.1, 5.2, 5.3 and 5.9 of the London Plan 2016 and Policy SP4 of the Local Plan 2017.

31)Overheating

Prior to the commencement of the development hereby approved, the developer will submit and have approved in writing by the Local Planning Authority an overheating model and report. The model will assess the

overheating risk (using future weather temperature projections), and report will demonstrate how the risks have been mitigated and removed through design solutions.

This report will include details of the design measures incorporated within the scheme (including details of the feasibility of using external solar shading and passive cooling and ventilation) to ensure adaptation to higher temperatures are addressed, and the units do not overheat. The report will include the following:

- the standard and the impact of the solar control glazing;
- that there is space for pipe work and that this is designed in to the building to allow the retrofitting of cooling and ventilation equipment;
- that all heating pipework is appropriately insulated;
- that passive cooling and ventilation features have been included; and
- highlight the mitigation strategies to overcome any overheating risk.

Air Conditioning will not be supported unless exceptional justification is given.

Once approved the development shall be constructed in accordance with the details so approved, be operational prior to the first occupation and shall be maintained as such thereafter. 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.

32) Accessible dwellings

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

Reason: To ensure that the proposed development meets the Council's Standards in relation to the provision of wheelchair accessible homes and to comply with Haringey Local Plan 2017 Policy SP2 and the London Plan 2016 Policy 3.8.

33) Wheelchair unit provision

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

Reason: To ensure that the proposed development meets the Council's Standards for the provision of wheelchair accessible dwellings in accordance with Haringey Local Plan 2017 Policy SP2 and the London Plan Policy 3.8.

34) Central satellite dish

Notwithstanding the provisions of Class H or Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no satellite antenna shall be erected or installed on the building hereby approved. The proposed development shall have a central dish or aerial system for receiving all broadcasts for the residential units created: details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property, and the approved scheme shall be implemented and permanently retained thereafter.

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

35) Sound insulation

Prior to commencement details of sound insulation shall be submitted to and agreed in writing by the Local Planning Authority. The approved scheme shall be implemented and permanently retained to the satisfaction of the Local Planning Authority.

Reason: In order to protect the amenities of future occupiers consistent with Policy 7.15 of the London Plan 2016 and Policy DM1 of The Development Management DPD 2017.

36) Retention of architect

The existing architects or other such architects as approved in writing by the Local Authority acting reasonably shall undertake the detailed design of the project.

Reason: In order to retain the design quality of the development in the interest of the visual amenity of the area and consistent with SP11 of the Local Plan 2017 and Policy DM1 of The Development Management DPD 2017

Informatives:

INFORMATIVE: This permission is governed by a section 106 legal agreement pertaining to the provision of affordable housing, preparation of a travel plan with associated financial contributions, financial contribution towards amendment of traffic management order, financial contribution towards creation of controlled parking zone, payment of carbon off-setting contribution, membership with Considerate Contractors Scheme, commitment to partake in the Haringey Employment Delivery Partnership, and the establishment of a financially supported Educational Trust (or other appropriate trust) to restore, preserve and manage the site's ecological area.

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: The developer is advised that the proposed development will be liable for the Mayor of London and Haringey CIL. Based on the information given on the plans, the Mayor's CIL charge will be £283,811.85 ($6,390 \text{ m}^2 \times £35 \times 1.269$) and the Haringey CIL charge will be £104,284.80 ($6,390 \text{ m}^2 \times £15 \times 1.088$). This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index

INFORMATIVE: Party Wall Act: The developer'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 developer 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 developer should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

INFORMATIVE: Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on

0800 009 3921 or for more information please visit our website at www.thameswater.co.uk

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

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

Appendix Two: Consultation Responses from internal and external agencies

Stakeholder	Question/Comment	Response
INTERNAL		
Transportation	<p>The site is accessed via Plevna Crescent which is semi-circular carriageway and has two access points onto St Ann's Road, the carriageway has parking restrictions enforced by homes for Haringey as part of its estate parking enforcement.</p> <p>Plevna Crescent is an unadopted residential road and is managed by Homes for Haringey at the times of the site visit both road was not observed to be heavily parked and no vehicles were observed to be illegally parked. It is to be noted as this road is not under the control of the Highways Authority any access via this road is subject to third party agreement between Homes for Haringey (Council's Land and Property Service) and the developer. The proposed development is located in an area with a high public transport accessibility level, with a PTAL of between 5-6 and is within walking distance of Seven Sisters underground and overground rail station, South Tottenham over ground rail station and the Tottenham High Road and St Ann's Road bus corridor.</p> <p>The applicant has outline planning consent to develop 46 residential units on the site. The applicant is proposing to develop the site to provide 72 residential units comprising (18x1, 34x2, 14x3 and 4x4 bed units) with 29 car parking spaces and 130 long stay and 2 short stay secure cycle parking spaces.</p> <p>The applicant's transport consultant has produced a transport assessment in support of the application; based on sites from the TRICS trip forecast database, multi-modal trip data were extracted for privately owned flats in Greater London. Based on the data extracted the proposed development of 72 residential units will generate a total of 7 in/out trips during the Am peak hour and 5 in/out trips during the Pm peak periods. We have considered that the persons trip rates for the site is low, however as the developer is only proposing to provide 0.4 car parking space per unit, which means 60% of the proposed units will not have access to a car parking space, we have considered that the majority of the trips generated by the proposed development will be by sustainable modes of transport.</p> <p>The applicant has included parking surveys which were conducted in line with the Lambeth Methodology, the parking survey include the following roads which were within 200metres of the site (Chisley Road, Eastbourne Road, Frinton Road, Howard Road + Thorpe Road, Langford Close, Latimer Road, Plevna Crescent and St Ann's Road. The surveys were conducted on</p>	Comments noted and recommendations supported

Stakeholder	Question/Comment	Response
	<p>Wednesday 8th March and Thursday the 9th March 2017 between the hours of 0:00 and 05:00, the results of the car parking surveys concluded that all the roads within the surveyed area with the exception of Plevna Crescent which had a parking pressure of 85% were suffering from high car parking pressures.</p> <p>As the area to the south of the site is currently suffering from high car parking pressure and the PTAL of the site is high we have considered that the development is suitable to be dedicated as a car-capped development, this is in line with the Council's Local Plan Policy SP7: Transport, which focuses on promoting travel by sustainable modes of transport, maximum car parking standards and car free developments. Car free developments are further supported by Haringey Development Management DPD, Policy DM32 which support car-free development where:</p> <ul style="list-style-type: none"> a) There are alternative and accessible means of transport available; b) Public transport is good; and c) A controlled parking zone exists or will be provided prior to occupation of the development <p>We will require the applicant to contribute a sum of twenty £25,000 (twenty-five thousands) towards the design and consultation of control car parking zone in and around the site. In addition, this development proposal will be dedicated as a car-capped development, the Council will prohibit the issuing of car parking permits to any future occupiers of the residential development in any current or future control parking zone, residents will only be eligible for visitors parking permits.</p> <p>The applicant is proposing to provide a total of 29 off street car parking space for the proposed 72 residential units and 132 Cycle parking spaces, we have considered that the car parking and cycle parking spaces proposed are in line with the London Plan and Haringey Council's Development Management DMPD. The car parking provision is further supported by the 2011 Census Data which concluded that 50.4% of household in the Output Area do not have a car or van. The proposed car parking spaces must include provision for electric charging facility in line with the London Plan, 20% active and 20% passive provision for future conversion. The cycle parking spaces must be designed and implemented in line with the 2016 London Cycle Design standard details of which must be provided before development commences on site.</p> <p>The applicant is proposing to access the site via two existing access points from Plevna Crescent, the applicant has not provided any details on the improvements required to upgrade both site</p>	

Stakeholder	Question/Comment	Response
	<p>access. Both access will require upgrading including traffic calming to the vehicular access and Pedestrinisation of the pedestrian and cycle access. The construction of the vehicular access to the site will result in the removal of 2 resident car parking spaces, the car parking survey has demonstrated that Plevna Crescent is not heavily parked and it may be possible to replace the car parking bays. The applicant will be required to enter into a third party agreement with the Council's Land and property team to secures the improvements required to facilitate the development. The applicant will be required to provide a detailed highways scheme for both access, before development commences on site, the scheme must be implemented before the development in occupied.</p> <p>The applicant is proposing to provide a central refuse collection point where the refuse bins will be located on a refuse collection day, we do not object to the proposal however all the bins must be located no more than 10 meter at the furthest point from the rear of the refuse collection vehicle. The developer will be required to provide a service and delivery plan which must be produced in line with the refuse collection company guidelines, in addition the plan must include details on the deliver strategy for residents including parcel delivery.</p> <p>The applicant has submitted a draft construction management plan with the application, which indicated that construction vehicles will use the entire length of Plevna Crescent, the proposed route will need amending as no justification has been provided for running construction vehicles along the enter length Plevna Crescent which is a narrow Crescent Road. This will have significant impact on residents and parking and will encourage queuing of construction vehicles on Plevna Crescent. The applicant's appointed contractor will be required to develop a revised Construction Management Plan in consultation with Homes for Haringey and the Council's Highways Team to ensure that the impacts generated by construction traffic on residents and the structure/surface of the carriage way of Plevna Crescent are mitigated. Before any development commences on site the applicant will be required to conduct an existing condition survey and provide detail of the construction methodology including logistic to reduce the impact of the development on residents of Plevna Crescent, details of which must be provided and approved before development commences on site.</p> <p>On reviewing the proposed application and supporting information, we have concluded that the transportation planning and highways authority would not object to this application subject to the following conditions and S.106 obligations:</p>	

Stakeholder	Question/Comment	Response
	<p>1) A residential travel plan must be secured by the S.106 agreement, as part of the detailed travel plan, we will require the following measure to be included as part of the travel plan in order to maximise the use of public transport:</p> <ul style="list-style-type: none"> a) The developer must appointment of a travel plan co-ordinator, working in collaboration with the Estate Management Team, to monitor the travel plan initiatives. b) Provision of welcome induction packs containing public transport and cycling/walking information like available bus/rail/tube services, map and time-tables, to every new resident. c) Establishment or operate a car club scheme, which includes two years' free membership for all new residents and £50.00 (fifty pounds in credit) per year for the first 2 years. d) We will also like to see Travel Information Terminals erected at strategic points within the development. e) The applicants are required to pay a sum of, £3,000 (three thousand pounds) per travel plan for monitoring of the travel plan initiatives. <p>Reason: To minimise the traffic impact of this development on the adjoining roads, and to promote travel by sustainable modes of transport.</p> <p>2) The applicant enters into a S.106 agreement that no residents within the development site will be entitled to apply for a resident's parking permit under the terms of the current and any future Traffic Management Order (TMO) controlling on-street parking in the vicinity of the development." The applicant must contribute a sum of £2000 (Two Thousand pounds) towards the amendment of the TMO.</p> <p>Reason: To mitigate the parking demand generated by the development on the local Highways Network.</p> <p>Reason: To reduce car ownership and trips generated by car, and increase travel by sustainable modes of transport.</p> <p>3) The applicant will be required to pay a sum of £25,000 (twenty-five thousand pounds) towards CPZ design and consultation for the road to the south of the site which are currently suffering from high car parking pressures.</p> <p>Reason: To reduce the potential impact of any displaced parking generated by the development proposal having and adverse impact on the highways network in the local</p>	

Stakeholder	Question/Comment	Response
	<p>area.</p> <p>Conditions:</p> <ol style="list-style-type: none"> <li data-bbox="521 371 1749 738">1) The Developer will be required to secure access byway of agreement with Homes for Haringey (Councils Property service) and submit a scheme of highways improvement for the access to the site including Pedestrinisation of the pedestrian access, improvement works, temporary to facilitate construction access and a scheme of improvements post construction including remedial works along the carriageway. Details of both scheme should be submitted and approved before the development commences on site and the agreed scheme must be implemented before the development is occupied. Reason: To improve access to the site and enable the free flow of traffic along, Plevna Crescent and to safeguard the integrity of the public unadopted highways and to ensure that the development has adequate access, in order to facilitate effective access to and from the development. <li data-bbox="521 778 1749 1209">2) The applicant's appointed contractor will be required to develop a revised Construction Management Plan (CMP) and Construction Logistics Plan (CLP) in consultation with Homes for Haringey and the Council's Highways Team to ensure that the impacts generated by construction traffic on residents and the structure/surface of the carriage way are mitigated. The Plans should provide details on how construction work (inc. demolitions) would be undertaken in a manner that disruption to traffic and pedestrians on A10 High Road, A503 Seven Sisters, St Ann's Road and Plevna Crescent is minimised. It is also requested that construction vehicle movements should be carefully planned and co-ordinated to avoid the AM and PM peak periods. The applicant must not commence works on site until the CMP has been approved any complementary works agreed as part of the CMP is implemented. Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation <li data-bbox="521 1249 1749 1377">3) A site parking management plan, the plan must include, details on the allocation of parking spaces and management of on site parking spaces in order to maximise use of public transport, parking should be allocated to family disable units and family units first in line with DMPD Policy DM32. 	

Stakeholder	Question/Comment	Response
	<p>Reason: Comply with the Council's Development management DMPD Policy DM32.</p> <p>4) The cycle parking spaces must be designed and implemented in line with the 2016 London Cycle Design standard details of which must be provided before development commences on site. Reason: To ensure that the cycle parking spaces are in line with the London Cycle Design Standard.</p> <p>5) The proposed car parking spaces must include provision for electric charging facility in line with the London Plan, 20% active and 20% passive provision for future conversion. Reason: To promote travel by sustainable modes of transport to and from the site and comply with the London Plan.</p> <p>Informative The new development will require naming. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address. 8489 5573) to arrange for the allocation of a suitable address.</p>	
Housing	<p>1. Affordable Housing Provision The proposed development seeks to provide 18.18% by habitable rooms of affordable housing units and as such does not accord with Haringey's 'Strategic Policies' which states that the Council will seek <i>'to maximise the provision of affordable housing by requiring all development capable of providing 10 units or more residential units to provide affordable housing to meet an overall borough target of 40% by habitable rooms'</i></p> <p>The scheme is below our desired affordable housing requirement but viability considerations as set in the Local Plan and NPPF, that an offer of 4 affordable rented and 6 shared ownerships homes are acceptable.</p> <p>2. Consultation There has been a series of pre-application meetings with the applicant and the Council's Planners.</p>	Comments noted although concerned that Councillors will express apprehension for low affordability levels so applicant is requested to review viability

Stakeholder	Question/Comment	Response
	<p>It has been accepted that this is the most viable mix for this scheme (6 shared ownership and 4 affordable rent homes) Unit mix be to confirmed and thus is acceptable under planning policy.</p> <p>CONCLUSION:</p> <p>The proposed level of affordable housing is acceptable on condition the affordable housing units are transferred to the council or an RP agreed between the two parties. at the values stated in the viability assessment dated July 2017 that is. £214.82sqft for the affordable rent and £286.89sqft for the shared ownership with the total price for the affordable package to not exceed £2,750,046.26. This scheme will include a review mechanism within the S106 agreement as recommended by the council's financial viability consultant.</p> <p>The scheme in its current form complies with the Councils Strategic Policies, principally on the grounds that it promotes the area's regeneration. The site is within the Seven Sisters corridor, which is a priority area for change and has a strategic role to play in the growth of Haringey. The Council aspirations for this site are for a residential development. – Current SP1 and SP2 policies</p> <p>The enabling team supports this scheme in terms of the proportion of affordable housing delivered, as outlined above and will have continuous engagement with applicant to ensure the Council aims and objectives are met.</p>	
Carbon Management	<p>Energy – Overall</p> <p>The scheme delivers a 56.83% improvement beyond Building Regulations 2013. The policy requirement is zero carbon for the residential element. The overall approach is policy compliant.</p> <p>A Carbon Offset Contribution is required for the residential element of the development to the sum of £109,836, where zero carbon has not been achieved. This should be included within a S106 agreement.</p> <p>Energy – Lean</p> <p>The applicant has proposed an improvement of beyond Building Regulations of 5.89% for the residential portion of the development. This will be achieved through improved energy efficiency standards in key elements of the build. This is policy compliant and a positive.</p>	<p>Comments noted and recommendations supported with some timeframe amendments agreed</p>

Stakeholder	Question/Comment	Response
	<p>This should be conditioned to be delivered on site:</p> <div data-bbox="474 300 1742 879" style="border: 1px solid black; padding: 10px;"> <p>Suggested Condition: You must deliver the energy efficiency standards (the Be Lean) as set out in the Energy Strategy, by Method LLP, Revision P3, dated 22 June 2017</p> <p>The development shall then be constructed and deliver the U-values set out in this document. Achieving the agreed carbon reduction of 5.89% beyond BR 2013. 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.</p> <p>It the targets are not achieved on site through energy measures as set out in the afore mentioned strategy, then any shortfall should be offset at the cost of £2,700 per tonne of carbon plus a 10% management fee.</p> <p>Reason: To comply with London Plan Policy 5.2. and local plan policy SP:04</p> </div> <p>Energy – Clean The scheme proposes a single energy centre serving heating and hot water loads for all residential units, with a communal gas fired CHP with back up gas fired boilers.</p> <p>There are no details of how the single energy centre proposed will interlink to all flatted units. There are no details of how this single energy centre will be designed (through reserved space and basement wall plugs) to connect to a local heat network at a later date.</p> <p>This will achieve proposed an improvement of beyond Building Regulations of 30.32% for the residential portion of the development.</p> <p>Therefore, based on these issues, the clean energy proposals are policy compliant. We recommend that these are addressed through the following condition:</p>	

Stakeholder	Question/Comment	Response
	<p>Suggested Condition for CHP and boiler facility: You must deliver the heating infrastructure standards (the Be Clean) as set out in the Energy Strategy, by Method LLP, Revision P3, dated 22 June 2017 (40 kW thermal output CHP unit is proposed, with 94.7% efficient gas boilers acting as a backup).</p> <p>You shall submit details of the site CHP and back up boiler facility and associated infrastructure, which will serve heat and hot water loads for all for all residential units and commercial units on the site.</p> <p>This 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:</p> <ul style="list-style-type: none"> a) location of the single energy centre which is sized for all required plant; b) specification of equipment (including thermal storage, number of boilers and floor plan of the plant room); c) flue arrangement; d) operation/management strategy; e) the route and connections from the energy centre into all the dwellings and the community centre; and f) the method of how the facility and infrastructure shall be designed to allow for the future connection to any neighbouring heating network (including the proposed connectivity location, punch points through structure and route of the link) <p>The CHP and back up boiler facility and infrastructure shall be carried out strictly in accordance with the details so approved, installed and operational prior to the first occupation of the development and shall be maintained as such thereafter.</p> <p>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:04 and DM 22.</p> <p>Suggested Condition for back up boilers: That all gas boilers installed across the development have a minimum SEDBUK rating of 94%. The applicant will demonstrate compliance by supplying installation specification at least 3</p>	

Stakeholder	Question/Comment	Response
	<p>months post construction. Once installed they shall be operated and maintained as such thereafter.</p> <p>Reason: To comply with London Plan Policy 5.2. and local plan policy SP:04</p> <p>Energy – Green The application has reviewed the installation of various renewable technologies. They are proposing installing 310m² of solar PV panels, generating 48 kWp.</p> <p>This will achieve proposed an improvement of beyond Building Regulations of 20.63% for the residential portion of the development.</p> <p>We recommend that these are addressed through the following condition:</p> <p>Suggested condition You will install the renewable energy technology (PV Solar Panels) as set out in the Energy Strategy, by Method LLP, Revision P3, dated 22 June 2017.</p> <p>You will deliver no less than 310m² of solar PV panels, generating 48 kWp, with 160no. 300W panels. The figure of 43.2 kWp is reduced from a peak output of 48 kWp due to the orientation of the panels, with south-facing panels achieving 96% efficiency, and north-facing panels achieving 82% efficiency. It is anticipated that 70% of the available roof area on south-facing pitches is available for a 10 pitched PV array, and 75% of available roof area on north-facing pitches is available for horizontally-mounted panels.</p> <p>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.</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>The equipment shall be maintained as such thereafter. Confirmation of the area of PV,</p>	

Stakeholder	Question/Comment	Response
	<p>location and kWp output 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>Reason: To comply with London Plan Policy 5.7. and local plan policy SP:04</p> <p>Sustainability Assessment No sustainability assessment has been proposed for the residential units – in the absence of Code for Sustainable Homes the application must undertake a Home Quality Mark assessment that achieves a minimum Level 4 outcome.</p> <p>This approach is policy compliant, supported, and it should be conditioned, as follows:</p> <div data-bbox="472 639 1744 1254" style="border: 1px solid black; padding: 5px;"> <p>Suggested condition in absence of sustainability assessment for residential units: You must deliver a sustainability assessment for the residential portion of the application achieving rating of Home Quality mark level 4 for all units on the site. The units must be constructed in accordance with the details required to achieve Home Quality mark level 4 and shall be maintained as such thereafter. A post construction certificate 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.</p> <p>In the event that the development fails to achieve the agreed rating for the whole development, a full schedule and costings of remedial works required to achieve this rating shall be submitted for our written approval with 2 months of the submission of the post construction certificate. Thereafter the schedule of remedial works must be implemented on site within 3 months of the local authority's approval of the schedule, or the full costs and management fees given to the Council for offsite remedial actions.</p> <p>Reasons: In the interest of addressing climate change and to secure sustainable development in accordance with London Plan (2011) policies 5.1, 5.2, 5.3 and 5.9 and policy SP:04 of the Local Plan.</p> </div> <p>Overheating Risk The calculations indicate that a majority of the residential units pass under current weather conditions. However, under future weather patterns the living spaces fail. the current design does</p>	

Stakeholder	Question/Comment	Response
	<p>not fully meet with the TM49 criteria required in DM21. The applicant has not provided appropriate mitigation strategy for future weather patterns.</p> <p>We expect a dynamic thermal model be undertaken for all London's future weather patterns. We recommend that these are addressed through the following condition:</p> <div data-bbox="477 435 1742 1321" style="border: 1px solid black; padding: 10px;"> <p>Suggested Condition</p> <p>To demonstrate that there is minimal risk of overheating, the results of dynamic thermal modeling (under London's future temperature projections) for all internal spaces must be given to the Council for approval. This should be submitted to and approved in writing by the Local Planning Authority 6 months prior to any works commencing on site and shall be operational prior to the first occupation of the development hereby approved.</p> <p>Details in this strategy will include measures that address the following:</p> <ul style="list-style-type: none"> - the standard and the impact of the solar control glazing; - that the space for pipe work is designed in to the building to allow the retrofitting of cooling and ventilation equipment - that all CHP pipework is appropriately insulated - what passive design features have been included - what mitigation strategies are included to overcome any overheating risk <p>This model and report should include details of the design measures incorporated within the scheme (including details of the feasibility of using external solar shading and of maximising passive ventilation) to ensure adaptation to higher temperatures are included. Air Conditioning will not be supported unless exceptional justification is given.</p> <p>Once approved the development shall be carried out strictly in accordance with the details so approved, shall be maintained as such thereafter and no change there from shall take place without the prior written consent of the Local Planning Authority.</p> <p>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.</p> </div>	
Design	Thank you for asking me to comment on the above.	Comments noted

Stakeholder	Question/Comment	Response
	<p>The Council's independent design review body, the Quality Review Panel (QRP) reviewed these proposals twice, on 9th November 2016 and 26th April this year, and had nothing but praise for the designs at the most recent review. I agree with their comments and analysis and consider they covered all the design concerns possible with this application. Specifically, the panel note that the proposal would “optimise the development potential of the site, take advantage of the site’s unique qualities” and be a “potentially award winning residential scheme”. The panel “supports the scale, massing, residential typology and architectural expression proposed”, considering the bulk and massing of the four pavilions mitigated by the changing site levels and spaces between them.</p> <p>Regarding amenity of residents and neighbours, the QRP notes that “all units are dual aspect”, and also confirms my view that the separation distances and trees between the proposal and existing dwellings will sufficiently protect privacy.</p> <p>I have also looked at the applicants’ consultants Daylight and Sunlight Report, and am happy to endorse that they have used the correct methods, following the BRE Guide as recommended in Policy DM1 of the Development Management DPD (adopted July this year). This finds that the application proposal would have no adverse impact on daylight and sunlight to any neighbouring existing dwellings. It also finds that all the living rooms facing within 90° of due south and all external amenity areas in the proposal receive at least the recommended sunlight levels. Their report does find that 9 out of 246 applicable rooms* in the development don’t quite meet the BRE standard. I note these are all kitchens; they fail to meet the 2% ADF standard but do all exceed the 1% required of bedrooms. Overall, this is considered a very good performance by the standards considered acceptable in urban locations such as Haringey.</p> <p>The materials palette is a bold and striking one of timber shingle upper floor walls over stone gabion ground floor and retaining walls, with grey powder coated aluminium windows, soffits, trims, parapets and balcony balustrades and a green sedum roof. I consider this entirely appropriate as it is in a highly untypical (for Haringey) “non-urban” setting within a parkland / nature reserve setting, and these materials will physically distinguish and mark out its separateness from the urban surrounding areas. The QRP also strongly support the materials palette; they “warmly support the proposed architectural expression and palette of materials”, “applaud the simplicity and purity of design”, consider “the creation of a solid gabion base with cedar shingle-clad volumes on top will contribute to the unique setting of the scheme, and should</p>	

Stakeholder	Question/Comment	Response
	<p>also help to reduce the perception of scale of the pavilions”.</p> <p>I consider the proposed materials, particularly the timber shingles, stone gabions and powder coated aluminium, durable and reliable as detailed in this proposal, which is designed to control water run-off, keeping it away from the shingles, which are also lifted well clear of the ground. They will rapidly ad relatively evenly mellow in colour from red-brown to silver-grey, and I am then confident, if well detailed and installed, they will be durable for a considerable life. Timber shingles are widely used in other parts of the world, especially Scandinavia and North America, and are considered a particularly good sustainable, natural building material. We will require approval of material samples by condition. I would encourage conditions to require approval of large scale details of key building junctions and to retain the present architect on the scheme, to protect the quality of the design.</p>	
Drainage	<p>INITIAL: I've now taken a quick look through the drainage strategy for the site and would like to raise the following, the report makes reference to a detailed ground investigation that needs to be carried out to determine ground conditions, do we know if this has been completed & outcome?</p> <p>Can we see a plan showing the exceedance route of the overland flow of water should the site become overwhelmed?</p> <p>Is there evidence Thames Water have agreed connection to their network?</p> <p>Although we wouldn't normally agree to pumps, there's enough justification to allow a pump system for the underground car park, we would need to see a maintenance plan and what back up system would be in place should the system fail. This also applies to all of the SuDS techniques being used and should be for the lifetime of the development.</p> <p>Looking at the previous correspondence that Adam had with the consultant it appears quite a lot of issues were thrashed out in relation to discharge rates and storage which are acceptable.</p> <p>If the final detailed design drawings are available can we see these please.</p> <p>I would need a lot more time to look through the strategy in more detail but from what I've seen so</p>	<p>Noted. Requests for further information are to be recommended as conditions which has been agreed by Council Drainage Engineer.</p>

Stakeholder	Question/Comment	Response
	<p>far it is acceptable in principal.</p> <p>FOLLOW UP (on review of proposed condition): That looks fine to me, many thanks for this. I can confirm that this scheme can be recommended for approval subject to the condition being satisfied.</p>	
Waste Management	<p>This proposed application will require adequate provision for refuse and recycling off street at the front of the property. I would like to confirm that space must be provided for the following and the management of the placement of bins on collection day must be as stated in the application provided.</p> <p>Bins must be placed no further than 10 metres from the waste collection vehicle and vehicles must be able to enter and exit the site using forward motions only.</p> <p>Guidance for this application has been highlighted in these comments.</p> <p>12 x 1100L Euro bins for refuse 7 x 1100L Euro bins for recycling 5 x 140L Food waste bins 72 x Food waste kitchen caddy's</p> <p>Arrangements will need to be made to ensure waste is contained at all times.</p> <p>Provision will need to be made for storage of receptacles within the property boundary not on the public highway.</p> <p>The was collection point will need to be at the front of the property from Plevna Crescent N15 or on the estate itself.</p> <p>The above planning application has been given a RAG traffic light status of GREEN for waste storage and collection if the guidance above is followed and the management of the waste is carried out as stated within the application.</p>	<p>Comments noted and waste management plan recommended by condition</p>
Pollution	<p>INITIAL COMMENTS:</p> <p>Air Quality: The London Plan, Policy 7.14 states that new development should:</p> <ul style="list-style-type: none"> • be at least 'air quality neutral' and not lead to further deterioration of existing poor air quality (such as areas designated as Air Quality Management Areas (AQMAS)). • Ensure that where provision needs to be made to reduce emission from a development, this is usually made on-site. 	<p>Additional information has been requested Subsequent comments provided with objection overcome and then corrected condition proposed (CON1)</p>

Stakeholder	Question/Comment	Response
	<p>The borough of Haringey is designated an AQMA area and the site is located within a TfL NO₂ hotspot/focus area. The proposed development is not car-free and includes CHP. Documentation submitted with this application does not include consideration of Air Quality. In order to be appraise this application with respect to its impact on air pollution a detailed Air Quality assessment is required containing detailed dispersion modelling and CHP stack height and diameter. Consideration is also required with respect to the air pollution impact of the construction phase.</p> <p>Consideration also needs to be given to the London Plan, Policy 7.14, specifically air quality neutrality.</p> <p>Contaminated Land: The site is bound on two sides by railway lines. Documentation accompanying this application does not consider the potential for contaminated land, including ground gas and ground water contamination.</p> <p>Taking into account the above, I recommend refusal of this application.</p> <p>FOLLOW UP COMMENTS:</p> <p><u>Air Quality:</u></p> <p>The borough of Haringey is designated an AQMA area and the site is located within a TfL NO₂ hotspot/focus area. The borough of Haringey is committed to being a 'Cleaner Air Borough' and working towards improving air quality and to minimise the risk of poor air quality to human health and quality of life for all residents</p> <p>The main air polluting operations associated with the proposed development include 29 car parking spaces and associated traffic movements. With regard to Energy use, a 40kW gas fired CHP is to be installed, the flue for which will be <33m in height. A total of 130 cycle spaces are proposed.</p> <p>An air quality assessment (Waterman, September 2017, ref: WIE13617-100-1-1-1) has been submitted. The assessment concludes that there will be no exceedences of the Government's</p>	

Stakeholder	Question/Comment	Response
	<p>NO₂, PM10 and PM2.5 objective once the development is completed and occupied. The London Plan, Policy 7.14 states that new development should:</p> <ul style="list-style-type: none"> • be at least 'air quality neutral' and not lead to further deterioration of existing poor air quality (such as areas designated as Air Quality Management Areas (AQMAs)). • Ensure that where provision needs to be made to reduce emission from a development, this is usually made on-site. <p>I recommend the following conditions:</p> <p><u>Combustion and Energy Plant:</u></p> <ul style="list-style-type: none"> • Prior to installation, details of the Ultra Low NO_x boilers for space heating and domestic hot water should be forwarded to the Local Planning Authority. The boilers to be provided for space heating and domestic hot water shall have dry NO_x emissions not exceeding 20 mg/kWh. <i>Reason: To protect local air quality.</i> • Prior to installation details of all the chimney heights calculations, diameters and locations will be required to be submitted for approval by the LPA prior to construction. <i>Reason: To protect local air quality and ensure effective dispersal of emissions.</i> • Prior to commencement of the development, details of the CHP must be submitted to evidence that the unit to be installed complies with the emissions standards as set out in the GLA SPG Sustainable Design and Construction for Band B. A CHP Information form must be submitted to and approved by the LPA. <i>Reason: To Comply with Policy 7.14 of the London Plan and the GLA SPG Sustainable Design and Construction.</i> <p><u>Contaminated land: (CON1 & CON2)</u></p> <p><u>CON1:</u></p> <ul style="list-style-type: none"> • Before development commences other than for investigative work: Further ground gas monitoring shall be undertaken. Using the results of the additional ground gas monitoring and the information provided within the contaminated land report summary (WYG, June2017), the site conceptual model and risk assessment shall be updated, if required and submitted to the Local Planning Authority together with a 	

Stakeholder	Question/Comment	Response
	<p>remediation Method Statement detailing the remediation requirements. Using the information obtained from the site investigation and also detailing any post remedial monitoring the remediation method statement shall be approved in writing by the Local Planning Authority prior to that remediation being carried out on site.</p> <p>And CON2 :</p> <ul style="list-style-type: none"> Where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied. <p><u>Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.</u></p> <p><u>Management and Control of Dust:</u></p> <ul style="list-style-type: none"> 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. <p><u>Reason: To Comply with Policy 7.14 of the London Plan</u></p> <ul style="list-style-type: none"> 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. <p><u>Reason: To Comply with Policy 7.14 of the London Plan</u></p> <ul style="list-style-type: none"> No works shall commence on the site at the demolition (including ground preparation works) and construction phases until all plant and machinery to be used at each phase has been submitted to, and approved in writing by, the Local Planning Authority. Evidence is required to meet Stage IIIA of EU Directive 97/68/ EC for both NOx and PM. No works shall be carried out on site until all Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW has been registered at http://nrmm.london/. Proof of registration must be submitted to the Local Planning Authority prior to the commencement of any works on site. <p><u>Reason: To protect local air quality and comply with Policy 7.14 of the London Plan and</u></p>	

Stakeholder	Question/Comment	Response
	<p><i>the GLA NRMM LEZ.</i></p> <ul style="list-style-type: none"> 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. <p><u>Reason:</u> <i>To protect local air quality and comply with Policy 7.14 of the London Plan and the GLA NRMM LEZ.</i></p> <p>CORRECTED COMMENTS:</p> <p><u>CON1</u></p> <ul style="list-style-type: none"> Before development commences other than for investigative work: <ol style="list-style-type: none"> 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. If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by, the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:- <ul style="list-style-type: none"> a risk assessment to be undertaken, refinement of the Conceptual Model, and the development of a Method Statement detailing the remediation requirements. <p>The risk assessment and refined Conceptual Model shall be submitted,</p>	

Stakeholder	Question/Comment	Response						
	<p>along with the site investigation report, to the Local Planning Authority for written approval.</p> <p>c) If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.</p> <p><i>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.</i></p>							
Building Control	<p>This department has no objection to this application.</p> <p>It is noted from the deposited drawings that with regard to Access for the Fire Brigade, more details may be required.</p> <p>This type of work will require a Building Regulation application to be made after Planning Permission has been granted. We have been working to expand and improve the services and products we can offer our customers such as warranties, fire engineering, fire risk assessments, structural engineering, party wall surveying, SAP, EPC, SBEM calculations, BREEAM, CfSH calculations, acoustic advice, air pressure testing etc in consultation with the LABC (Local Authority Building Control) and I would be pleased to explain any of the services in more detail if required. Contact us with any queries you may have at: building.control@haringey.gov.uk</p>	Noted						
Noise	<p>I have examined the Environmental Noise Survey & Noise Impact Assessment report (Ref 23986/NIA1Rev1 dated 8th May 2017) as well as the Train Induced Noise and Vibration Assessment Report (Ref 23986/VAR1 Rev1) both approved by John Ridpath of Hann Tucker Associates in response to the proposed residential development.</p> <p>Internal Noise Levels within Residential Units</p> <p>The report states that with specified glazing and ventilators installed within the proposed residential units (with the windows closed) the following internal noise levels in accordance with BS8233:2014 will be achieved;</p> <table border="1"> <thead> <tr> <th>Time</th><th>Area</th><th>Maximum Noise level</th></tr> </thead> <tbody> <tr> <td>Daytime Noise 7am – 11pm</td><td>Living rooms and</td><td>35dB(A)</td></tr> </tbody> </table>	Time	Area	Maximum Noise level	Daytime Noise 7am – 11pm	Living rooms and	35dB(A)	Comments noted and recommendations supported
Time	Area	Maximum Noise level						
Daytime Noise 7am – 11pm	Living rooms and	35dB(A)						

Stakeholder	Question/Comment	Response									
	<table border="1" data-bbox="474 233 1675 373"> <tr> <td data-bbox="474 233 873 268"></td><td data-bbox="873 233 1247 268">Bedrooms</td><td data-bbox="1247 233 1675 268"></td></tr> <tr> <td data-bbox="474 268 873 303"></td><td data-bbox="873 268 1247 303">Dining Room/Area</td><td data-bbox="1247 268 1675 303">40dB(A)</td></tr> <tr> <td data-bbox="474 303 873 373">Night Time Noise 11pm - 7am</td><td data-bbox="873 303 1247 373">Bedrooms</td><td data-bbox="1247 303 1675 373">30dB(A)</td></tr> </table> <p data-bbox="474 411 1749 507">The result of the vibration assessment indicates that the train induced vibration is below the Low probability of adverse comment as defined under BS6472:2008. The predicted levels of re-radiated noise are below the suggested criteria and should therefore be deemed acceptable.</p> <p data-bbox="474 545 1749 641">There's no objection made in principle to this application, however as the proposed residential development falls in close proximity to the Liverpool Street to Enfield Town and the Gospel Oak to Barking Railways the stated internal noise level and the following conditions shall apply;</p> <p data-bbox="474 679 1749 743"><i>No individual noise events to exceed 45dB LAmax (measured with F time weighting) in bedrooms between 23.00hrs - 07.00hrs.</i></p> <p data-bbox="474 782 1749 877"><i>Sound insulation shall be provided and installed in the premises in accordance with a scheme submitted to and approved by the Local Planning Authority. This scheme shall be submitted to the Local Planning Authority for approval before the commencement of any building works.</i></p>		Bedrooms			Dining Room/Area	40dB(A)	Night Time Noise 11pm - 7am	Bedrooms	30dB(A)	
	Bedrooms										
	Dining Room/Area	40dB(A)									
Night Time Noise 11pm - 7am	Bedrooms	30dB(A)									
Ecology	<p data-bbox="474 920 1749 984">We have no objections in principal to the scheme but do have the following observations and recommend these conditions are applied:</p> <p data-bbox="474 1023 1749 1086">For the built area we would recommend an integrated detailed design produced for the placement of integrated bat/bird boxes and exterior lighting, to be approved by the LPA.</p> <p data-bbox="474 1125 1749 1189">A CEMP to be produced and agreed prior to finalisation, with the LPA. To include watching briefs and tool box training as indicated by the project ecologist.</p> <p data-bbox="474 1227 1749 1355">A detailed management plan for the Ecological area must be produced, this must also be fully cost estimated (estimates must be justified) and have a specification to enable the managing body to arrange the maintenance contracts and to ensure the site is managed consistently. Continued consultation with the project ecologist is recommended during the process.</p>	<p data-bbox="1774 920 2038 1048">Comments noted and applicable recommendations supported</p>									

Stakeholder	Question/Comment	Response
	<p>A detailed landscape enhancement plan is recommended, for approval by the LPA. To include the detailed specifications for work within the ecological area, including all paths, drainage, ditches and gate entrances. We recommend the vehicle access gates are a minimum of 3 metres to facilitate access for large maintenance vehicles (such as tractors).</p> <p>We recommend an appraisal is produced on the types of management trust options and existing trusts/charities in the area, with the capacity and interest to take the management of this site on. Examples of sites where this has worked and how this has worked are essential, as well as consultation with local and existing organisations to test for appetite and the feasibility of a commission with the funds made available. This document must be approved by the LPA.</p> <p>As part of the handover we recommend a SINC review is carried out by an independent third party, to produce an evidence base for the grading of the improved space, for consideration to the LPA.</p>	
Trees	<p>I have reviewed the Arboricultural Impact Assessment (AIA) and Tree Protection Plan (TPP). The majority of trees on site are to be retained and appropriately protected. The trees identified for removal to facilitate the development are predominantly of low quality and amenity value. They include T4-T9, T15, T20-T33, W3 (part of), W3 (part of), G2 (part of) and G7 (part of). It is proposed to plant up to 48 new trees to mitigate the loss of those above. These will be native species, which will greatly improve the local environment, by enhancing existing green links and increasing biodiversity in an ecologically important area. All tree planting must be carried out as per the specification for soft landscape works.</p> <p>In my opinion, the current proposal could be permitted, on the condition that all the tree protection measures are installed in accordance the AIA and TPP and all works within the RPA's are supervised and monitored by the Arboricultural consultant. The AIA & TPP specify all the necessary measures to be implemented to ensure the trees are protected throughout the demolition and construction process.</p> <p>When drafting planning conditions for this application, they must include reference to the following;</p> <p>A pre-commencement site meeting must be specified and attended by all interested parties, (e.g.</p>	<p>Comments noted and applicable conditions recommended</p>

Stakeholder	Question/Comment	Response
	<p>Arboricultural consultant, Council Arboricultural officer and Construction site manager) to confirm all the protection measures to be installed for the trees and discuss any construction works that may impact on the Root Protection Areas.</p> <p>The tree protection fencing and ground protection must be installed in accordance with the Tree Protection Plan and under the direct supervision of the Arboricultural consultant. It must also be installed prior to the commencement of demolition works on site.</p> <p>The tree protection measures must be inspected or approved by the Council Arboricultural officer, prior to the commencement of demolition works on site.</p> <p>The tree protection measures must be periodically checked by the Arboricultural consultant and reports sent to the Council Arboricultural officer.</p> <p>All construction works within the root protection areas or that may impact on them, must be carried out under the direct supervision of the Arboricultural consultant.</p>	
EXTERNAL		
Thames Water	<p>Waste Comments</p> <p>There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted for extensions to existing buildings. The applicant is advised to visit thameswater.co.uk/buildover</p> <p>Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. The contact number is 0800</p>	<p>Comments noted and recommendations supported</p>

Stakeholder	Question/Comment	Response
	<p>009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.</p> <p>Thames Water would advise that with regard to sewerage infrastructure capacity, we would not have any objection to the above planning application.</p> <p>No 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.</p> <p>'We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission:" A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the 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."</p> <p>Water Comments</p> <p>On the basis of information provided, Thames Water would advise that with regard to water infrastructure capacity, we would not have any objection to the above planning application.</p>	

Stakeholder	Question/Comment	Response
	<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>	
Network Rail	<p>The developer/applicant must ensure that their proposal, both during construction and after completion of works on site, does not:</p> <ul style="list-style-type: none"> . encroach onto Network Rail land . affect the safety, operation or integrity of the company's railway and its infrastructure . undermine its support zone . damage the company's infrastructure . place additional load on cuttings . adversely affect any railway land or structure . over-sail or encroach upon the air-space of any Network Rail land . cause to obstruct or interfere with any works or proposed works or Network Rail development both now and in the future <p>The developer should comply with the following comments and requirements for the safe operation of the railway and the protection of Network Rail's adjoining land.</p> <p>Please see below & attached comments,</p> <p>Future maintenance</p> <p>The development must ensure that any future maintenance can be conducted solely on the applicant's land. The applicant must ensure that any construction and any subsequent maintenance can be carried out to any proposed buildings or structures without adversely affecting the safety of, or encroaching upon Network Rail's adjacent land and air-space, and therefore all/any building should be situated at least 2 metres (3m for overhead lines and third rail) from Network Rail's boundary. The reason for the 2m (3m for overhead lines and third rail) stand off requirement is to allow for construction and future maintenance of a building and without requirement for access to the operational railway environment which may not necessarily be granted or if granted subject to railway site safety requirements and special provisions with all</p>	<p>Comments noted and applicable recommendations supported</p>

Stakeholder	Question/Comment	Response
	<p>associated railway costs charged to the applicant. Any less than 2m (3m for overhead lines and third rail) and there is a strong possibility that the applicant (and any future resident) will need to utilise Network Rail land and air-space to facilitate works. The applicant / resident would need to receive approval for such works from the Network Rail Asset Protection Engineer, the applicant / resident would need to submit the request at least 20 weeks before any works were due to commence on site and they would be liable for all costs (e.g. all possession costs, all site safety costs, all asset protection presence costs). However, Network Rail is not required to grant permission for any third party access to its land. No structure/building should be built hard-against Network Rail's boundary as in this case there is an even higher probability of access to Network Rail land being required to undertake any construction / maintenance works. Equally any structure/building erected hard against the boundary with Network Rail will impact adversely upon our maintenance teams' ability to maintain our boundary fencing and boundary treatments.</p> <p>Drainage No Storm/surface water or effluent should be discharged from the site or operations on the site into Network Rail's property or into Network Rail's culverts or drains except by agreement with Network Rail. Suitable drainage or other works must be provided and maintained by the Developer to prevent surface water flows or run-off onto Network Rail's property. Proper provision must be made to accept and continue drainage discharging from Network Rail's property; full details to be submitted for approval to the Network Rail Asset Protection Engineer. Suitable foul drainage must be provided separate from Network Rail's existing drainage. Soakaways, as a means of storm/surface water disposal must not be constructed near/within 10 - 20 metres of Network Rail's boundary or at any point which could adversely affect the stability of Network Rail's property. After the completion and occupation of the development, any new or exacerbated problems attributable to the new development shall be investigated and remedied at the applicants' expense.</p> <p>Plant & Materials All operations, including the use of cranes or other mechanical plant working adjacent to Network Rail's property, must at all times be carried out in a "fail safe" manner such that in the event of mishandling, collapse or failure, no plant or materials are capable of falling within 3.0m of the boundary with Network Rail.</p> <p>Scaffolding</p>	

Stakeholder	Question/Comment	Response
	<p>Any scaffold which is to be constructed within 10 metres of the railway boundary fence must be erected in such a manner that at no time will any poles over-sail the railway and protective netting around such scaffold must be installed. The applicant/applicant's contractor must consider if they can undertake the works and associated scaffold/access for working at height within the footprint of their property boundary.</p> <p>Piling Where vibro-compaction/displacement piling plant is to be used in development, details of the use of such machinery and a method statement should be submitted for the approval of the Network Rail's Asset Protection Engineer prior to the commencement of works and the works shall only be carried out in accordance with the approved method statement.</p> <p>Fencing In view of the nature of the development, it is essential that the developer provide (at their own expense) and thereafter maintain a substantial, trespass proof fence along the development side of the existing boundary fence, to a minimum height of 1.8 metres. The 1.8m fencing should be adjacent to the railway boundary and the developer/applicant should make provision for its future maintenance and renewal without encroachment upon Network Rail land. Network Rail's existing fencing / wall must not be removed or damaged and at no point either during construction or after works are completed on site should the foundations of the fencing or wall or any embankment therein, be damaged, undermined or compromised in any way. Any vegetation on Network Rail land and within Network Rail's boundary must also not be disturbed. Any fencing installed by the applicant must not prevent Network Rail from maintaining its own fencing/boundary treatment.</p> <p>Lighting Any lighting associated with the development (including vehicle lights) must not interfere with the sighting of signalling apparatus and/or train drivers vision on approaching trains. The location and colour of lights must not give rise to the potential for confusion with the signalling arrangements on the railway. The developers should obtain Network Rail's Asset Protection Engineer's approval of their detailed proposals regarding lighting.</p> <p>Noise and Vibration The potential for any noise/ vibration impacts caused by the proximity between the proposed development and any existing railway must be assessed in the context of the National Planning</p>	

Stakeholder	Question/Comment	Response
	<p>Policy Framework which holds relevant national guidance information. The current level of usage may be subject to change at any time without notification including increased frequency of trains, night time train running and heavy freight trains.</p> <p>Landscaping Where trees/shrubs are to be planted adjacent to the railway boundary these shrubs should be positioned at a minimum distance greater than their predicted mature height from the boundary. Certain broad leaf deciduous species should not be planted adjacent to the railway boundary as the species will contribute to leaf fall which will have a detrimental effect on the safety and operation of the railway. We would wish to be involved in the approval of any landscaping scheme adjacent to the railway. Where landscaping is proposed as part of an application adjacent to the railway it will be necessary for details of the landscaping to be known and approved to ensure it does not impact upon the railway infrastructure. Any hedge planted adjacent to Network Rail's boundary fencing for screening purposes should be so placed that when fully grown it does not damage the fencing or provide a means of scaling it. No hedge should prevent Network Rail from maintaining its boundary fencing. Lists of trees that are permitted and those that are not permitted are provided below and these should be added to any tree planting conditions:</p> <p>Permitted: Birch (Betula), Crab Apple (Malus Sylvestris), Field Maple (Acer Campestre), Bird Cherry (Prunus Padus), Wild Pear (Pyrus Communis), Fir Trees - Pines (Pinus), Hawthorne (Cretaeus), Mountain Ash - Whitebeams (Sorbus), False Acacia (Robinia), Willow Shrubs (Shrubby Salix), Thuja Plicatata "Zebrina"</p> <p>Not Permitted: Alder (Alnus Glutinosa), Aspen - Poplar (Populus), Beech (Fagus Sylvatica), Wild Cherry (Prunus Avium), Hornbeam (Carpinus Betulus), Small-leaved Lime (Tilia Cordata), Oak (Quercus), Willows (Salix Willow), Sycamore - Norway Maple (Acer), Horse Chestnut (Aesculus Hippocastanum), Sweet Chestnut (Castanea Sativa), London Plane (Platanus Hispanica).</p> <p>Vehicle Incursion Where a proposal calls for hard standing area / parking of vehicles area near the boundary with the operational railway, Network Rail would recommend the installation of a highways approved vehicle incursion barrier or high kerbs to prevent vehicles accidentally driving or rolling onto the railway or damaging lineside fencing.</p>	

Stakeholder	Question/Comment	Response
	<p>As the site is adjacent to Network Rail's operational railway infrastructure, Network Rail strongly recommends the developer contacts AssetProtectionAnglia@networkrail.co.uk prior to any works commencing on site. Network Rail strongly recommends the developer agrees an Asset Protection Agreement with us to enable approval of detailed works. More information can also be obtained from our website at www.networkrail.co.uk/aspx/1538.aspx.</p> <p>(Documents attached to Network Rail comments – 'Vegetation Management Explained', 'Comments and Conditions to be observed in connection with new development adjacent to Network Rail land/assets', 'Tree planting species dated 09Jul2015')</p>	
Natural England	<p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>The Wildlife and Countryside Act 1981 (as amended) The Conservation of Habitats and Species Regulations 2010 (as amended) Natural England's comments in relation to this application are provided in the following sections.</p> <p>Statutory nature conservation sites - no objection Based upon the information provided, Natural England advises the Council that the proposal is unlikely to affect any statutorily protected sites or landscapes.</p> <p>Protected species We have not assessed this application and associated documents for impacts on protected species.</p> <p>Natural England has published Standing Advice on protected species. You should apply our Standing Advice to this application as it is a material consideration in the determination of applications in the same way as any individual response received from Natural England following consultation.</p> <p>The Standing Advice should not be treated as giving any indication or providing any assurance in respect of European Protected Species (EPS) that the proposed development is unlikely to affect the EPS present on the site; nor should it be interpreted as meaning that Natural England has reached any views as to whether a licence is needed (which is the developer's responsibility) or</p>	Comments noted

Stakeholder	Question/Comment	Response
	<p>may be granted.</p> <p>If you have any specific questions on aspects that are not covered by our Standing Advice for European Protected Species or have difficulty in applying it to this application please contact us with details at consultations@naturalengland.org.uk.</p> <p>Green Infrastructure The proposed development is within an area that Natural England considers could benefit from enhanced green infrastructure (GI) provision. Multi-functional green infrastructure can perform a range of functions including improved flood risk management, provision of accessible green space, climate change adaptation and biodiversity enhancement. Natural England would encourage the incorporation of GI into this development.</p> <p>Priority Habitat as identified on Section 41 list of the Natural Environmental and Rural Communities (NERC) Act 2006 The consultation documents indicate that this development includes an area of priority habitat, as listed on Section 41 of the Natural Environmental and Rural Communities (NERC) Act 2006. The National Planning Policy Framework states that 'when determining planning applications, local planning authorities should aim to conserve and enhance biodiversity. If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.'</p> <p>Local sites If the proposal site is on or adjacent to a local site, e.g. Local Wildlife Site, Regionally Important Geological/Geomorphological Site (RIGS) or Local Nature Reserve (LNR) the authority should ensure it has sufficient information to fully understand the impact of the proposal on the local site before it determines the application.</p> <p>Biodiversity enhancements This application may provide opportunities to incorporate features into the design which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes. The authority should consider securing measures to enhance the biodiversity of the site from the applicant, if it is minded to grant permission for this application. This is in accordance with Paragraph 118 of the National Planning Policy Framework. Additionally, we</p>	

Stakeholder	Question/Comment	Response
	<p>would draw your attention to Section 40 of the Natural Environment and Rural Communities Act (2006) which states that 'Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'. Section 40(3) of the same Act also states that 'conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'.</p> <p>Landscape enhancements This application may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment; use natural resources more sustainably; and bring benefits for the local community, for example through green space provision and access to and contact with nature. Landscape characterisation and townscape assessments, and associated sensitivity and capacity assessments provide tools for planners and developers to consider new development and ensure that it makes a positive contribution in terms of design, form and location, to the character and functions of the landscape and avoids any unacceptable impacts</p> <p>Sites of Special Scientific Interest Impact Risk Zones The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires local planning authorities to consult Natural England on "Development in or likely to affect a Site of Special Scientific Interest" (Schedule 4, w). Our SSSI Impact Risk Zones are a GIS dataset designed to be used during the planning application validation process to help local planning authorities decide when to consult Natural England on developments likely to affect a SSSI. The dataset and user guidance can be accessed from the data.gov.uk website.</p>	
Friends of the Earth Tottenham & Wood Green Group	<p>Response from Friends of the Earth Tottenham & Wood Green group</p> <p>1. Development of the site We consider that SINCs should not be developed as a matter of principle. However, we acknowledge that in this case the Secretary of State has ruled in favour of development and this is now beyond Haringey's control.</p> <p>2. Lighting One of the key biodiversity concerns for this corridor is its use by bats. So external lighting should be of a type that minimises disturbance to bats. The Bat Conservation Trust publishes guidance on the best ways to avoid disturbance to bats and other wildlife. In terms of technology they say:</p>	Comments noted

Stakeholder	Question/Comment	Response
	<p>¿ Technological specifications: Research from the Netherlands has shown that spectral composition does impact biodiversity. ¿ Use narrow spectrum light sources to lower the range of species affected by lighting. ¿ Use light sources that emit minimal ultra-violet light ¿ Lights should peak higher than 550 nm ¿ Avoid white and blue wavelengths of the light spectrum to reduce insect attraction and where white light sources are required in order to manage the blue short wave length content they should be of a warm / neutral colour temperature¿ (file:///C:/Users/Quentin/Downloads/BCT_Interim_Guidance_Artificial_Lighting_June_2014.pdf) Haringey should impose conditions requiring the adoption of this approach.</p> <p>3. Energy We welcome the energy strategy and again ask that this be made subject to conditions including the CHP and PV panels. There should be a S106 agreement about their maintenance and longevity.</p> <p>4. Transport. We welcome the car-capping and the proposals for a car club and electric vehicle recharging points. We ask that the car club be required to consist of electric vehicles, as a way to further minimise CO2 and air pollution emissions. The charging of vehicles during the day would be an efficient way to use surplus electricity from the PVs. There should also be a travel plan for residents including cycling lessons and buddying, and cycle repair facilities to help people make sustainable travel decisions and habits.</p> <p>5. Biodiversity. We welcome the proposed green roofs, landscaping and planting. We ask that these are detailed and that the details are subject to conditions, and that there should be a site management agreement to ensure continued maintenance of these features and their biodiversity.</p> <p>There should also be a S106 agreement regarding the maintenance of the wider ecological areas of the site to ensure that it is monitored, protected and enhanced.</p>	
London Overground	Rail for London (RfL) has reviewed the application and from an Infrastructure Protection perspective, has no comments to make.	Noted

Stakeholder	Question/Comment	Response
Transport for London	<p>INITIAL COMMENTS:</p> <p>The site of the proposed development is next to the National Rail Network and approximately 60 metres east of the Victoria Line Underground Network. It is also adjacent to a potential Crossrail 2 work site.</p> <p>TfL has the following comments to make:</p> <ul style="list-style-type: none"> • The development proposes 29 car parking spaces and the majority of the site has a PTAL rating of 5. We understand that the council wants some car parking provision for family housing but it seems that there are only 18 homes with 3 beds or more. We are not clear how this relates to the proposed 0.4 car parking spaces per unit. Family housing could be car-free. Please confirm the logic. • A total of 130 long-stay and 2 short-stay cycle parking spaces have been proposed, which is in line with the London Plan. 5% of cycle parking spaces should be larger than standard to allow for larger bikes. • TfL welcomes the Travel Plan and its proposed measures for promoting sustainable travel. • TfL welcomes the Delivery and Servicing Plan, the Construction Management Plan and the use of FORS within each plan. • TfL notes that both Network Rail and Rail for London have already been consulted with regards to this application. • The applicant and Local Planning Authority should also be aware that the site is adjacent to a major Crossrail 2 worksite and it is recommended that the design of the proposals include noise mitigation measures particularly to windows and openings to the residential units that face towards the railway line and worksite. • The proposed development states that access to the site will be through a cutting in the terraced housing between number 58 and number 60 Plevna Crescent. However, there is currently two parking bays located immediately in front of the proposed site access on the pavement. In the Construction Management Plan it states that these two bays may be suspended during the construction period in order for construction vehicles to access the site. Please can the applicant confirm if this proposed access point will mean that these two car parking spaces will be permanently lost or if the width of the main permanent vehicle access point is wide enough for vehicles to enter and leave the site in forward gear? <p>FOLLOW UP COMMENTS:</p>	<p>Comments noted</p>

Stakeholder	Question/Comment	Response
	<p>Thank you for your comments and your clarification.</p> <p>The second part of my question was querying the width of the access point to the site if these two parking spaces were not removed. I looked on GoogleMaps and it seems that the proposed vehicular access (without removing those parking bays) is very narrow, however I could be wrong. I was asking to see if the road would be wide enough for vehicles to access the development itself. The reason why we have raised this point is to ensure that there is a safe access point that doesn't conflict with pedestrians and cyclists. TfL just wanted to highlight the site constraints that could lead to an unsafe environment but this is something for the Council to resolve.</p> <p>To conclude, TfL does not object to this proposal.</p>	
London Fire Brigade	<p>INITIAL COMMENTS: The Brigade is not satisfied with the proposals with regard to B5 of Approved Document B Volume 2 because the plans supplied on the planning portal do not demonstrate compliance.</p> <p>FOLLOW UP COMMENTS: Further to the attached plans submitted, Brigade are satisfied with the proposals with regards to B5 of the Approved Document B Volume 2.</p>	<p>Noted. Applicant has been requested to address this objection. Outline Fire Safety Strategy prepared and Brigade now satisfied.</p>
Designing Out Crime	<p>Thank you for giving us the opportunity to comment on the above proposed residential development. We can confirm that our office has given pre planning advice to the proposed site named 'Land at the rear of Plevna Crescent', as mentioned in the design and access statement document - Part 4, Section 6, Page 58.</p> <p>Our initial concerns are that the site does not lend itself to promoting the general principles of SBD design and layout. It is not a design we would automatically consider supporting as an acceptable design to deter anti social behaviour (ASB) and criminal activity. The site has limited active frontage and is unable to make use of established natural surveillance by the existing community and neighbouring properties or well used roads. Some of the proposed communal entrances</p>	<p>Comments noted and recommendations supported although in an altered form</p>

Stakeholder	Question/Comment	Response
	<p>seemed less active than others and appear hidden at the back of the development. Segregating vehicle and pedestrians routes reduces legitimate activity, and often makes an area seem less safe especially during the hours of darkness - passing vehicles often reassures lone walkers and helps reduce the fear of crime.</p> <p>We would like to acknowledge that the architects working on behalf of the developer have reviewed their original design and shown an understanding of the vulnerabilities the site faces. They have indicated that they are willing to use security enhanced products and to mitigate the risks where possible as well as looking to achieve SBD on this scheme, in line with Local Planning Policy.</p> <p><u>Request Community Safety – Secured by Design Condition:</u> <i>Prior to the commencement of the development hereby approved, a full and detailed application for the Secured by Design Homes award scheme shall be submitted to the Local Planning Authority and the Metropolitan Police NE Designing Out Crime Office, setting out how the principles and practices of the Secured by Design Scheme are to be incorporated. 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.</i></p> <p><i>Reason: In the interest of creating safer, sustainable communities</i></p> <p>We would like to recommend that the security standards of the SBD scheme are implemented within the overall design and build. To ensure this standard is achieved we would respectfully request that achieving SBD added as a planning condition.</p> <p><u>Community Safety - Informative:</u> In aiming to satisfy the condition, 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</p>	

Stakeholder	Question/Comment	Response
	<p data-bbox="472 236 918 268">DOCOMailbox.NE@met.police.uk</p> <p data-bbox="472 379 1749 507">In conclusion may we draw your attention to Sec 17 of the Crime and Disorder Act 1998 which states "It shall be the duty of each Authority to which this section applies to exercise its various functions with due regard to the likely effect of the exercise of those functions on and the need to do all it reasonably can to prevent Crime and Disorder in it's area".</p>	
Environment Agency	<p data-bbox="472 549 1738 715">INITIAL: Thank you for consulting us on the above application. We object to the application as submitted on flood risk and Water Framework Directive grounds. We object to the proposed development because it eliminates the possibility of reversing the substantial loss of watercourse habitat due to the existing culvert.</p> <p data-bbox="472 751 1742 1018">Reasons The National Planning Policy Framework (NPPF), paragraph 109 recognises that the planning system should aim to conserve and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible. Paragraph 118 of the NPPF states that if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused, and that opportunities to incorporate biodiversity in and around developments should be encouraged.</p> <p data-bbox="472 1054 1675 1150">In line with the requirements of the Thames River Management Plan we seek the removal of culverts wherever possible to re-establish river and bankside habitat and the continuity of the watercourse corridor.</p> <p data-bbox="472 1187 1733 1390">In this case, there may be an opportunity to restore nature conservation value of the site. However, the proposed development as submitted has not provided a survey to identify the exact location of the culvert, meaning the development may be on top of the culvert. If permitted, this would preclude any future potential to remove the culvert and naturalise the watercourse. Additionally, without the exact location of the culvert in relation to the culvert, an assessment cannot be made regarding the potential loading of the building onto the culvert structure, if it were</p>	<p data-bbox="1771 549 2040 778">Comments noted and further information requested which shall be reported as an addendum to this report</p>

Stakeholder	Question/Comment	Response
	<p>to remain in place.</p> <p>We consider that this proposal has not met the following requirements as set out in your Development Management Plan policy DM 28:</p> <ul style="list-style-type: none"> • all new development to be set back a distance of 8 metres from a main river, or at an appropriate width as agreed by the council and the Environment Agency • demonstrate how the objectives of the Thames River Basin Management Plan and London River Restoration Action Plan have been taken into account • investigate and secure the implementation of measures to restore culverted sections of the river or watercourse <p>The plan on page 13, part 4 of the Flood Risk Assessment marks an assumed line for the culvert, however there is no explanation as to how this line has been inferred or accompanying survey to determine its exact location. Whilst page 17 of the FRA includes two paragraphs referring to deculverting, there are no plans or drawings to demonstrate that deculverting is not feasible.</p> <p>Overcoming our objection</p> <p>It may be possible to overcome this objection if the development can investigate and secure the implementation of measures to restore the culverted watercourse. If space does not allow along the existing alignment to accommodate the applicant should explore options to realign the watercourse to accommodate deculverting. We generally seek a minimum bank gradient of 1:3. If deculverting is not feasible, the is set back at least 8 metres from the centre-line of the culvert or if the development were to include plans for re-instating an open watercourse within the vicinity of the site. However if deculverting is feasible a smaller buffer zone could be negotiated.</p> <p>The applicant should also provide a culvert survey to show the exact location of the culvert. If the culvert is over 3m deep it will need to be shown that the foundations will not increase additional loading on to the culvert, which could lead to structural failure and therefore increased flood risk.</p>	
NEIGHBOURING PROPERTIES		
	The reason I object to this is because the area is already overcrowded these too many problems	Anti-social

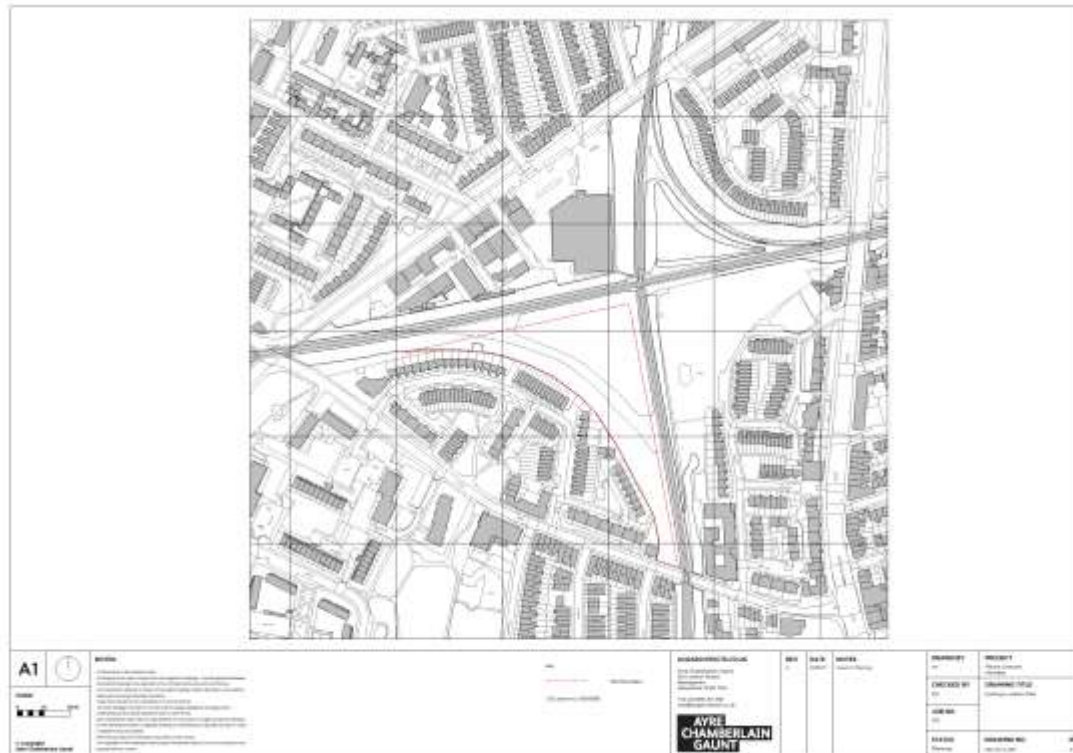
Stakeholder	Question/Comment	Response
	such as crime from theft too drug abuse the last thing I want is more people flooring in and taking over the place ever since Sophia court was built we had nothing but noise and rubbish on the floor people double parking cars also we could never find a parking after 6.... first fix up the area clean the dam street before making more mess for the residence to deal with	behaviour is unfortunately a civil concern. This scheme is required to be designed in accordance with Secure by Design principles.
	I believe that this project will provide much needed housing in this location. This has been well designed to fit in with the area. All in all, this will greatly improve the surrounding area.	Support noted
	The plans show that it would make good use of the neglected site and I really like the landscape design of these proposals. We need the extra affordable housing in this area desperately.	Support noted
	Objecting Reasons: 1) Too much noise generated by extra residents and traffic. 2) The wild fauna & flora will be destroyed and the ecosystems of wild life disrupted. 3) Car parking problem. 4) Pollution; air, noise and light. 5) Extra demand on Social services; education; family doctors, utilities and hospitals. 6) Loss of closed knitted community. 7) More living accommodation than the whole of Plevna Crescent	Mitigation of impacts on neighbouring properties is considered acceptable. Significant attention has been placed to enhance the ecological nature of this site. Car parking is provided onsite.
	As a resident of Tottenham i ask the council to support this application as i live locally and was until recently looking for some where to live in the area i can tell you that there is such shortage of housing in this area! so when i saw these plans i thought great this is what we want i can see that a lot of effort has gone into designing this and i very much liked the idea of having opening times for schools to visit the ecological part of the site!	Support noted
	Having just visited the site of the proposed new development I feel duty bound to comment. The	Support noted

Stakeholder	Question/Comment	Response
	unused, overgrown plot of land is an eye sore for Tottenham. It is time we change the face of the area by encouraging development of unsightly areas into productive living space thereby making Tottenham a valuable place to invest and live in.	
	<p>This is already a heavily built up area with poor air quality, Many new developments have recently been made already adding more strain to roads schools and hospitals.</p> <p>Green space is essential in combatting poor air quality that already reaches illegal levels on Seven Sisters road regularly. Adding more families more energy consumption and more pollution to this already congested area is not serving the people of Haringey or the future of residence of the building but only the interest of the developers</p>	<p>Air quality reports have been provided.</p> <p>Quality of ecological area is being improved.</p> <p>Carbon management is considered acceptable.</p>
	<ol style="list-style-type: none"> 1. In your letter dated 10/07/17, you have clearly stated that 72 residential units will be built but only 29 parking spaces will be made available at the basement level. The number of parking spaces are less than the residential units and my concern is while we are currently having problems with parking Plevna Crescent, I feel this will only make the situation worse. How will you make sure that there are clashes in connection to this problem? 2. When I spoke to you, I was not sure exactly what route these new residents what route these new residents will be using to cut through to their new homes and you said that they would be passing through Plevna Crescent. We have a problem already in terms of people coming from the other end of Plevna Crescent dumping stuff in our Designated Bin area at the corner of 151 Plevna Crescent because myself and one of my neighbour friend were present at the preliminary meeting with one of the Environment Officer who identified a budget for the bin area. 3. What are you going to name the road that goes into this new build? There is a problem with some of the residents in Sofia Court giving false addresses as Plevna Crescent which has caused problems from time to time although we managed to catch the perpetrators and reported to Homes for Haringey. Please clarify this matter. 	<p>Onsite parking meets policy requirements and s106 legal agreement used to manage and control on-street parking.</p> <p>Sufficient waste storage is provided onsite so will not need to use Plevna Crescent bin stores.</p> <p>This is addressed by Land Charges.</p>

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Appendix Three: Plans and Images

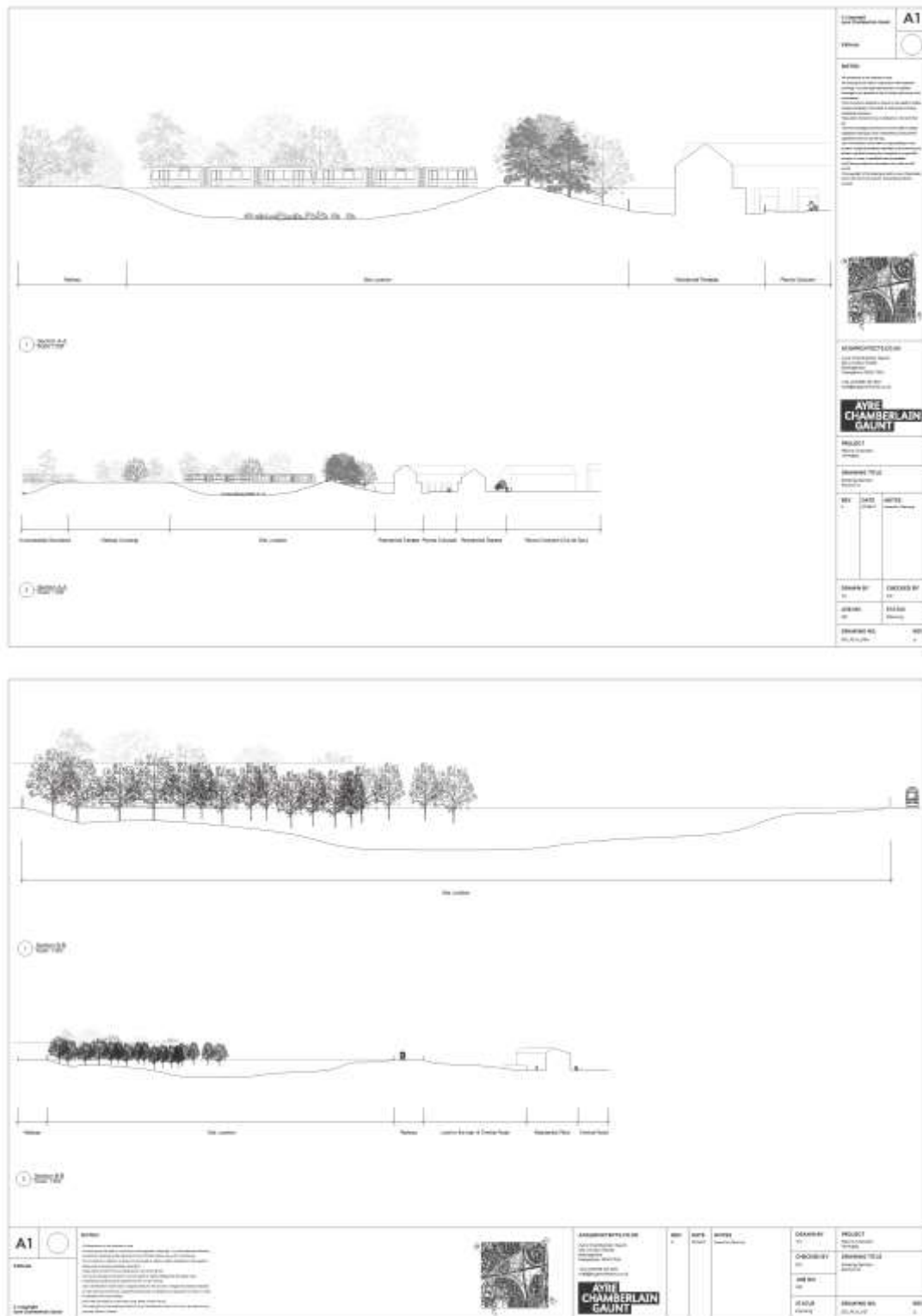
Location Plan



Existing Site Plan



Existing Sections



Proposed Block Plan



Proposed Location Plan



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan



Proposed Third Floor Plan



Proposed Fourth Floor Plan



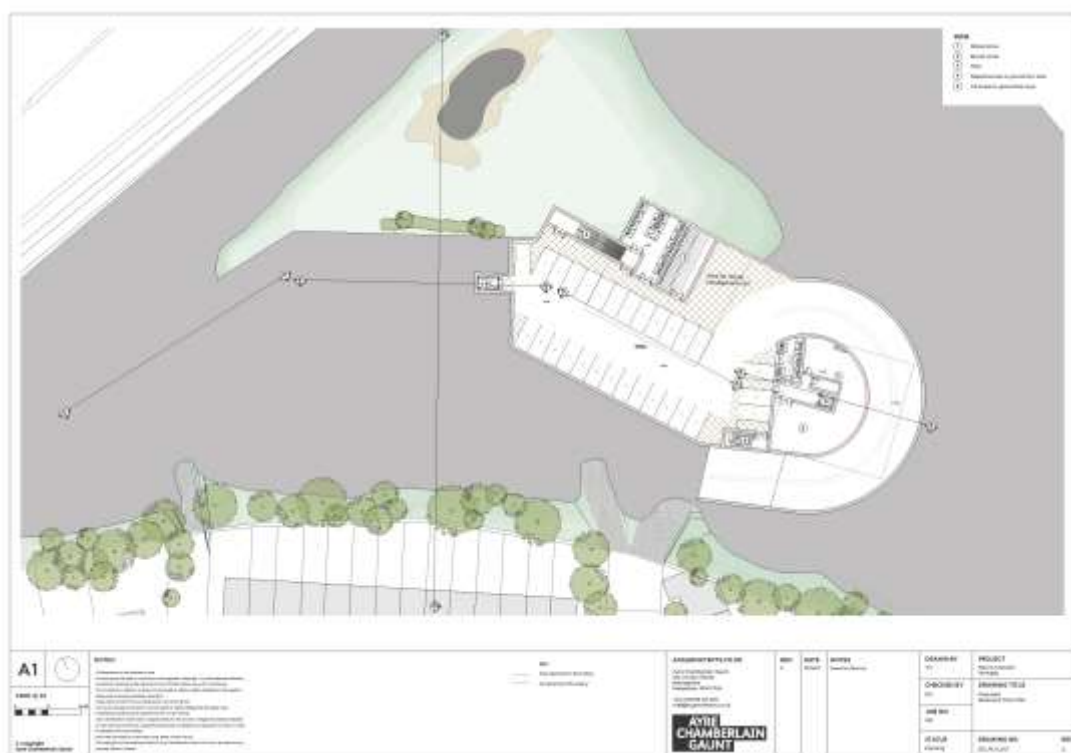
Proposed Fifth Floor Plan



Proposed Roof Plan



Basement Floor Plan



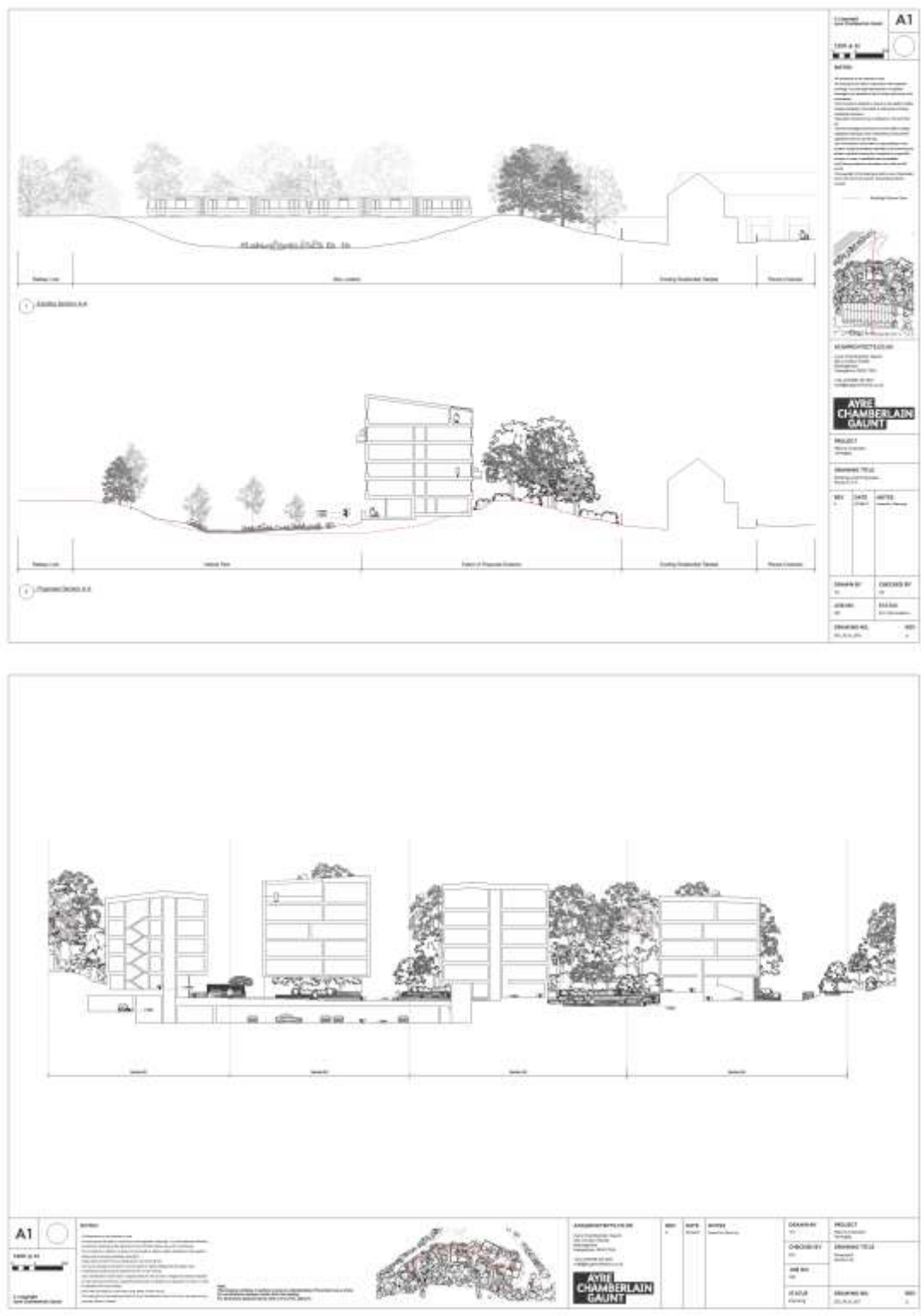
Proposed Elevations







Proposed Sections



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Appendix Four: QRP Note

Chair's review April 2017

Summary

It was clear from the design team's presentation that the proposals have improved enormously since the previous review. This has resulted in a scheme that optimises the development potential of the site, takes advantage of the site's unique qualities and promises high quality development. Whilst the density of the scheme is quite high, the panel supports the scale, massing, residential typology, and architectural expression proposed. They note that the construction of such a project within the context of the site will present a number of challenges, but feel that once the development is completed it could represent a potentially award-winning residential scheme. They highlight some comments about the landscape, public realm and management issues. Further details on the panel's views are provided below.

Massing and development density

- The Quality Review Panel feels that whilst the proposed development density remains quite high for the site, the reduction of 'perceived' density achieved through the loss of one pavilion is significant.
- The panel warmly welcomes the approach taken to utilise the changing site levels to accommodate re-distribution of the 'lost' units from the fifth pavilion. This is successful in optimising the development on site whilst mitigating the impact on the bulk and massing of the remaining four pavilions.
- The relationships between the blocks themselves, and the neighbouring dwellings on Plevna Crescent has significantly improved, allowing for much greater amenity within the accommodation itself, and in the common spaces between.
- The loss of one pavilion has allowed the spaces between the blocks to increase, whilst also allowing the orientation of a number of the blocks to be rotated slightly. This has increased the scope of the views through the development and reduces overlooking issues, as the façades of a number of the pavilions are angled away from each other and from the existing accommodation on Plevna Crescent.
- The panel notes that the relationship to the adjacent housing on Plevna Crescent will be perceptually closer during winter months when views onto the site are not as screened by foliage, but they consider that this would be acceptable.

Place-making, character and quality

- The panel welcomes the work undertaken to establish and understand the key existing landscape features and constraints for the development.
- A clear landscape design and maintenance strategy should be submitted for the inhabited / accessible green areas.
- A good balance between access and security could be achieved with entry gates that are open during the day, but can be closed to provide controlled access at night.
- The level of the pathways seems to work well; privacy of accommodation fronting onto the pathways has been improved by setting the pathways at a lower level.
- There is potentially further scope for additional landscape features within the interstitial spaces between pavilions; provision of additional trees could help to punctuate the long elevation as seen from the railways.
- The panel would also support an overarching play strategy for the development; they welcome the provision of the primary play area within a well-surveilled location, and feel that the other spaces within the development could also frame smaller, more informal and incidental play opportunities.
- The panel understands that a wildlife trust is to be established for the protection of the landscape, and that access to the landscape to the north of the site would be facilitated a couple of times a year.
- The panel would encourage the relationship between the trust and the residents to be formalised through the s106 agreement.

Scheme layout and architectural expression

- The plan form of the individual blocks seems very well-considered and efficient; all units are dual aspect, and seem to work very well.
- It was clear from the presentation that the location and orientation of all four pavilions has been carefully considered in order to achieve the optimum outlook for the individual units whilst also framing and opening up different views beyond the site boundary.
- The panel warmly supports the proposed architectural expression and palette of materials to be used within the development; they applaud the simplicity and purity of the design, and support the intention to avoid visual clutter.
- The creation of a solid gabion base with cedar shingle-clad volumes on top will contribute to the unique setting of the scheme, and should also help to reduce the perception of scale of the pavilions.

- They support the move to increase the angles of the roofs, which helps to enhance the drama and simplicity of the built forms. Inclusive and sustainable design
- The proposals represent significant challenges for the construction phase; however once completed, the scheme potentially promises a very high quality and unique residential development.
- The panel notes that the site is essentially a greenfield site, and as such they would expect full compliance with affordable housing provision policy, and a well-considered management strategy / regime that supports all tenure types.

Next steps

- The panel offer warm support for the proposals, and express confidence that the project team will be able to address the points above, in consultation with Haringey officers.

Full review November 2016

Summary

The Quality Review Panel feels that the site represents a fantastic opportunity for development. They welcome the conceptual approach of pavilions within a landscape setting. However, the panel thinks that the development density is currently too high, and would suggest a starting point of four pavilion blocks instead of five. This would create more generous spaces between the proposed blocks, and avoid problems of windows in close proximity. It could also improve the relationship of the development with existing homes on Plevna Crescent. They note that the proposed plan form of the pavilion block seems very efficient.

The panel would encourage the design team to explore how the development could more creatively exploit the different levels of the undulating landscape, and would strongly recommend that an arboricultural survey is undertaken as soon as possible, to identify critical tree (and tree-root) locations. They would welcome further consideration of the nature and location of pedestrian movement into and through the site, and would strongly support moves to create high quality amenity space within the site, in addition to improving access to parts of the landscape within the heart of the site. Further details on the panel's views are provided below.

Massing and development density

- The Quality Review Panel feels that the proposed development density is too high for the site, and has resulted in very difficult relationships between the blocks

themselves, and between the development and the existing residential accommodation on Plevna Crescent.

- As the plan form of the individual block seems well-considered and efficient this could be retained, however the panel would like to see a reduction from five blocks to four in order to resolve the conflicts created through proximity.
- They note that the current planning permission allows for development of the site to create 42 residential units, and suggest that a reduction from five blocks (75 units) down to four blocks (60 units) would not be unreasonable.
- An approach could be to vary the heights of the four pavilions, and utilise the changing site levels to optimise the development density.

Place-making and landscape

- The panel welcomes the conceptual approach of siting pavilions in the landscape, but feel that the different site levels resulting from the undulating topography could be utilised more to create a site layout and configuration that relates more closely to the landscape.
- A detailed arboricultural survey should be undertaken as soon as possible to establish the key landscape features and constraints for the development (for example tree roots that would preclude certain locations for development).
- The panel would encourage the design team to make more of the landscape accessible to the residents, and improve the amenity of the accommodation.
- Within the current proposals the landscape primarily offers visual amenity, and is largely inaccessible.
- The panel understands that a wildlife trust is to be established for the protection of the landscape, and would encourage the relationship between the trust and the residents to be formalised through the s106 agreement.
- Lighting design will be really important in order to ensure that residents feel safe when walking through the development at night.

Scheme layout and architecture

- The panel express concern about the relationship between the proposed blocks and the existing houses on Plevna Crescent.
- The proposed blocks are also currently situated too close to each other, resulting in overlooking issues and constraints within the interstitial spaces between.

- Planting shown between blocks is unlikely to be successful due to restricted light levels due to the relative proximity.
- The western-most block is shown as extremely close to the existing houses on Plevna Crescent.
- The panel would suggest that this block is removed, which would allow a more spacious and informal placement of blocks, and would free up the geometry of the spaces created between them.
- There may also be benefit to be gained from pulling the blocks northwards, away from the existing houses on Plevna Crescent, and away from the landscaped bank/mound.
- This may help to avoid building over tree roots, and would enable additional circulation and/or amenity space to the south of the site.
- The panel would encourage the design team to consider how the different levels might work if the blocks were sited behind the bank; whether it may be possible to gain access to different levels of the block from the front and rear.
- The architectural expression of the proposed development was not discussed in much detail at this review, as the panel's comments were at a more strategic level.
- However, they suggested that housing at Accordia in Cambridge may provide a good precedent for the gabion wall podium plinth perforated with slots, with apartments above.
- The panel would like to know more about the strategic approach to energy efficiency and environmental sustainability for the scheme as a whole.

Access and circulation

- The panel feels that circulation within the site would benefit from further consideration.
- They note that the pedestrian and vehicle entrances are separated, and would like to see in more detail how this would work and what it would look like,
- The panel would welcome further consideration of the route of the pedestrian access route through the site; there may be benefit in locating the path to the south of the blocks.
- The panel would also encourage further thought around the scale of the podium; if the level of parking were to be adjusted then this basement level could expand or contract accordingly.

- They would encourage the design team to maximise the amount of daylight and natural ventilation into the podium level.

Next Steps

- The panel would welcome a further opportunity to review the proposals. They highlight a number of action points for consideration by the design team, in consultation with Haringey officers.

Appendix Five: DM Forum minutes

Meeting	: Development Management Forum – Plevna Crescent N15
Date	: Wednesday 22 nd March 2017
Place	: St Ann's Library, Cissbury Road
Present	: John McRory (Chair), Wendy Robinson, Tay Makoon
Minutes by	: Wendy Robinson

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

Presentation by Ayre Chamberlain Gaunt Architects

Comments from Cllr Bevan

- Glad QRP have been involved
- Require internal light standards to be met
- Affordable housing is very important and should not be pepper potted throughout the development
- Balconies are of concern and may not be usable in winter because of weather and noise from trains. Would prefer winter gardens.
- All units need to be dual aspect
- There needs to be a balance between nature areas needing darkness versus the development needing lighting for safety purposes

Q & A

Q: Will access to the corpse be provided? Not want people roaming across site.

A: No. Landscaping and boundary treatment will be used to keep people away softly not abrasively.

Q: Are there residential units on the ground floor?

A: No. There is a level difference.

Q: Which parts are for public access?

A: Shown on model.

Q: Will the rear pathways feel safe? Also, the pedestrian access looks dark and scary too.

A: Use of light and space will ensure safety.

Q: Any likelihood of pedestrian access between either of the other triangles (Gorley Triangle or Ermine Road)?

A: This was considered and the opportunity exists for future access but Network Rail is tough.

Q: Where is the cycle and rubbish storage?

A: Within cores and basement.

Q: Will there be a management company?

A: There will be freeholders and a management company.

Q: Is the development caught by zero carbon?

A: Development will need to be policy compliant.

Q: Green or brown roof options being proposed?

A: Both will be used where they work best and with solar panels amongst where appropriate.

Q: Any development on a charitable trust for the ecological area?

A: No. This will come from s106 legal agreement.

Q: Is there car parking onsite?

A: There will be 29 spaces in the part basement with appropriate electric spaces.

Q: What are the construction impacts?

A: This is being looked at now in detail because it is a known issue.

Q: Has the number of units changed since the previous appeal scheme?

A: Yes the number of units has increased but there has been a significant change in style of development.

End of meeting

Planning Sub Committee

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS

Reference No: HGY/2017/0035

Ward: Bounds Green

Address: 35 Maidstone Road N11 2TR

Proposal: Demolition of existing vacant property and construction of 6 no. self-contained residential units with associated cycle storage, communal garden and one car parking space.

Applicant: Mr Fujun Liu

Ownership: Private

Case Officer Contact: Emma McCready

Site Visit Date: 21/07/2017

Date received: 05/12/2016 **Last amended date:** 23/08/2017

Drawing number of plans: 532-PL-02 REVISION 4, 532-PL-06 REVISION 5, 532-PL-05 REVISION 6, 532-PL-04 REVISION 6, 531-PL-07 REVISION 5, 531-PL-08 REVISION 5, 531-PL-01 REVISION 4, 532-PL-02 REVISION 5, 532-PL-09 REVISION 5, Design and Access Statement, Desk Study and Basement Impact Assessment Report

1.1 The application has received 194 objections and has been called into committee by Councillor Clare Bull.

1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- Acceptable design and respects the character of the area.
- The impact of the development on residential amenities is acceptable.
- Provides housing with acceptable living conditions.

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 24/10/2017 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 referred to in resolution (2.1) within the time period provided for in resolution (2.2) above, planning permission be granted in accordance with the Planning Application subject to the attachment of the conditions.

Conditions

- 1) Development begun no later than three years from date of decision.
- 2) In accordance with approved plans.
- 3) Materials submitted for approval.
- 4) Construction Management Plan.
- 5) Landscaping.
- 6) Built in compliance with building regulations.
- 7) Trees.
- 8) Considerate Contractors scheme.

Informatives

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

Section 106 Heads of Terms:

- 1) Prohibit future occupiers from applying for permits to park in the local CPZ thus capping car parking to the one space provided onsite.
 - 2) Payment and legal costs.
- 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 to control the matter, the proposal would result in increased parking requirements that cannot be accommodated on site and would lead to an unacceptable increase in pressure on on-street parking capacity within the locality. The proposal is therefore contrary to policy 6.3

(Assessing Effects of Development on Transport Capacity) of the London Plan 2016, Policy SP7 (Transport) of the Haringey Local Plan 2013, Policy DM32 (Parking) and DM48 (Use of Planning Obligations) of the Haringey Development Management Plan DPD 2017.

- 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
- Appendix 4: DM Forum Notes

3.0 PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

This is an application for the demolition of the existing family dwelling currently occupying the site and for the erection of a 2-storey building plus loft space and a basement to accommodate 6 self-contained flats, comprising 3 x 1-bed, 2 x 2-bed and 1 x 3-bed flats.

One parking space is proposed to the front of the property and 10 bike stores are proposed to the rear. The garden and storage to the rear is for communal use by all occupiers of the flats.

The applicant has had two pre-application meetings with officers and has worked with the council in order to overcome any concerns over the proposal.

3.2 Site and Surroundings

The property is a detached property located on the southern side of Maidstone Road. It is not within a conservation area; nor is it a listed building. The surrounding area is predominantly residential. Maidstone Road itself is made up of a number of housing types and styles including older traditional sub-urban housing and more recent infill development including flats. The site is within the Bounds Green CPZ.

3.3 Relevant Planning and Enforcement history

HGY/2016/1430 - Demolition of existing property and construction of one three storey building and one two storey building comprising 10 no. self-contained residential units with associated car parking, cycle storage and communal garden (amended description). – Withdrawn.

PRE/2016/0365 and PRE/2017/0045

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

The following responses were received:

Internal:

- 1) Transportation

The application site has a PTAL rating of 6 which indicates a high level of accessibility to public transport facilities. The site is within easy walking distance of Bounds Green underground station and Bowes Park rail station which offer good connections into and

out of Central London. In addition, the site is within walking distance of Brownlow Road which is served by the 102, 184 and 299 bus routes and run with a frequency of 34 buses per hour (two-way) and Bounds Green Road which is served by the 221 which provides some 10 buses per hour (two-way). It is highly likely that prospective residents would utilise sustainable modes of transport for journeys to and from the site. Although the site does not fall within an area that has been identified within the Council's Adopted Unitary Development Plan (UDP) (saved polices 2013) as that suffering from high on-street parking pressure, the proposal includes on-site parking for 1 car. This level of provision falls within the Haringey Council maximum parking standards set out within the UDP. Notwithstanding the above provision, the characteristics fulfil the Council's Local Plan Policy SP7 and the Development Management DMPD Policy DM32 to be dedicated as a "car-capped", development which effectively means that the residents of the development would not be eligible to apply for on-street parking permits within the Bounds Green controlled parking zone. It has also been noted that the application includes secure cycle storage facilities which accord with both London Plan and Haringey Council standards.

It is considered that the proposal is unlikely to have any significant impact on the surrounding highway network or on parking demand at this location. Therefore, the highway and transportation authority does not wish to object to the above application subject to the following S.106 obligation and Conditions:

1. The applicant is required to enter into a Section 106 Agreement to ensure that the residential units are defined as 'car capped' and therefore no residents therein will be entitled to apply for a residents parking permits under the terms of the relevant Traffic Management Order (TMO) controlling on-street parking in the vicinity of the development. The applicant must contribute a sum of £1000 (One thousand pounds) towards the amendment of the Traffic Management Order for this purpose.

Reason: To mitigate against any residual car parking demand generated by this development proposal on the local highways network by constraining car ownership and subsequent trips generated by car, resulting in increased travel by sustainable modes of transport hence reducing the congestion on the highways network.

2. Establishment car club membership for each of the proposed 6 residential units for a period of 2 years and £50 credit of the residential units.

Reason: To promote travel by sustainable modes of transport to and from the site in accordance with the Council's Local Plan Policy SP7.

3. The applicant/ Developer are required to submit a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the local authority's approval 3 months (three months) prior to construction work commencing on site. The Plans

should provide details on how construction work (inc. demolitions) would be undertaken in a manner that disruption to traffic and pedestrians on Maidstone Road and the roads surrounding the site is minimised. It is also requested that construction vehicle movements.

Reason: to reduce the impact of the development during the construction on the transportation and highways network.

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.

5. LOCAL REPRESENTATIONS

5.1 The following were consulted:

57 neighbouring properties.

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: 236

Supporting: 1

Others: 0

It is noted that 25 of the objections did not have an address attached to them and so could not be considered as viable. 24 of the objections were repeated addresses.

105 objections prior to revisions:

- Out of character and scale with the surrounding area
- Loss of a property of architectural merit
- Parking issues
- Noise
- Construction disruptions to traffic and footpaths
- Subsidence and groundwater concerns
- Trees
- Refuse
- Loss of a large family dwelling
- Overlook and overshadow neighbouring properties
- Lack of community amenities for rising number of occupants

- Pollution
- Overdevelopment of the area

Post revision responses:

- Out of character and scale with the surrounding area
- Loss of a property of architectural merit
- Parking issues
- Noise
- Construction disruptions to traffic and footpaths
- Subsidence and groundwater concerns
- Trees
- Refuse
- Loss of a large family dwelling
- Overlook and overshadow neighbouring properties
- Lack of community amenities for rising number of occupants
- Pollution
- Overdevelopment of the area
- Loss of amenity space to the rear
- Inadequate living standards proposed
- Over-concentration of flats in the area

6 MATERIAL PLANNING CONSIDERATIONS

The main planning issues raised by the proposed development are:

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

6.1 Principle of the development

- 6.1.1 The site has an existing residential use and is located within a predominantly residential area. The principle of a residential development is therefore considered acceptable. The proposal does require the removal of the existing large house occupying the site. Policy DM10: Housing Supply, states that the Council will resist the loss of all existing housing, unless the housing is replaced with equivalent residential floorspace. The existing house has a floor area of approximately 290 sqm while the proposed replacement building would have approximately 385 sqm of residential floorspace.

- 6.1.2 Policy DM11 promotes a mix of housing sizes and types within new residential development and discourages proposals that would result in an overconcentration of 1 or 2-bed units. The proposal includes a replacement family sized 3-bed unit located in the basement and ground floor and with access to the external amenity space to be located to the rear and use the on-site parking space. The proposed mix of 3 x 1-beds, 2x 2-bed and 1x 3-bed units is considered acceptable.
- 6.1.3 The size of the development does not trigger the requirement for the provision of affordable housing.
- 6.1.4 Policy DM1, DM2 and DM12 require new housing have a high-quality design. The acceptability of the design has been assessed in detail under section 6.5 of this report. These policies also look at the impacts the proposal will have on the neighbouring amenity (section 6.3) and the standard of accommodation supplied (section 6.5).
- 6.1.5 Policy DM18 focuses on the excavation of residential basements to properties; the acceptability of the proposed basement has been assessed in detail under section 6.2 of this report.
- 6.1.6 The proposal would not be considered as the loss of a family sized dwelling due to the 3-bed accommodation proposed between the basement/ground floor level. The additional 5 flats consisting of 2-beds and 1bed accommodation are considered to act as providing additional housing in a mix of unit sizes augmenting the Borough's housing stock, in accordance with DM Policies DM10 and DM11. The proposal is considered acceptable in principle.

6.2 Basement

- 6.2.1 Policy SP11 of Haringey's Local Plan requires that new development should ensure that impacts on natural resources, among other things, are minimised by adopting sustainable construction techniques. DM Policy (2017) DM1 requires that there should be no significant adverse impact on other surrounding uses.
- 6.2.2 Development Management Policy DM18 (Residential Basement Development and Light Wells) requires householder extensions for basement development to demonstrate that a proposal will not adversely affect the structural stability of the application building and neighbouring buildings; does not increase flood risk to the property and nearby properties; avoids harm to the established character of the surrounding area; and will not adversely impact the amenity of adjoining properties or the local natural and historic environment.
- 6.2.3 A Basement Impact Assessment (BIA) was carried out by Geotechnical & Environmental Associates and submitted with the application. This outlines the

site's geological and hydrological setting. The site is underlain by London Clay and no groundwater was encountered during the investigation. There is no continuous groundwater table below the site, and the site is not located within an area at risk from surface water flooding or contributing to creating excessive surface run-off that would overwhelm the existing drainage routes. The proposed basement is considered to not impact on the hydrogeological and hydrological conditions around the site.

- 6.2.4 The single level basement is not a complex design and the construction works would be similar to typical underpinning/foundation repairs. The ground movements are unlikely to be above acceptable limits, reducing the risk of damage to neighbouring properties.
- 6.2.5 Lightwells have been proposed to both the front and rear of the property. The front lightwells are small and covered making them less visible from the streetscene, and although the rear lightwell is large with a step up, it is not highly visible from the streetscene and therefore would not impact on the visual amenity of the area or have an overbearing appearance in relation to neighbouring properties.
- 6.2.6 As with all basement projects the more intrusive aspects of basement design and construction takes place after the planning process. Other legislation provides further safeguards to identify and control the nature and magnitude of the effect on neighbouring properties. Specifically, the structural integrity of the proposed basement works need to satisfy modern day building regulations. In addition, the necessary party –wall agreements with adjoining owners would need to be in place prior to the commencement of works on site.
- 6.2.7 The Basement Impact Assessment submitted has been reviewed by Haringey's building control service and they have concluded it to be acceptable. It is considered that the excavation of the basement would not be detrimental to neighbouring buildings or the stability of the application property. A condition will be placed on the application requiring the submission of a Construction Management Plan in order to minimise the impact of work on neighbours throughout the construction phase. The basement is considered to be in accordance with the requirements set out under DM18 and is therefore considered acceptable.

6.3 Impact on the amenity of adjoining occupiers

- 6.3.1 The London Plan 2011 Policy 7.6 *Architecture* states that development must not cause unacceptable harm to the amenity of surrounding land and buildings., aspect noise, pollution and of fume and smell nuisance. DM Policy DM1 'Delivering High Quality Design' requires new development to not have a significant adverse impact on residential amenity of neighbours in terms of loss of daylight, or sunlight, privacy overlooking, aspect, or noise and other pollution.

- 6.3.2 As discussed above information it is not considered that the excavation of the basement would cause any material structural damage to the neighbouring properties and so is considered not to detrimentally impact upon their amenity.
- 6.3.3 The ground floor level of the property has a similar footprint to that of the existing houses ground floor with a depth of 4.3 metres beyond the rear elevation of the neighbouring property at No. 37 Maidstone Road and 4 metres beyond the rear elevation of No. 33. The height of the single storey element projecting to the rear of the proposal is 3.2 metres above the original ground floor. The site has an existing slope making the ground level of the property at number 33 slightly higher than that of application site and the ground level property at number 37 slightly lower. It is noted that due to the different size, style and type of dwellings along this street the rear of the properties are not in line. The proposed single storey element of the building is set from the boundary on both sides and is not considered that this element of the would be detrimental to either neighbouring properties in terms of daylight or outlook.
- 6.3.4 The first and second floor level of the property has been set back by 2.25 metres in order to prevent the development impacting on the neighbouring properties first floor rear facing habitable rooms. The applicant has shown that the setback to the first floor would not materially impact the light or outlook to the neighbouring properties as it is in line or below a 30-degree angle from the centre of the neighbouring rear facing habitable windows. Although the first floor and roof level are forward of what is existing the set in from the boundary will reduce the overbearing impact this may have on the neighbouring properties.

Other concerns raised by neighbours.

- 6.3.5 A number of objections have been received with concerns over the impacts the proposal will have on the surrounding community services. The applicant is expected to pay the Haringey CIL charge which will go towards the infrastructure of additional services in this area to accommodate any additional pressures that the proposal may bring.
- 6.3.6 Concerns have been raised in relation to the impact of the construction works on neighbouring amenity. This is largely controlled through the Control of Pollution Act 1974.
- 6.3.7 The objections relating to parking, over-concentration of flats and refuse and the impacts these may have on neighbouring properties will be assessed later in this report.
- 6.3.8 Overall it is considered that there would be no material loss of amenity to neighbouring residents resulting from the proposal.

6.4 Design

- 6.4.1 Local Plan Policy SP11 states that all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. Development shall be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity which is supported by London Plan Policies 7.4 and 7.6. Policy DM1 'Delivering High Quality Design' of Haringey's Development Management DPD continues this approach and requires development proposals to relate positively to their locality.
- 6.4.2 Maidstone Road itself is made up of a number of housing types and styles including older traditional sub-urban housing and more recent infill development. The street contains a mix of family housing and flats. This varied character can be seen both adjacent to and opposite the application site. The proposal is therefore not seen as out of character with the existing varied form and pattern of development in the area or detrimental to visual amenity.
- 6.4.3 The scale of the proposal is larger than what currently exists however, the scheme has kept both the eaves height and the maximum height similar to that of the neighbouring property and the step back of the development to the rear reduces the impact on neighbouring properties and also reduces the bulk of the proposal. As stated above it is noted that the properties along this street have varying building lines both to the rear and to the front. The extended depth of the property past the neighbouring properties is similar to that which would have been allowed under household extensions. The large rear outbuilding has been reduced in size to be more appropriate to that of the surrounding area and for its use as ancillary to the flats.
- 6.4.4 The applicants have worked with the Haringey's design officer to overcome the initial concerns made on the detailed design of the property. The front facing bay window and entrance have been revised to show features matching that of the existing and neighbouring property. The bay width has been increased with the roof projecting over the brickwork and a timber barge board installed. A front canopy has been added over the entrance and frosted glass to the door to link in with that seen in neighbouring properties.
- 6.4.5 A condition has been placed on this application to ensure all materials are submitted and approved by the council prior to the commencement of the works. This is to ensure a high quality development will be achieved.
- 6.4.6 The proposed property is more centralised within the site, having been set of the boundary. This makes the property stand out more and makes the changes in the scale less obvious and intrusive to the neighbouring property at number 33.

Due to the variation in character, scale and appearance of properties along this streetscene, on balance the proposed design is considered to be acceptable and is not considered to be detrimental to the visual amenity of the surrounding area.

6.5 Living conditions for future occupants

- 6.5.1 London Plan Policy 3.5 (Quality and Design of Housing Developments) requires dwellings to be of sufficient size and quality. The Mayor's Housing SPG (March 2016) sets out the space standards for all new residential developments to ensure an acceptable level of living accommodation offered.
- 6.5.2 All the properties are accessed via the main front door, have a large shared garden to the rear which is accessed via a side gate, with 10 cycle parking spaces, a child playground and an outbuilding for storage. The level of amenity space provided along with the facilities and storage is considered to be acceptable in accommodating the 6 flats. Refuse storage has been located to the front as has 1 disabled parking space.
- 6.5.3 The basement is made up of 1x 2bed flat with access to the rear lightwell and a shared 3bed flat with the ground floor. The 1x 2bed has a floorspace of 62sqm which would be above the 61sqm in the Technical Housing Standards produced by the DCLG in 2015. The provided storage would also exceed the recommended amount as would the floor to ceiling height. The flat has an east side facing window to the living/dining area and each habitable room has a door and large windows facing south. The level of light and outlook to this property is considered to be acceptable.
- 6.5.4 The basement/ground floor 3bed flat has a floorspace of 100sqm again exceeding the 93sqm set by the Technical Housing Standards produced by the DCLG in 2015 and over double the recommended built-in storage. This property has small private front terraces to the 2 basement bedrooms and large windows facing both north and east. The level of light and outlook to this property is considered to be acceptable.
- 6.5.5 The ground floor occupies another 2bed property again with a floor space of 62sqm, with ample storage. The property has windows facing east, west and south giving acceptable levels of both outlook and light. This property has direct access to the rear garden.
- 6.5.6 The first floor is made up of 2x 1bed properties and the second floor is made up of 1x 1bed property, with floorspaces of 50sqm and 53sqm, all of which would meet the 50sqm set by the Technical Housing Standards produced by the DCLG in 2015. Both the first floor properties provide dual aspect and acceptable levels of light and outlook, with the second floor property having rooflights facing north, south, east and west. All these properties provide acceptable storage levels and floor to ceiling heights.

- 6.5.7 Given the above the proposal is considered to provide an acceptable standard accommodation for future occupants.

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 DM Policies DM31 and DM32.
- 6.6.2 DM Policy (2017) DM32 'Parking' states that the Council will support proposals for new development with limited or no on-site parking where there are alternative and accessible means of transport available, public transport accessibility is at least 4 as defined in the Public Transport Accessibility Index, a Controlled Parking Zone (CPZ) exists or will be provided prior to the occupation of the development parking is provided for disabled people; and parking is designated for occupiers of developments specified as car capped.
- 6.6.3 The proposed site has a PTAL rating of 6 which indicates a high level of accessibility to public transport facilities, it is therefore highly likely that the future occupiers would utilise these nearby sustainable modes of transport for journeys to and from the site. To encourage this the approval of this application has been based on the development being "car-capped" meaning that the residents would not be eligible to apply for on-street parking permits within the Bounds Green controlled parking zone. This has been secured with a S.106 obligation.
- 6.6.4 With the 1 on-site disabled parking space, high level of accessible public transport and the small unit sizes; it is considered that the proposal is unlikely to have a significant impact on the surrounding highway.
- 6.6.5 A condition has been placed on this application to monitor the construction works on the proposal to minimise the impact this would have on the neighbouring properties.
- 6.6.6 Given the modest scale of the proposal, the anticipated transport related impacts of the scheme are not considered sufficient to justify requiring a contribution towards car club membership for future occupiers of the scheme.

6.7 Trees

- 6.7.1 London Plan Policy 7.21, Local Plan Policy SP13, and Development Management DPD Policy DM1 seeks the protection, management and

maintenance of existing trees and that planting of additional trees where appropriate.

- 6.7.2 The proposed scheme includes landscaping both to the rear and to the front of the property and so there is not considered to be a loss of any landscaping in this proposal. A condition has been placed to allow the Council to monitor this.
- 6.7.3 A further condition has been placed on the application to ensure the protection of neighbouring property trees through the submission of an Arboricultural Impact Assessment showing how they have considered the impact of the foundations of the new structure on the roots of the trees to be retained.

6.8 Conclusion

- 6.8.1 The proposal would not constitute as the loss of a family dwelling and is considered to provide an acceptable standard of accommodation for prospective occupiers of the scheme. The proposal is a high quality designed development that respects the surrounding pattern of development in the area and will not have a significant impact on the amenities of neighbouring properties. The proposal would not adversely impact on parking or highway safety.
- 6.8.2 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

6.9 CIL

Based on the information given on the plans, the Mayoral CIL charge will be £20,657.86 (465.11sqm x £35 x 1.269) and the Haringey CIL charge will be £83,496.55 (465.11sqm x £165 x 1.088). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.

7.0 RECOMMENDATIONS

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

Applicant's drawing No.(s) 532-PL-02 REVISION 4, 532-PL-06 REVISION 5, 532-PL-05 REVISION 6, 532-PL-04 REVISION 6, 531-PL-07 REVISION 5, 531-PL-08 REVISION 5, 531-PL-01 REVISION 4, 532-PL-02 REVISION 5, 532-PL-09 REVISION 5, Design and Access Statement, Desk Study and Basement Impact Assessment Report

Subject to the following condition(s)

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

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

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

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

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

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity consistent with Policy 7.6 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

4. No development shall take place, including any works of demolition, until a Method of Construction Statement, to include details of:

- a) parking and management of vehicles of site personnel, operatives and visitors
- b) loading and unloading of plant and materials
- c) storage of plant and materials
- d) programme of works (including measures for traffic management)
- e) provision of boundary hoarding behind any visibility zones
- f) wheel washing facilities:

have been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented and retained during the demolition and construction period.

Reasons: To ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area consistent with Policies 6.3, 6.11 and 7.15 of the London Plan 2011, Policies SP0 of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 2017.

5. No development shall commence until a scheme for the treatment of the surroundings of the proposed development including the timescale for the planting of trees and/or shrubs and appropriate hard landscaping has been submitted to and approved in writing by the Local Planning Authority. This scheme must include a replacement tree to the rear of the property. The development hereby permitted shall be implemented in accordance with the approved details.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity consistent with Policy 7.21 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

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

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

7. A tree survey, to include an Arboricultural Impact Assessment (AIA), which must be drafted in accordance with BS 5837:2012 and submitted to the Local Planning Authority prior to the commencement of the works. The AIA will outline the measures to be implemented to ensure the neighbouring trees are protected. It should also show how they have considered the impact of the foundations of the new structure on the roots of the trees to neighbouring properties

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity consistent with Policy 7.21 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

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 £20,657.86 (465.11sqm x £35 x 1.269) and the Haringey CIL charge will be

£83,496.55 (465.11sqm x £165 x 1.088). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

INFORMATIVE :

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

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

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

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

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

INFORMATIVE : This permission is governed by a S106 legal agreement pertaining to a limitation on on-street parking.

Appendix 1 Consultation Responses from internal and external agencies

Stakeholder	Question/Comment	Response
INTERNAL		
Transportation	<p>The application site has a PTAL rating of 6 which indicates a high level of accessibility to public transport facilities. The site is within easy walking distance of Bounds Green underground station and Bowes Park rail station which offer good connections into and out of Central London. In addition, the site is within walking distance of Brownlow Road which is served by the 102, 184 and 299 bus routes and run with a frequency of 34 buses per hour (two-way) and Bounds Green Road which is served by the 221 which provides some 10 buses per hour (two-way). It is highly likely that prospective residents would utilise sustainable modes of transport for journeys to and from the site. Although the site does not fall within an area that has been identified within the Council's Adopted Unitary Development Plan (UDP) (saved policies 2013) as that suffering from high on-street parking pressure, the proposal includes on-site parking for 1 car. This level of provision falls within the Haringey Council maximum parking standards set out within the UDP. Notwithstanding the above provision, the characteristics fulfil the Council's Local Plan Policy SP7 and the Development Management DMPD Policy DM32 to be dedicated as a "car-capped", development which effectively means that the residents of the development would not be eligible to apply for on-street parking permits within the Bounds Green controlled parking zone. It has also been noted that the application includes secure cycle storage facilities which accord with both</p>	

Stakeholder	Question/Comment	Response
	<p>London Plan and Haringey Council standards.</p> <p>It is considered that the proposal is unlikely to have any significant impact on the surrounding highway network or on parking demand at this location. Therefore, the highway and transportation authority does not wish to object to the above application subject to the following S.106 obligation and Conditions:</p> <p>1. The applicant is required to enter into a Section106 Agreement to ensure that the residential units are defined as 'car capped' and therefore no residents therein will be entitled to apply for a residents parking permits under the terms of the relevant Traffic Management Order (TMO) controlling on-street parking in the vicinity of the development. The applicant must contribute a sum of £1000 (One thousand pounds) towards the amendment of the Traffic Management Order for this purpose.</p> <p>Reason: To mitigate against any residual car parking demand generated by this development proposal on the local highways network by constraining car ownership and subsequent trips generated by car, resulting in increased travel by sustainable modes of transport hence reducing the congestion on the highways network.</p> <p>2. Establishment car club membership for each of the proposed 6 residential units for a period of 2 years and £50 credit of the residential units.</p> <p>Reason: To promote travel by sustainable modes of transport to and from the site in accordance with the Council's Local Plan Policy SP7.</p> <p>1. The applicant/ Developer are required to submit a Construction Management Plan (CMP) and Construction</p>	

Stakeholder	Question/Comment	Response
	<p>Logistics Plan (CLP) for the local authority's approval 3 months (three months) prior to construction work commencing on site. The Plans should provide details on how construction work (inc. demolitions) would be undertaken in a manner that disruption to traffic and pedestrians on Maidstone Road and the roads surrounding the site is minimised. It is also requested that construction vehicle movements</p> <p>Reason: to reduce the impact of the development during the construction on the transportation and highways network.</p> <p>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.</p>	
EXTERNAL		
Neighbouring comments	<p>Objections:</p> <ol style="list-style-type: none"> 1. Out of character and scale with the surrounding area 2. Loss of a property of architectural merit 3. Parking issues 4. Noise 5. Construction disruptions to traffic and footpaths 6. Subsidence and groundwater concerns 7. Trees 8. Refuse 	<ol style="list-style-type: none"> 1. The site is not located within a conservation area and therefore does not carry any heritage protection. The ratio of flats to single dwellings along the street is around 50/50 which plays a part in contributing to the various styles and characters of the properties within this area. The variation in character along this street scene is seen both

Stakeholder	Question/Comment	Response
	<ul style="list-style-type: none"> 9. Loss of a large family dwelling 10. Overlook and overshadow neighbouring properties 11. Lack of community amenities for rising number of occupants 12. Pollution 13. Overdevelopment of the area 14. Loss of amenity space to the rear 15. Inadequate living standards proposed 16. Over-concentration of flats in the area 	<p>adjacent to the property and opposite it, the proposed change in character to this property is therefore not seen as detrimental to the overall visual amenity of the surrounding area.</p> <ul style="list-style-type: none"> 2. See above comment 3. The proposed site has a PTAL rating of 6 which indicated high level of accessibility to public transport facilities, it is therefore highly likely that the future occupiers would utilise these close by sustainable modes of transport for journeys to and from the site. To encourage this the approval of this application has been based on the development being “car-capped” meaning that the residents would not be eligible to apply for on-street parking permits within the Bounds Green controlled parking zone. This has been secured with a S.106 obligation. With the 1 on-site disabled parking space, high level of accessible public transport and the small unit sizes; it is

Stakeholder	Question/Comment	Response
		<p>considered that the proposal is unlikely to have a significant impact on the surrounding highway.</p> <p>4. The hours of the construction have been set out as an informative any further noise concerns are largely controlled through the Control of Pollution Act 1974.</p> <p>5. A condition has been placed on the application to request a Method of Construction Statement, to oversee how the works will be completed and to prevent any unnecessary disruption to surrounding roads/paths or neighbouring properties.</p> <p>6. The Basement Impact Assessment submitted has been reviewed by Building Control and they have concluded that it would not be detrimental to neighbouring buildings or the stability of the application property.</p> <p>7. A condition has been placed on</p>

Stakeholder	Question/Comment	Response
		<p>the application to review the landscaping to the property and to request an Arboricultural Impact Assessment to ensure the protection of neighbouring trees.</p> <p>8. A refuse area has been set out to the front of the property which is considered to be of a size that is appropriate for the number of flats.</p> <p>9. A 3bed family sized dwelling with access to amenity space has been provided. This is considered an acceptable size to house a family.</p> <p>10. Due to the location of the property and the scale (set back to upper levels) the proposal is unlikely to significantly overshadow neighbouring properties more so than the existing development. Side facing windows at upper levels will be obscure glazed to protect any overlooking, the rear windows would have similar overlooking to what already exists.</p> <p>11. A number of objections have</p>

Stakeholder	Question/Comment	Response
		<p>been received with concerns over the impacts the proposal will have on the surrounding community services. The applicant is expected to pay the Haringey CIL charge which will go towards the infrastructure of additional services in this area to accommodate any additional pressures that the proposal may bring.</p> <p>12. Please see point 4.</p> <p>13. The scale of the proposal would match that of the neighbouring properties in terms of height and coverage of the site. There is still a large part of the site dedicated to landscaping which prevents the property appear overbearing to the site or the surrounding area. As noted above this street already has a number of existing large scale developments of different character.</p> <p>14. The rear amenity space provided (not including the lightwell or outbuilding) still occupies around 45% of the total site space. With</p>

Stakeholder	Question/Comment	Response
		<p>the front landscaping (not including the hardstanding) including the overall landscaping to the site occupies over 50% of the site, which is considered adequate for a development of this size.</p> <p>15. Each self-contained flat meets the floor standards, light and outlook levels, bedroom size standards, storage standards and the floor to ceiling height standards. The cycle parking to the rear, the storage and the amount of amenity space provided is considered above average for the size of the development.</p> <p>16. The ratio of flats to single dwellings along the street is around 50/50 which plays a part in contributing to the various styles and characters of the properties within this area. Policies are in place to protect conversions to flats in certain areas; however this areas character is defined by the mix of developments that occupy this</p>

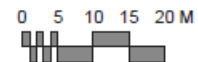
Stakeholder	Question/Comment	Response
		streetscene and so the addition of this development would not be out of place or overbearing to the surrounding character of the area.

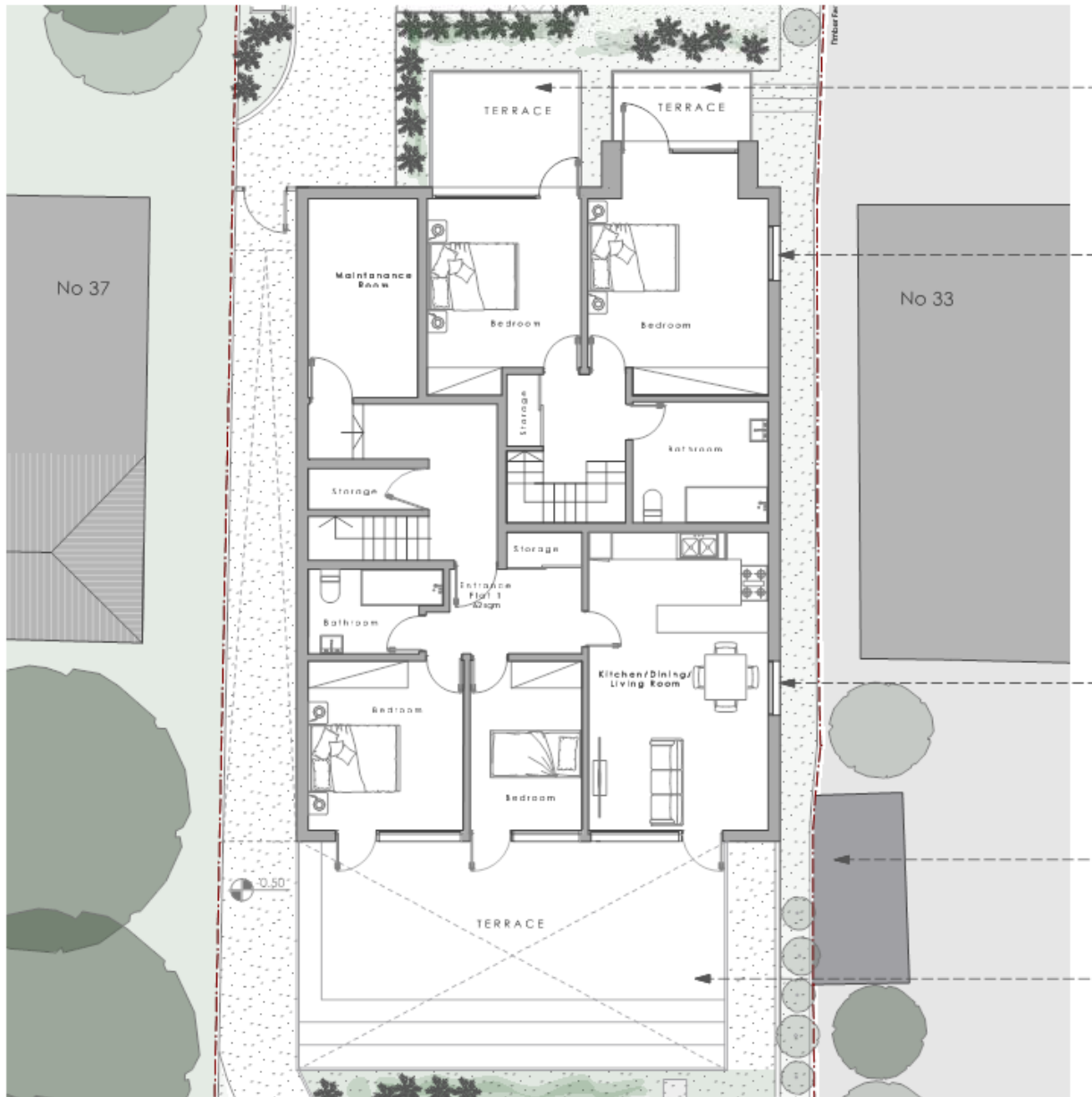
Appendix 2 Plans and Images

Location Plan



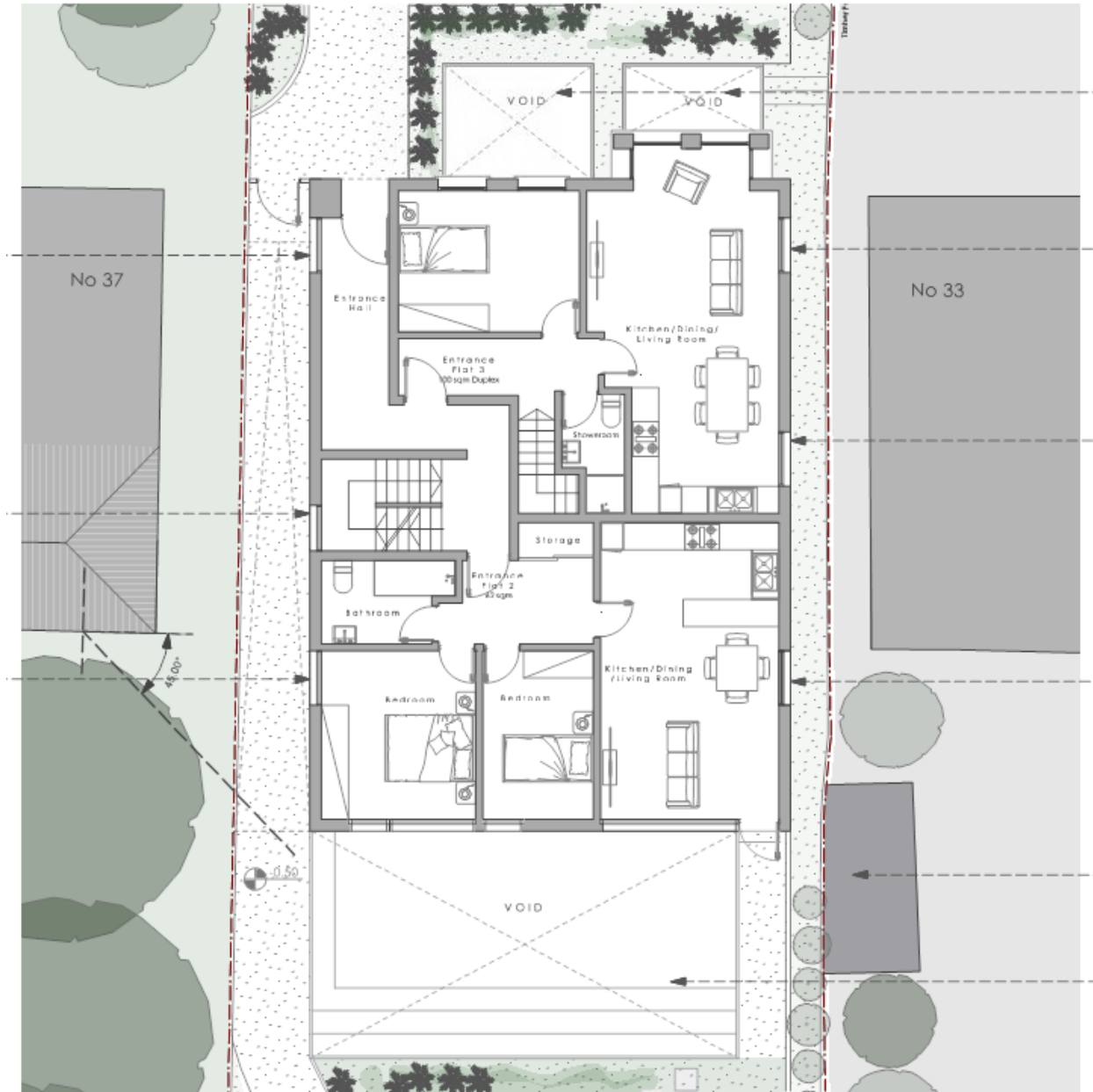
Location Plan_scale 1:1250



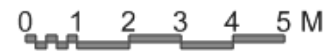


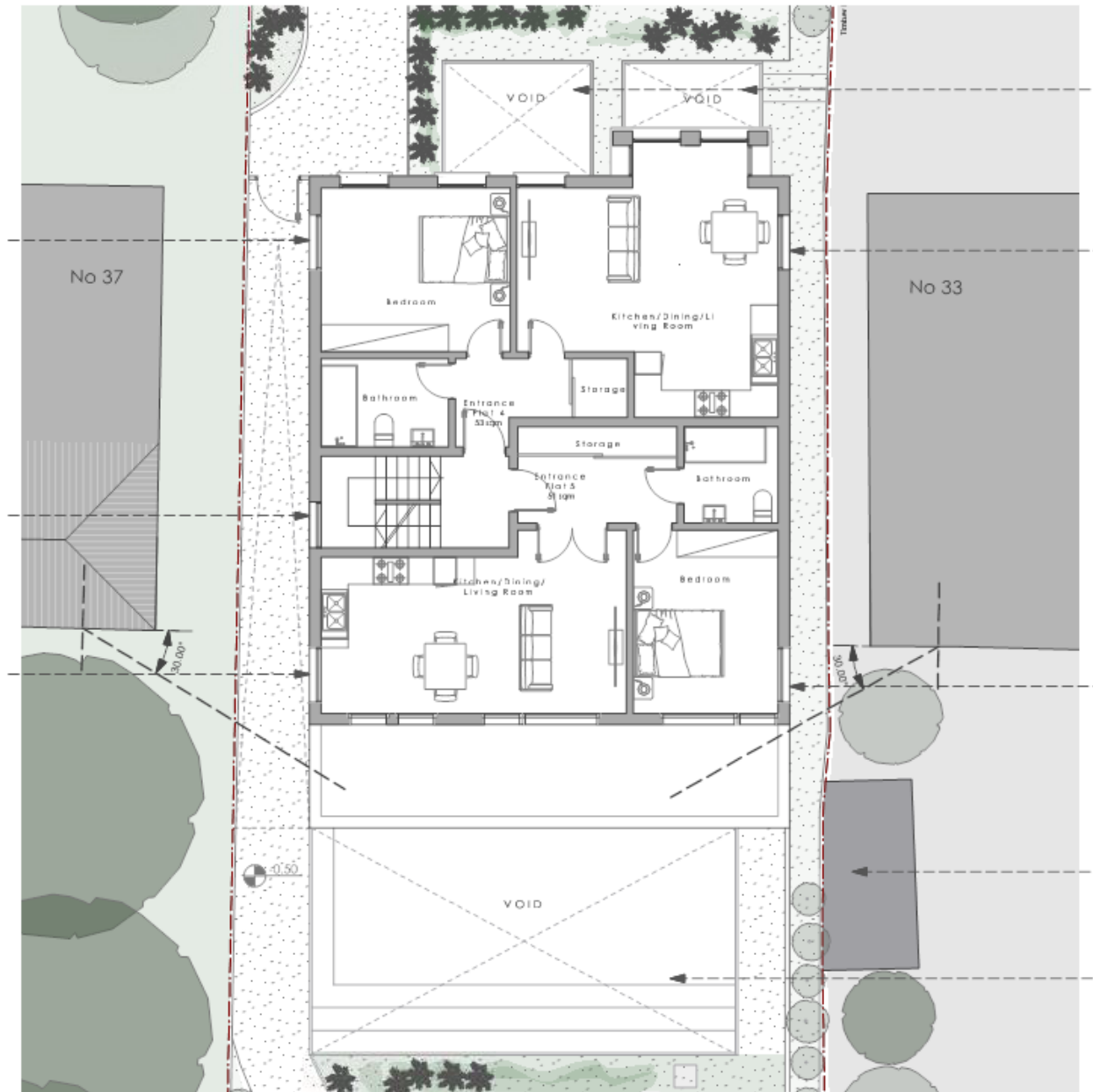
Proposed Lower Ground Floor_scale 1:100

0 1 2 3 4 5 M



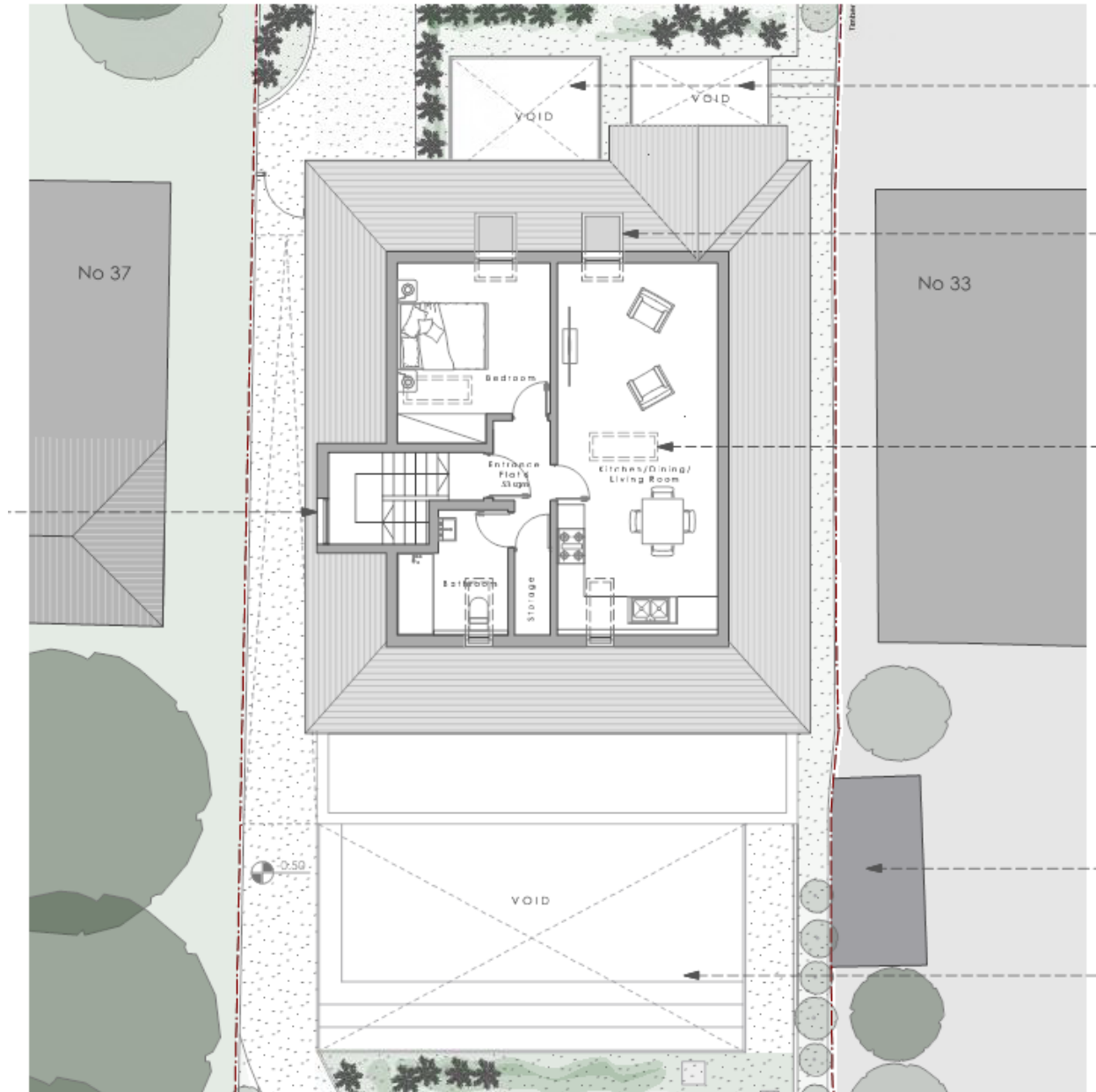
Proposed Ground Floor_scale 1:100





Proposed First Floor_scale 1:100

0 1 2 3 4 5 M



Proposed Second Floor_scale 1:100

0 1 2 3 4 5 M



Proposed Street view_scale 1:200



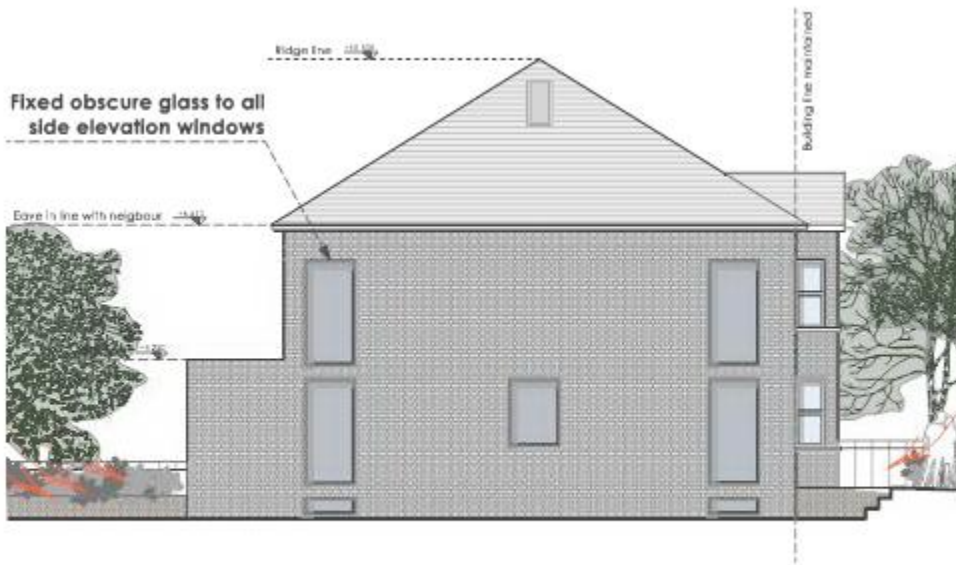
Proposed Front Elevation_scale 1:100



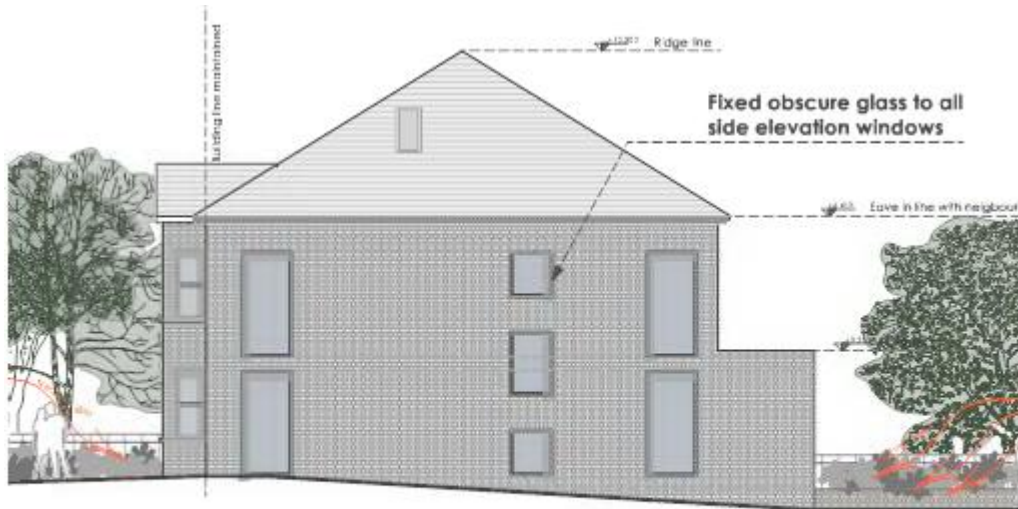


Proposed Rear Elevation_scale 1:100

0 1 2 3 4 5 M



Proposed Side Elevation (North) _scale 1:100

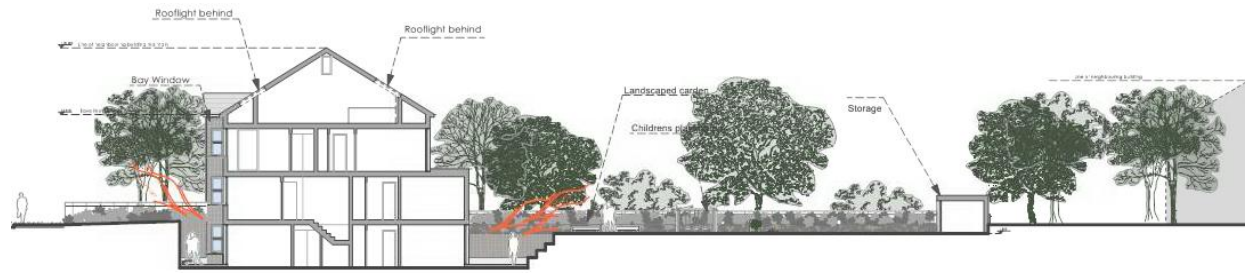


Proposed Side Elevation (South) _scale 1:100



Proposed Long Section AA _ scale 1:100

0 1 2 3 4 5 M



Proposed Long Section AA _ scale 1:200

0 1 2 3 4 5 M



Proposed Front Elevation_scale 1:50





Report for:	Planning Sub Committee Date: 23 October 2017	Item Number:	
Title:	Update on major proposals		
Report Authorised by:	Dean Hermitage / Emma Williamson		
Lead Officers:	John McRory / Robbie McNaugher		
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				
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	Robbie McNaugher
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	Tobias Finlayson	John McRory
St John's Great Cambridge Road HGY/2016/4095	Internal reordering and extension of St John's Church to the west. The demolition of the existing Church Hall at the east end of the church and the development of the land to the north, south, east and on the opposite side of Acacia Avenue with a mix of two and three storeys 1, 2, 3 & 4 bed residential mixed tenure accommodation including a new Vicarage.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed	Gareth Prosser	John McRory
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	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed	Wendy Robinson	John McRory

	businesses and community projects. An individual unit is one ISO 45G0 High Cube 40 shipping container.			
Cannon Factory and Ashley House Ashley Road N17 HGY/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 application).	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed.	James Farrer	Robbie McNaugher
APPLICATIONS SUBMITTED TO BE DECIDED				
Hale Village, Ferry Lane, Tottenham, N15 HGY/2017/2005	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. 270 units	October committee	Chris Smith	Robbie McNaugher
Land at Plevna Crescent HGY/2017/2036	Construction of four individual pavilions consisting of 72 residential units with a common ground level plinth and basement to provide servicing and parking	October committee	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.	Currently under consideration. Likely October / November committee	Gareth Prosser	John McRory

	Proposals comprise 19 residential units.			
Hornsey Town Hall, Crouch End, N8 HGY/2017/2220	Erection of extensions and additional buildings including refurbishment of Hornsey Town Hall to include a hotel	Currently under consideration. Targeting November Committee	James Hughes	John McRory
163 Tottenham Lane N8 HGY/2017/2001	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.	Currently under consideration. Targeting November Committee	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 planning permission extant. Discussions ongoing.	Chris Smith	Robbie McNaugher
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	Chris Smith	Robbie McNaugher
Ashley Road South x2 BSD BSD + Ada NCDS HGY/2017/2044	Comprehensive redevelopment of the site with a mix use residential led scheme BSD – Outline mixed use scheme BSD + NCDS – detailed residential and college + Berol House	Discussions with applicant ongoing. November committee targeted	James Farrar	Robbie McNaugher

2 Chesnut Road HGY/2017/1008	Section 73 application to change the basement size	To be decided under delegated powers	Valerie Okeyi	John McRory
Harris Academy HGY/2017/0140	Section 73 application to change position of building 4 and the link bridge	To be decided under delegated powers	Robbie McNaugher	Robbie McNaugher
30 Muswell Hill HGY/2017/2264	Section 73 application to remove requirement for the development to meet Code for Sustainable Homes as the code doesnt exist anymore	To be decided under delegated powers	Valerie Okeyi	John McRory
St Ann's General Hospital, St Ann's Road HGY/2017/2830	Non-Material Amendment to amend specific conditions attached to the above hybrid planning permission for the redevelopment of St Ann's Hospital, St Ann's Road, London.	To be decided under delegated powers	Chris Smith	John McRory
Iceland, Land at Brook Road, N22 HGY/2017/2886	Redevelopment of site and erection of four independent residential blocks providing 148 residential units	Currently at consultation stage	Adam Flynn	John McRory
Tottenham Chances 399-401 High Road INVALID APPLICATION	Refurbishment of existing premises and extensions to provide 24 flats	Application Invalid. Awaiting energy statement and viability report including affordable housing statement.	Valerie Okeyi	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 14,835 sqm of commercial space.	Scheme to be submitted in October / November	Adam Flynn	John McRory
Haringey Heartlands	Comprehensive redevelopment of the site	In pre-application	Adam Flynn	John McRory

Clarendon Road Gas Works Site	(Masterplan)	discussions and PPA signed Submission in October		
423 West Green Road	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 – in pre-application discussion	Chris Smith	John McRory
67 & 69 Lawrence Road	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	Robbie McNaugher
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 once outline permission issued.	Tobias Finlayson	Robbie McNaugher
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

Westbury Court, 423-425 Lordship Lane, N22	Demolition of existing building and erection of part 1, part 5, part 6, part 7, part 8 storey building comprising commercial uses at ground floor and 58 dwellings above. Provision of waste refuse storage, cycle parking, disabled car parking and amenity space.	In pre-application discussions	Chris Smith	John McRory
BHS, High Road, Wood Green	Re-development of the site with a mix use development including a hotel	In pre-application discussions -	Adam Flynn	John McRory
Bernard Works	Mixed use development comprising 20,020sqft of commercial makers and designers space, circa 97 apartments and 16 residential apartments tethered to the commercial space. The commercial space will also include live music rehearsal as well as recording space. Up to 8 storeys.	Site allocation for mixed use and rationalisation of road layout. DM forum held 4 th July. Pre-app proposal presented to 18 th July Committee – expected submission in November	Michelle Bradshaw	Robbie McNaugher
IN PRE-APPLICATION DISCUSSIONS				
Peacock Industrial Estate, White Hart Lane	Mixed use scheme of 282 residential units and 3000 sqm commercial/retail space.	Very recently submitted – pre-app meeting scheduled for October.	James Hughes	John McRory
Marks & Spencer 44-46 High Road, Wood Green	Mixed use redevelopment of 150 residential units and 2 retail units totalling 200sqm	Early pre-application discussions taking place	Chris Smith	John McRory
555 White Hart Lane	Mixed use redevelopment to provide employment (Use Classes B1a, B1c and B8), retail and residential uses	In pre-application discussions – concerns with loss of industrial land.	Wendy Robinson	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
Ashley House, 235-239 High Road, Wood Green N22 8HF	Redevelopment of site to provide a mixed used (residential and commercial) building up to 20 storeys in height.	Principle acceptable, in discussion on employment space and building heights. PPA to be drafted	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
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.	Gareth Prosser	Robbie McNaugher
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 but a more comprehensive approach is required to satisfy the Warehouse Living Policy.	Chris Smith	Robbie McNaugher
Eade Rd and Arena Design Centre	Masterplanning for Haringey warehouse District sites Eade Road/ Overbury Road and Arena Design Centre for redevelopment of sites to create warehouse living, private rented sector residential and employment floorspace.	Principle acceptable but a more comprehensive approach is required to satisfy the Warehouse Living Policy.	James Hughes	Robbie McNaugher
341 Eade Road	Erection of pop-up container park comprising approximately 15 small and 10 large studios for employment use at ground floor and 4 communal warehouse living units at first and second floors, provision of cycle parking and landscaping.	Principle maybe acceptable as a temporary use.	Emma McCready	Robbie McNaugher
83-89 Vale Road	Redevelopment of the site with a mix use residential scheme	Acceptable in principle	Tobias Finlayson	John McRory

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HARINGEY COUNCIL

PLANNING COMMITTEE

APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 10/07/2017 AND 06/10/2017

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

Recommendation Type codes:

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

WARD: **Alexandra****CLDE Applications Decided: 1**

Application No: **HGY/2017/2259** Officer: Samuel Uff

Decision: GTD Decision Date: 16/08/2017

Location: Flats 1 & 1A 143 Durnsford Road N11 2EL

Proposal: Certificate of lawfulness (existing use) for conversion of first floor flat to two self-contained flats

CLUP Applications Decided: 3

Application No: **HGY/2017/2308** Officer: Wendy Robinson

Decision: PERM DEV Decision Date: 07/08/2017

Location: 180 Alexandra Park Road N22 7UQ

Proposal: Certificate of lawful development for a rear roof dormer extension and insertion of three roof lights to the front roof slope

Application No: **HGY/2017/2316** Officer: Conor Guilfoyle

Decision: PERM DEV Decision Date: 11/08/2017

Location: 35 Crescent Rise N22 7AW

Proposal: Certificate of lawfulness for hip-to-gable roof enlargement, formation of rear roof dormer extension, and installation of front roof lights

Application No: **HGY/2017/2405** Officer: Conor Guilfoyle

Decision: PERM DEV Decision Date: 22/09/2017

Location: 221 Alexandra Park Road N22 7BJ

Proposal: Certificate of lawfulness for proposed hip-to-gable roof enlargement, rear roof dormer extension and installation of roof lights on front roof slope

FUL Applications Decided: 21

Application No: **HGY/2017/1612** Officer: Samuel Uff

Decision: GTD Decision Date: 29/09/2017

Location: 3 Muswell Avenue N10 2EB

Proposal: Reconfiguration and landscaping of existing front garden, including re-building of existing wall and realignment of existing crossover and removal and replacement of existing Lime tree

Application No: **HGY/2017/1631** Officer: Samuel Uff

Decision: GTD Decision Date: 20/07/2017

Location: 29 Grasmere Road N10 2DH

Proposal: Rear dormer window and front rooflights

Application No: **HGY/2017/1736** Officer: Aaron Lau

Decision: GTD Decision Date: 01/08/2017

Location: Flat B 98 Alexandra Park Road N10 2AE

Proposal: Formation of rear dormer extension and 3 roof lights on the front roof slope.

Application No:	HGY/2017/1913	Officer:	Samuel Uff	
Decision:	GTD	Decision Date:	17/08/2017	
Location:	24 Alexandra Park Road N10 2AB			
Proposal:	Construction of second floor roof terrace and replacement of existing mansard window with patio doors			
Application No:	HGY/2017/2016	Officer:	Samuel Uff	
Decision:	GTD	Decision Date:	14/09/2017	
Location:	55 Rosebery Road N10 2LE			
Proposal:	Single storey rear extension (alterations to the extension approved under HGY/2016/3657 to increase the eaves / wall heights)			
Application No:	HGY/2017/2017	Officer:	Samuel Uff	
Decision:	REF	Decision Date:	31/08/2017	
Location:	55 Windermere Road N10 2RD			
Proposal:	Demolition of the existing rear garage and construction of single storey studio (granny annexe use)			
Application No:	HGY/2017/2107	Officer:	Duncan McKane	
Decision:	REF	Decision Date:	22/08/2017	
Location:	97 Alexandra Park Road N10 2DP			
Proposal:	Creation of new cross over, new permeable driveway, installation of rotating turntable and erection of brick wall to front boundary.			
Application No:	HGY/2017/2152	Officer:	Samuel Uff	
Decision:	GTD	Decision Date:	24/08/2017	
Location:	21 Elgin Road N22 7UE			
Proposal:	Rear dormer roof extension and installation of 3 x front rooflights.			
Application No:	HGY/2017/2207	Officer:	Roland Sheldon	
Decision:	GTD	Decision Date:	15/09/2017	
Location:	62 Dukes Avenue N10 2PU			
Proposal:	Excavation to enlarge the footprint and height of the existing basement.			
Application No:	HGY/2017/2285	Officer:	Samuel Uff	
Decision:	GTD	Decision Date:	27/09/2017	
Location:	54 Victoria Road N22 7XF			
Proposal:	Single storey rear infill to rear extension			
Application No:	HGY/2017/2288	Officer:	Wendy Robinson	
Decision:	GTD	Decision Date:	05/09/2017	
Location:	2 Palace Court Gardens N10 2LB			
Proposal:	Construction of a single storey rear extension			
Application No:	HGY/2017/2290	Officer:	Wendy Robinson	
Decision:	GTD	Decision Date:	04/09/2017	
Location:	72 Dukes Avenue N10 2PU			
Proposal:	Rear roof dormer extension			

Application No:	HGY/2017/2294	Officer:	Samuel Uff	
Decision:	REF	Decision Date:	28/09/2017	
Location:	10 Thirlmere Road N10 2DN			
Proposal:	Rear dormer roof extensions to the main roof and roof of the outrigger (following removal of existing dormer)			
Application No:	HGY/2017/2297	Officer:	Wendy Robinson	
Decision:	GTD	Decision Date:	01/09/2017	
Location:	180 Alexandra Park Road N22 7UQ			
Proposal:	Erection of a front porch extension			
Application No:	HGY/2017/2305	Officer:	Wendy Robinson	
Decision:	GTD	Decision Date:	15/09/2017	
Location:	6 Barnard Hill N10 2HB			
Proposal:	Construction of single storey rear extension			
Application No:	HGY/2017/2320	Officer:	Conor Guilfoyle	
Decision:	GTD	Decision Date:	22/09/2017	
Location:	97 The Avenue N10 2QG			
Proposal:	Insertion of rear roof dormer extension and enlargement of roof rear of, and alterations to, existing front/side dormer; erection of single storey rear extension; full-depth basement excavation formed from enlargement of existing cellar, to match enlarged ground floor above			
Application No:	HGY/2017/2322	Officer:	Wendy Robinson	
Decision:	GTD	Decision Date:	22/09/2017	
Location:	79 Blake Road N11 2AJ			
Proposal:	Demolition of two existing dwellings and construction of two 3-bedroom semi-detached dwellings and one 4-bedroom detached dwelling with associated external landscaping			
Application No:	HGY/2017/2334	Officer:	Wendy Robinson	
Decision:	GTD	Decision Date:	12/09/2017	
Location:	34 The Avenue N10 2QL			
Proposal:	Alter the roof design by converting the rear hip to a Dutch Gable, thus making the roof symmetrical and increasing the size of the loft space			
Application No:	HGY/2017/2348	Officer:	Christopher Smith	
Decision:	GTD	Decision Date:	02/10/2017	
Location:	Alexandra Palace Alexandra Palace Way N22 7AY			
Proposal:	Approval of details pursuant to condition 10a (lighting details for the Theatre) attached to Listed Building Consent HGY/2014/3291			
Application No:	HGY/2017/2389	Officer:	Wendy Robinson	
Decision:	GTD	Decision Date:	12/09/2017	
Location:	41 Thirlmere Road N10 2DL			
Proposal:	Construction of a bike and bin storage in the front garden			
Application No:	HGY/2017/2433	Officer:	Laurence Ackrill	
Decision:	GTD	Decision Date:	05/10/2017	
Location:	132 Grosvenor Road N10 2DT			
Proposal:	Retention of external storage enclosure			

LBC Applications Decided: 1

Application No: **HGY/2017/1497** Officer: Christopher Smith

Decision: GTD Decision Date: 14/07/2017

Location: Alexandra Palace Alexandra Palace Way N22 7AY

Proposal: Application to remove Condition 6 from extant Listed Building Consent (HGY/2014/3291). (Condition 6: Notwithstanding the approved drawings, the existing Victorian decorative wall finishes within the former Studio B shall be retained in situ).

NON Applications Decided: 1

Application No: **HGY/2017/0823** Officer: Robbie McNaugher

Decision: GTD Decision Date: 28/07/2017

Location: Alexandra Palace Alexandra Palace Way N22 7AY

Proposal: Non-material amendment following a grant of planning permission HGY/2015/3141 for the reduction in size of tower access platforms, the re-arrangement of obstacle crossings, the removal of two zip wire landing areas, the addition of a power fan descender and the addition of a small central platform

PNC Applications Decided: 1

Application No: **HGY/2017/1961** Officer: Samuel Uff

Decision: PN REFUSED Decision Date: 11/08/2017

Location: Block A 1-6 Crescent Mews N22 7GG

Proposal: Notification for Prior Approval for a Proposed Change of Use of a building from Office Use (Class B1(a)) to a Dwellinghouse (Class C3)

RES Applications Decided: 10

Application No: **HGY/2017/1649** Officer: Christopher Smith

Decision: GTD Decision Date: 20/07/2017

Location: Alexandra Palace Alexandra Palace Way N22 7AY

Proposal: Approval of details pursuant to condition 10d ((Theatre) details of proposed junction between newly laid floor and historic fabric) attached to Listed Building Consent HGY/2014/3291.

Application No: **HGY/2017/1904** Officer: Christopher Smith

Decision: GTD Decision Date: 25/07/2017

Location: Alexandra Palace Alexandra Palace Way N22 7AY

Proposal: Approval of details pursuant to condition 6 (energy assessment) attached to planning permission HGY/2016/1574.

Application No: **HGY/2017/2261** Officer: Christopher Smith

Decision: GTD Decision Date: 26/09/2017

Location: Alexandra Palace Alexandra Palace Way N22 7AY

Proposal: Approval of details pursuant to condition 11a ((external) windows including rooflights) attached to Listed Building Consent HGY/2014/3291

Application No: **HGY/2017/2262** Officer: Christopher Smith

Decision: GTD Decision Date: 25/09/2017

Location: Alexandra Palace Alexandra Palace Way N22 7AY

Proposal: HGY/2017/2262: Approval of details pursuant to condition 11f ((external) all new mansafe or gantry walkways at roof level) attached to Listed Building Consent HGY/2014/3291.

Application No: **HGY/2017/2276** Officer: Christopher Smith

Decision: GTD Decision Date: 26/09/2017

Location: Alexandra Palace Alexandra Palace Way N22 7AY

Proposal: Approval of details pursuant to condition 8c ((East Court) doors, windows and glazed screening) attached to Listed Building Consent HGY/2014/3291

Application No:	HGY/2017/2277	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	26/09/2017
Location:	Alexandra Palace Alexandra Palace Way N22 7AY		
Proposal:	Approval of details pursuant to condition 10a ((Theatre) details of new staircases) attached to Listed Building Consent HGY/2014/3291		
Application No:	HGY/2017/2340	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	02/10/2017
Location:	Alexandra Palace Alexandra Palace Way N22 7AY		
Proposal:	Approval of details pursuant to condition 10a (details of servicing to the Theatre) attached to Listed Building Consent HGY/2014/3291		
Application No:	HGY/2017/2367	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	02/10/2017
Location:	Alexandra Palace Alexandra Palace Way N22 7AY		
Proposal:	Approval of details pursuant to condition 10a ((Theatre) any new items affixed) attached to planning permission HGY/2014/3291		
Application No:	HGY/2017/2513	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	02/10/2017
Location:	Alexandra Palace Alexandra Palace Way N22 7AY		
Proposal:	Approval of details pursuant to condition 10a ((Theatre) new surfaces to walls) attached to planning permission HGY/2014/3291		
Application No:	HGY/2017/2514	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	02/10/2017
Location:	Alexandra Palace Alexandra Palace Way N22 7AY		
Proposal:	HGY/2017/2514: Approval of details pursuant to condition 10a ((Foyer) details of windows) attached to planning permission HGY/2014/3291.		

Total Applications Decided for Ward: 38

WARD: **Bounds Green**

CLDE Applications Decided: 2

Application No:	HGY/2017/1713	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	17/08/2017
Location:	119 Whittington Road N22 8YR		
Proposal:	Certificate of lawfulness for existing use of the property as ten self-contained flats.		
Application No:	HGY/2017/1755	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	28/07/2017
Location:	1 Myddleton Road N22 8LP		
Proposal:	Certificate of lawfulness for existing use as six self-contained flats.		

CLUP Applications Decided: 11

Application No:	HGY/2017/1658	Officer:	Laina Levassor
Decision:	PERM DEV	Decision Date:	13/07/2017
Location:	98 Nightingale Road N22 8PP		
Proposal:	Certificate of Lawfulness for proposed rear dormer and rooflights to facilitate a loft conversion		

Application No:	HGY/2017/1779	Officer:	Mercy Oruwari
Decision:	PERM DEV	Decision Date:	11/07/2017
Location:	6 Pottery Gate Warwick Road N11 2TU		
Proposal:	Certificate of lawfulness for the formation of a single storey side extension proposed use.		
Application No:	HGY/2017/1839	Officer:	Mercy Oruwari
Decision:	PERM DEV	Decision Date:	08/08/2017
Location:	50 Braemar Avenue N22 7BY		
Proposal:	Certificate of lawfulness for the formation of a rear dormer and roof extension including the insertion of rooflights proposed use.		
Application No:	HGY/2017/1973	Officer:	Mercy Oruwari
Decision:	PERM DEV	Decision Date:	20/07/2017
Location:	142 Woodfield Way N11 2NU		
Proposal:	Certificate of lawfulness for the formation of a single storey rear extension (Proposed).		
Application No:	HGY/2017/1976	Officer:	Mercy Oruwari
Decision:	PERM DEV	Decision Date:	01/08/2017
Location:	11 Churston Gardens N11 2NJ		
Proposal:	Certificate of lawfulness for the formation of a rear dormer and hip to gable extension including the insertion of rooflights and Juliet balcony.		
Application No:	HGY/2017/2082	Officer:	Aaron Lau
Decision:	PERM DEV	Decision Date:	18/07/2017
Location:	30 Braemar Avenue N22 7BY		
Proposal:	Certificate of lawfulness: formation of rear dormer extension and front roof lights		
Application No:	HGY/2017/2089	Officer:	Aaron Lau
Decision:	PERM DEV	Decision Date:	18/07/2017
Location:	43 Queens Road N11 2QP		
Proposal:	Certificate of lawfulness: formation of hip to gable extension, rear dormer extension and 2 front roof lights		
Application No:	HGY/2017/2098	Officer:	Marco Zanelli
Decision:	PERM DEV	Decision Date:	19/07/2017
Location:	20 Churston Gardens N11 2NL		
Proposal:	Certificate of lawfulness for formation of dormer in rear roof slope and installation of two roof lights in front roof slope.		
Application No:	HGY/2017/2420	Officer:	Sean McCawley
Decision:	PERM DEV	Decision Date:	21/08/2017
Location:	19 Sidney Road N22 8LT		
Proposal:	Certificate of lawfulness for loft conversion with dormer roof extension to rear roof slope and outrigger, 3x rooflights to front roof slope and single storey rear extension.		
Application No:	HGY/2017/2488	Officer:	Wendy Robinson
Decision:	PERM REQ	Decision Date:	05/09/2017
Location:	105 Whittington Road N22 8YR		
Proposal:	Certificate of lawful development for an outbuilding		

Application No: **HGY/2017/2673** Officer: Samuel Uff
 Decision: PERM DEV Decision Date: 14/09/2017
 Location: 31 Parkhurst Road N22 8JQ
 Proposal: Certificate of lawfulness for proposed rear roof extensions

FUL Applications Decided: 19

Application No: **HGY/2016/3944** Officer: Kwaku Bossman-Gyamera
 Decision: REF Decision Date: 08/09/2017
 Location: 78 Myddleton Road N22 8NQ
 Proposal: New Shop Front (Retrospective)

Application No: **HGY/2017/0781** Officer: Roland Sheldon
 Decision: GTD Decision Date: 18/09/2017
 Location: 8 Sidney Road N22 8LS
 Proposal: Part demolition and rebuild of existing single storey rear extension.

Application No: **HGY/2017/1600** Officer: Emma McCready
 Decision: GTD Decision Date: 28/07/2017
 Location: 125 and 127 Whittington Road N22 8YR
 Proposal: Proposed Rear Ground Floor & First Floor Extensions to two properties

Application No: **HGY/2017/1759** Officer: Matthew Gunning
 Decision: GTD Decision Date: 07/08/2017
 Location: Ground Floor Flat 8 Buckingham Road N22 7SR
 Proposal: Single storey rear / side extension and internal alterations to a ground floor garden flat

Application No: **HGY/2017/1799** Officer: Roland Sheldon
 Decision: GTD Decision Date: 27/07/2017
 Location: Flat A 18 Trinity Road N22 8LB
 Proposal: Erection of rear dormer and 1 rear roof light to roof of outrigger of first floor flat.

Application No: **HGY/2017/1811** Officer: Samuel Uff
 Decision: REF Decision Date: 30/08/2017
 Location: 14 Woodfield Way N11 2PH
 Proposal: Erection of a proposed two storey side to rear extension and single storey rear extension

Application No: **HGY/2017/1826** Officer: Roland Sheldon
 Decision: GTD Decision Date: 01/08/2017
 Location: 15B Terrick Road N22 7SH
 Proposal: Erection of rear dormer extension and installation of 3 front rooflights to dwellinghouse.

Application No: **HGY/2017/1833** Officer: Roland Sheldon
 Decision: GTD Decision Date: 08/08/2017
 Location: Flat A 121 Nightingale Road N22 8PT
 Proposal: Proposed single storey side infill and single storey rear extension.

Application No:	HGY/2017/1852	Officer:	Emma McCready	
Decision:	GTD	Decision Date:	04/08/2017	
Location:	50 Braemar Avenue N22 7BY			
Proposal:	Alterations to roof			
Application No:	HGY/2017/2090	Officer:	Aaron Lau	
Decision:	GTD	Decision Date:	15/08/2017	
Location:	43 Queens Road N11 2QP			
Proposal:	Erection of single storey rear and side extension			
Application No:	HGY/2017/2101	Officer:	Aaron Lau	
Decision:	GTD	Decision Date:	05/09/2017	
Location:	121 Myddleton Road N22 8NG			
Proposal:	Change the use of the ground floor from estate agents (Use Class A2) & dwelling (Use Class C3) to nursery (Use Class D1)			
Application No:	HGY/2017/2232	Officer:	Roland Sheldon	
Decision:	REF	Decision Date:	08/09/2017	
Location:	37 Richmond Road N11 2QR			
Proposal:	Retention of single storey side to rear ground floor extension to dwellinghouse.			
Application No:	HGY/2017/2284	Officer:	Samuel Uff	
Decision:	GTD	Decision Date:	12/09/2017	
Location:	Ground Floor Flat B 6 Cornwall Avenue N22 7DA			
Proposal:	Single storey infill to rear extension			
Application No:	HGY/2017/2372	Officer:	Samuel Uff	
Decision:	GTD	Decision Date:	18/09/2017	
Location:	8 Lascotts Road N22 8JN			
Proposal:	Conversion of existing dwellinghouse into 2 x self contained flats (1 x 3 bedroom and 1 x 1 bedroom) in conjunction with single storey rear and rear infill extensions			
Application No:	HGY/2017/2423	Officer:	Wendy Robinson	
Decision:	GTD	Decision Date:	08/09/2017	
Location:	House A 8 Brownlow Road N11 2DE			
Proposal:	Construction of outbuilding			
Application No:	HGY/2017/2424	Officer:	Wendy Robinson	
Decision:	GTD	Decision Date:	08/09/2017	
Location:	House B 8 Brownlow Road N11 2DE			
Proposal:	Construction of outbuilding			
Application No:	HGY/2017/2425	Officer:	Wendy Robinson	
Decision:	GTD	Decision Date:	08/09/2017	
Location:	House C 8 Brownlow Road N11 2DE			
Proposal:	Construction of outbuilding			

Application No: **HGY/2017/2553** Officer: Wendy Robinson
 Decision: GTD Decision Date: 05/10/2017
 Location: Warwick Court (West) Bounds Green Road N11 2EB
 Proposal: Formation of additional floor to existing block to provide 2 x 2 bed flats

Application No: **HGY/2017/2554** Officer: Wendy Robinson
 Decision: GTD Decision Date: 04/10/2017
 Location: Warwick Court (East) Bounds Green Road N11 2EB
 Proposal: Formation of additional floor to existing block to provide 2 x 2 bed flats

NON Applications Decided: 2

Application No: **HGY/2017/2208** Officer: Samuel Uff
 Decision: GTD Decision Date: 24/08/2017
 Location: Shaftesbury Hall Herbert Road N11 2QN
 Proposal: Non-material amendmend following a grant of planning permission HGY/2016/2183 for alterations to the approved elevations including: - omission of high level brick parapet across the centre of the building - omission of a 4th arched window along the side elevation

Application No: **HGY/2017/2335** Officer: Roland Sheldon
 Decision: GTD Decision Date: 09/08/2017
 Location: Flat A 18 Trinity Road N22 8LB
 Proposal: Non-material amendment to planning application HGY/2017/1799: Change to flat roof roof light from 1m x 1.5m to 1m x 2m

PNE Applications Decided: 4

Application No: **HGY/2017/1703** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 24/07/2017
 Location: 32 Durnsford Road N11 2EH
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 4.25m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

Application No: **HGY/2017/1740** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 26/07/2017
 Location: 17 Lascotts Road N22 8JG
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 5m, for which the maximum height would be 3m and for which the height of the eaves would be 2.7m

Application No: **HGY/2017/1939** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 04/08/2017
 Location: 30 Braemar Avenue N22 7BY
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 3.582m, for which the maximum height would be 3.1m and for which the height of the eaves would be 3.0m

Application No: **HGY/2017/2138** Officer: Aaron Lau
 Decision: PN NOT REQ Decision Date: 15/08/2017
 Location: 41 Queens Road N11 2QP
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 4.25m, for which the maximum height would be 3m and for which the height of the eaves would be 2.83m.

RES Applications Decided: 6

Application No:	HGY/2017/1025	Officer:	Samuel Uff	Decision Date:	17/07/2017
Decision:	GTD				
Location:	Shaftesbury Hall Herbert Road N11 2QN				
Proposal:	Approval of details pursuant to conditions 3 (materials), 5 (boundary treatment), 6 (refuse storage), 7 (landscaping), 8 (cycle storage) attached to planning permission HGY/2016/2183				
Application No:	HGY/2017/1599	Officer:	Robbie McNaugher	Decision Date:	18/07/2017
Decision:	GTD				
Location:	Lock Up Garages Cline Road N11 2NE				
Proposal:	Approval of details pursuant to condition 18 (survey report on the electricity substation) attached to planning permission HGY/2016/0558				
Application No:	HGY/2017/2102	Officer:	Duncan McKane	Decision Date:	11/08/2017
Decision:	GTD				
Location:	6-8 Brownlow Road N11 2DE				
Proposal:	Approval of details pursuant to conditions 10 (Materials) and 11 (sample panel of the facing brickwork) attached to planning permission HGY/2013/2511				
Application No:	HGY/2017/2252	Officer:	Wendy Robinson	Decision Date:	05/09/2017
Decision:	GTD				
Location:	Rear of Embassy Court Bounds Green Road N11 2HA				
Proposal:	Approval of details pursuant to conditions 3 (Materials) attached to Appeal Ref: APP/Y5420/W/16/3165379 (Application Ref: HGY/2016/3357)				
Application No:	HGY/2017/2253	Officer:	Wendy Robinson	Decision Date:	04/09/2017
Decision:	GTD				
Location:	Rear of Embassy Court Bounds Green Road N11 2HA				
Proposal:	Approval of details pursuant to conditions 4 (Construction Management Plan) attached to Appeal Ref: APP/Y5420/W/16/3165379 (Application Ref: HGY/2016/3357)				
Application No:	HGY/2017/2659	Officer:	Wendy Robinson	Decision Date:	26/09/2017
Decision:	GTD				
Location:	6-8 Brownlow Road N11 2DE				
Proposal:	Approval of details pursuant to condition 12 (Window and Balcony Details) attached to planning permission HGY/2013/2511				

TEL Applications Decided: 1

Application No:	HGY/2017/2354	Officer:	Kwaku Bossman-Gyamara	Decision Date:	24/08/2017
Decision:	RNO				
Location:	Thomas Hardy House Commerce Road N22 8EE				
Proposal:	Notification under the Electronic Communications Code Regulations 2003 to utilise permitted development rights to install of 1 no. 1.2m dish and 1 no. GPS antenna.				

Total Applications Decided for Ward: 45WARD: **Bruce Grove****ADV Applications Decided: 1**

Application No:	HGY/2017/2531	Officer:	Emma McCready	Decision Date:	05/10/2017
Decision:	GTD				
Location:	Dental Surgery 585 High Road N17 6SB				
Proposal:	New branded signage to existing Dental Practice.				

CLDE Applications Decided: 1

Application No: **HGY/2017/2256** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 12/09/2017
 Location: 176 Mount Pleasant Road N17 6JQ
 Proposal: Lawful development certificate for existing use of property as three self-contained flats.

CLUP Applications Decided: 3

Application No: **HGY/2017/1788** Officer: Emma McCready
 Decision: PERM DEV Decision Date: 12/07/2017
 Location: 91 Sperling Road N17 6UJ
 Proposal: Certificate of lawfulness: erection of rear dormer window with roof extension

Application No: **HGY/2017/2109** Officer: Mercy Oruwari
 Decision: PERM DEV Decision Date: 24/08/2017
 Location: 73 Kitchener Road N17 6DU
 Proposal: Certificate of lawfulness for the formation of a rear dormer and roof extension including the insertion of rooflights to the front elevation

Application No: **HGY/2017/2768** Officer: Sarah Madondo
 Decision: PERM DEV Decision Date: 26/09/2017
 Location: 9 Winchelsea Road N17 6XJ
 Proposal: Certificate of lawfulness for the erection of a rear dormer on rear roof slope and outrigger including 2 x rooflights to the front elevation.

FUL Applications Decided: 11

Application No: **HGY/2017/0670** Officer: Gareth Prosser
 Decision: GTD Decision Date: 11/08/2017
 Location: Construction House 579C High Road N17 6SB
 Proposal: Demolition of derelict 3 storey building and replacement with a 4 storey Health and Medical Centre consisting of 25 consultation rooms with associated ancillary accommodation, access and car parking

Application No: **HGY/2017/1777** Officer: Emma McCready
 Decision: GTD Decision Date: 26/09/2017
 Location: 363 High Road N17 6QN
 Proposal: Application for the change of use of 363 High Road from a vacant Class A3 unit to create a Class A5 Hot Food Takeaway unit with associated external alterations - including amendments to the frontage, extraction and ventilation equipment, cold room compressors, and associated ancillary works.

Application No: **HGY/2017/1786** Officer: Emma McCready
 Decision: GTD Decision Date: 02/08/2017
 Location: Ground Floor Flat 161 Mount Pleasant Road N17 6JH
 Proposal: Replacement of one existing single-glazed timber external door with a new double glazed timber window to existing opening Removal of one existing timber single-glazed timber window and fitting of new double-glazed timber doors to match width of existing window (using existing lintel) Replacement of one existing single-glazed timber window with double glazed timber window. New timber decking over existing concrete area to side return.

Application No: **HGY/2017/1872** Officer: Emma McCready
 Decision: REF Decision Date: 25/07/2017
 Location: 118 Philip Lane N15 4JL
 Proposal: Retrospective planning application for conversion of 1x3 bed residential unit to 1x Studio flat and 1x1 bed residential units with extension to existing loft

Application No:	HGY/2017/2015	Officer:	Sarah Madondo	
Decision:	GTD	Decision Date:	02/08/2017	
Location:	First Floor Flat 100 Dongola Road N17 6EE			
Proposal:	Erection of a rear dormer and insertion of 3 front roof windows.			
Application No:	HGY/2017/2239	Officer:	Kwaku Bossman-Gyamera	
Decision:	GTD	Decision Date:	01/09/2017	
Location:	81 Steele Road N17 6YJ			
Proposal:	Erection of a single storey rear extension			
Application No:	HGY/2017/2250	Officer:	Kwaku Bossman-Gyamera	
Decision:	GTD	Decision Date:	05/09/2017	
Location:	Flat B 145 Lordship Lane N17 6XE			
Proposal:	Conversion of loft space into habitable room and installation of 4 roof lights			
Application No:	HGY/2017/2408	Officer:	Emma McCready	
Decision:	REF	Decision Date:	21/09/2017	
Location:	5 Eve Road N17 6YD			
Proposal:	Extension of secondary outrigger dormer by 550mm			
Application No:	HGY/2017/2413	Officer:	Emma McCready	
Decision:	REF	Decision Date:	18/09/2017	
Location:	99 Sperling Road N17 6UJ			
Proposal:	Change of use from family dwelling C3 to a residential care home C2.			
Application No:	HGY/2017/2451	Officer:	Kwaku Bossman-Gyamera	
Decision:	GTD	Decision Date:	03/10/2017	
Location:	263 Mount Pleasant Road N17 6HD			
Proposal:	Conversion of 2-storey house into two self-contained flats with single storey rear extension.			
Application No:	HGY/2017/2626	Officer:	Emma McCready	
Decision:	REF	Decision Date:	05/10/2017	
Location:	133 Lordship Lane N17 6XE			
Proposal:	Subdivision of dwellinghouse into two self contained flats and erection of a two storey rear extension.			

PNC Applications Decided: 2

Application No:	HGY/2017/1797	Officer:	Emma McCready	
Decision:	PN GRANT	Decision Date:	13/07/2017	
Location:	116 Philip Lane N15 4JL			
Proposal:	Prior notification for change of use from A1 (retail) to C3 (dwellinghouse)			
Application No:	HGY/2017/1798	Officer:	Emma McCready	
Decision:	PN GRANT	Decision Date:	14/07/2017	
Location:	118 Philip Lane N15 4JL			
Proposal:	Prior notification for change of use from A1 (retail) to C3 (dwellinghouse)			

PNE Applications Decided: 2

Application No:	HGY/2017/1782	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	28/07/2017
Location:	83 Broadwater Road N17 6EP		
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 3.1m and for which the height of the eaves would be 2.954m		
Application No:	HGY/2017/2510	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	26/09/2017
Location:	93 Clonmell Road N17 6JT		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 3.06m, for which the maximum height would be 3.2m and for which the height of the eaves would be 2.8m		

RES Applications Decided: 3

Application No:	HGY/2017/1232	Officer:	Tobias Finlayson
Decision:	REF	Decision Date:	15/08/2017
Location:	5 Bruce Grove N17 6RA		
Proposal:	Approval of details pursuant to condition 6 (management of demolition and construction dust) attached to planning permission HGY/2014/1041		
Application No:	HGY/2017/1233	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	10/08/2017
Location:	5 Bruce Grove N17 6RA		
Proposal:	Approval of details pursuant to condition 7 (boiler details) attached to planning permission HGY/2014/1041		
Application No:	HGY/2017/2411	Officer:	Emma McCready
Decision:	GTD	Decision Date:	21/09/2017
Location:	10 Napier Road N17 6YE		
Proposal:	Approval of details pursuant to condition 4 (details of provision of four cycle storage units) attached to planning permission HGY/2016/2545		

Total Applications Decided for Ward: 23WARD: **Crouch End****ADV Applications Decided: 2**

Application No:	HGY/2017/1511	Officer:	Laina Levassor
Decision:	GTD	Decision Date:	11/07/2017
Location:	Shop 55 The Broadway N8 8DT		
Proposal:	Change of shopfront fascia sign from 'Fifty Five' to 'The Crouch End Cellars', to be handpainted over existing		
Application No:	HGY/2017/1895	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	01/08/2017
Location:	18 Topsfield Parade Tottenham Lane N8 8PT		
Proposal:	New externally illuminated fascia board and projecting sign		

CLDE Applications Decided: 2

Application No: **HGY/2017/1993** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 25/08/2017
 Location: 83 Priory Gardens N6 5QU
 Proposal: Certificate of lawfulness for the use of the existing outbuilding as an artist's studio

Application No: **HGY/2017/2059** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 08/08/2017
 Location: 57 Coleridge Road N8 8EH
 Proposal: Certificate of lawfulness for the retention of first floor rear roof terrace

CLUP Applications Decided: 3

Application No: **HGY/2017/1757** Officer: Jon Skapoullis
 Decision: PERM DEV Decision Date: 11/07/2017
 Location: 43 Priory Gardens N6 5QU
 Proposal: Certificate of lawfulness for proposed single storey rear extension.

Application No: **HGY/2017/2014** Officer: Aaron Lau
 Decision: PERM DEV Decision Date: 10/07/2017
 Location: 2 Tara Mews N8 8BT
 Proposal: Certificate of lawfulness: proposed ground floor rear extension

Application No: **HGY/2017/2140** Officer: Marco Zanelli
 Decision: PERM DEV Decision Date: 24/07/2017
 Location: 24 Priory Gardens N6 5QS
 Proposal: Certificate of lawfulness for single storey rear extension.

COND Applications Decided: 2

Application No: **HGY/2017/2278** Officer: Aaron Lau
 Decision: GTD Decision Date: 11/09/2017
 Location: Highgate Wood School Montenotte Road N8 8RN
 Proposal: Variation of Condition 4 (school hours) attached to planning permission reference HGY/2006/1684 to allow the all weather pitch to be used Monday to Friday from 09:00 to 21:00 hours with floodlights and Saturdays, Sundays and Bank Holidays from 10:00 to 17:00 hours without floodlights

Application No: **HGY/2017/2324** Officer: Aaron Lau
 Decision: GTD Decision Date: 25/09/2017
 Location: Garages adjacent to 13 Clifton Road N8 8HY
 Proposal: Variation of Condition 2 (plans and specification) attached to planning permission reference HGY/2016/2653 to raise the pitched roofs by 205mm to comply with Building Regulations and allow small increase in internal head height

EIA1 Applications Decided: 1

Application No: **HGY/2017/2009** Officer: James Hughes
 Decision: EIASCACCEPT Decision Date: 25/07/2017
 Location: Hornsey Town Hall The Broadway N8 9JJ
 Proposal: Request for Screening Opinion in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as Amended)

FUL Applications Decided: 30

Application No:	HGY/2016/2228	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	09/08/2017
Location:	16 Birchington Road N8 8HP		
Proposal:	Erection of rear dormer extension, raising of rear roof, enlarged roof lights at front and rear, side extension, conversion of garage at ground floor level and excavation of basement at lower ground floor		
Application No:	HGY/2016/3991	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	19/09/2017
Location:	Coolhurst Lawn Tennis and Squash Racquets Club Courtside N8 8EY		
Proposal:	The installation of 7.00m high LED panel fitting floodlighting to three existing outdoor tennis courts		
Application No:	HGY/2017/0677	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	04/09/2017
Location:	2 Tregaron Avenue N8 9EY		
Proposal:	Retention of rear roof terrace with associated soft landscaping and privacy screening		
Application No:	HGY/2017/0825	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	23/08/2017
Location:	Land to the rear of 11-13 Stanhope Gardens N6 5TT		
Proposal:	Demolition of disused and derelict garages and construction of a new detached two storey dwelling house with ancillary single storey garage and carport		
Application No:	HGY/2017/1245	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	13/09/2017
Location:	15 Stanhope Road N6 5NE		
Proposal:	Single storey rear extension with associated balustrade (to replace existing conservatory); basement extension; further excavation of existing front lightwell; replacing installation of double height window at ground and lower ground level of the rear elevation; installation of 1x front and 1x rear conservation style rooflight; enlargement of front balcony and associated balustrade; and alteration to existing side boundary treatment (gate)		
Application No:	HGY/2017/1651	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	10/07/2017
Location:	76 Priory Gardens N6 5QS		
Proposal:	Replacement side extension, new garden terrace, railings to existing roof terrace and new chimney stack to rear extension.		
Application No:	HGY/2017/1697	Officer:	Emma McCready
Decision:	GTD	Decision Date:	14/07/2017
Location:	13 Broadway Parade Tottenham Lane N8 9DE		
Proposal:	Change of use from A1 to A3 and installation of flue to the rear		
Application No:	HGY/2017/1768	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	21/07/2017
Location:	11 Edison Road N8 8AE		
Proposal:	Formation of rear dormer with 2 nos. of rooflights to the front slope		

Application No:	HGY/2017/1814	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	27/07/2017
Location:	3 Middle Lane N8 8PJ		
Proposal:	Enlargement of existing dormer in rear roof slope; Erection of single storey rear infill extension along side return to match the depth of the existing 1.68m deep single storey rear extension.		
Application No:	HGY/2017/1838	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	18/07/2017
Location:	St Peter In Chains Catholic Primary School Elm Grove N8 9AJ		
Proposal:	Removal of existing grey Asbestos roof to the hall and replacement with grey profile metal insulated sheet roof		
Application No:	HGY/2017/1888	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	18/09/2017
Location:	Takoma House 46 Coleridge Road N8 8ED		
Proposal:	Installation of 900mm high balustrades to restrict access to the roof of the building.		
Application No:	HGY/2017/1890	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	01/08/2017
Location:	Flat 1 54 Coolhurst Road N8 8EU		
Proposal:	Erection of single storey rear infill extension		
Application No:	HGY/2017/1894	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	01/08/2017
Location:	18 Topsfield Parade Tottenham Lane N8 8PT		
Proposal:	New wooden frame shop front, awning and brick bond shutter on inner side		
Application No:	HGY/2017/2030	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	15/09/2017
Location:	15 Christchurch Road N8 9QL		
Proposal:	Part single, part two storey rear extension		
Application No:	HGY/2017/2038	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	16/08/2017
Location:	Ground Floor Flat 19 Mount View Road N4 4SS		
Proposal:	Construction of a single-storey side and rear extension and reconfiguration of rear fenestration		
Application No:	HGY/2017/2039	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	15/08/2017
Location:	Flat 1 6 Wolseley Road N8 8RP		
Proposal:	Single glazed timber sash windows with lead inlays in upper panels to be replaced by timber sash double glazed windows with lead inlays in upper panels.		
Application No:	HGY/2017/2040	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	21/08/2017
Location:	32 Avenue Road N6 5DW		
Proposal:	Single storey rear garden outbuilding		

Application No:	HGY/2017/2073	Officer:	Emma McCready
Decision:	REF	Decision Date:	07/09/2017
Location:	Shop, Crouch Hill Mansions 143 Crouch Hill N8 9QH		
Proposal:	Change of use of premises from A1 use (currently operating as a temporary A3 use) to a permanent A3 use, including the creation of an outdoor seating area on the pavement to the front of the unit, and installation of a new shop front window		
Application No:	HGY/2017/2279	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	18/09/2017
Location:	Flat 2 8 Christchurch Road N8 9QL		
Proposal:	Erection of single storey ground floor rear extension.		
Application No:	HGY/2017/2280	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	07/09/2017
Location:	Upper Maisonette 14 Park Road N8 8TD		
Proposal:	Erection of first and second floor rear extensions to create a three bedroom maisonette flat with amenity space		
Application No:	HGY/2017/2281	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	13/09/2017
Location:	24 Priory Gardens N6 5QS		
Proposal:	The formation of a rear dormer and insertion of no. 3 roof lights in front roof slope.		
Application No:	HGY/2017/2282	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	13/09/2017
Location:	57 Cecile Park N8 9AX		
Proposal:	Erection of single storey rear extension and re-glazing to existing roof extension over closet wing		
Application No:	HGY/2017/2307	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	27/09/2017
Location:	62 Shepherds Hill N6 5RN		
Proposal:	Variation of Condition 2 (plans and specification) attached to planning permission reference HGY/2015/2513 to: modify external massing to reflect internal alterations, with heights and levels maintained within overall approved envelope; adjust window positions to reflect internal alterations; introduce planted courtyard within plan to light rear basement spaces; and alter cladding materials from render and cement board to profiled timber cladding		
Application No:	HGY/2017/2314	Officer:	Aaron Lau
Decision:	REF	Decision Date:	21/09/2017
Location:	Rear of 29 Haringey Park N8 9JD		
Proposal:	Construction of 1 x 2 bedroom dwelling with associated works		
Application No:	HGY/2017/2328	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	18/09/2017
Location:	73 Weston Park N8 9TA		
Proposal:	Erection of single storey side extension		

Application No:	HGY/2017/2330	Officer:	Conor Guilfoyle	
Decision:	GTD	Decision Date:	19/09/2017	
Location:	18 Crouch Hall Road N8 8HU			
Proposal:	Erection of single story rear infill extension			
Application No:	HGY/2017/2331	Officer:	Conor Guilfoyle	
Decision:	GTD	Decision Date:	19/09/2017	
Location:	22 Dickenson Road N8 9ET			
Proposal:	Erection of single story rear extension			
Application No:	HGY/2017/2338	Officer:	Conor Guilfoyle	
Decision:	GTD	Decision Date:	21/09/2017	
Location:	52 Wolseley Road N8 8RP			
Proposal:	Erection of single storey rear extension and associated extension of garden terrace behind, installation of two front roof lights, formation of side and rear roof dormer extensions			
Application No:	HGY/2017/2341	Officer:	Conor Guilfoyle	
Decision:	GTD	Decision Date:	26/09/2017	
Location:	48C The Broadway N8 9TP			
Proposal:	Installation of roof lantern, erection of guard rails, replacement/relocation of kitchen extraction duct, and installation of two air conditioning units in association with refurbishment of restaurant premises.			
Application No:	HGY/2017/2421	Officer:	Conor Guilfoyle	
Decision:	GTD	Decision Date:	04/10/2017	
Location:	Second Floor Flat C 27 Clifton Road N8 8JA			
Proposal:	Dormer extension to the rear including a terrace/balcony.			

NON Applications Decided: 1

Application No:	HGY/2017/2530	Officer:	Matthew Gunning	
Decision:	GTD	Decision Date:	11/09/2017	
Location:	38 Priory Gardens N6 5QS			
Proposal:	Non-material amendment following a grant of planning permission HGY/2016/3484 to move the wall of the proposed extension onto the line of the boundary			

PNC Applications Decided: 1

Application No:	HGY/2017/1728	Officer:	Samuel Uff	
Decision:	PN GRANT	Decision Date:	01/09/2017	
Location:	163 Tottenham Lane N8 9BT			
Proposal:	Prior approval for change of use of first floor of property from B1 (a) (offices) to C3 (residential)			

TPO Applications Decided: 5

Application No:	HGY/2017/1842	Officer:	Conor Guilfoyle	
Decision:	GTD	Decision Date:	14/07/2017	
Location:	54 Avenue Road N6 5DR			
Proposal:	Tree works to pollard back to main trunk of 3 x Lime trees			

Application No:	HGY/2017/1843	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	07/08/2017
Location:	65 Mount View Road N4 4SR		
Proposal:	Works to TPO tree T4 (London Plane) and other London Plane tree to reduce crown all round back to previous points of reduction by 2-3m (25%) and shape to maintain continuous canopy outline. Retain as much lower lateral growth and screen as possible. Works to limit wind loading as part of cyclical pruning regime; Works to Willow tree to reduce crown by 2m (25%) and shape. Works to limit wind loading as part of cyclical pruning regime; Works to Robinia 'frisia' in poor, declining condition to be felled in sections to ground level and treat stump to prevent regrowth, and replaced with suitable species.		
Application No:	HGY/2017/2287	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	18/09/2017
Location:	Melisa Court 21 Avenue Road N6 5DH		
Proposal:	Works to trees covered by a TPO Oak tree to the right hand side border, just prune back approx. 1 ½ - 2meters the overhang of that Oak tree to near as possible as fence line		
Application No:	HGY/2017/2333	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	06/09/2017
Location:	16 Shepherds Hill N6 5AQ		
Proposal:	Works to various trees		
Application No:	HGY/2017/2403	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	02/10/2017
Location:	52 Wolseley Road N8 8RP		
Proposal:	Works to Horse chestnut tree protected by a TPO (T1) to reduce crown by approximately 30%, up to 2.5m reduction on vertical and lateral branches and 'tidy up' the tree, maintain its size, and reduce the overhang in both the gardens it is over.		

Total Applications Decided for Ward: 47

WARD: **Fortis Green**

ADV Applications Decided: 1

Application No:	HGY/2017/2267	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	29/08/2017
Location:	462 Muswell Hill Broadway N10 1BS		
Proposal:	Installation of internally illuminated fascia sign and fitting an externally projecting hanging sign.		

CLUP Applications Decided: 7

Application No:	HGY/2017/1780	Officer:	Aaron Lau
Decision:	PERM DEV	Decision Date:	01/08/2017
Location:	19 Aylmer Road N2 0BS		
Proposal:	Proposed outbuilding		
Application No:	HGY/2017/2046	Officer:	Laurence Ackrill
Decision:	PERM DEV	Decision Date:	13/07/2017
Location:	30 Woodside Avenue N6 4SS		
Proposal:	Certificate of lawfulness for a proposed side and rear dormer roof extension and front and side elevation rooflights to facilitate a loft conversion		

Application No:	HGY/2017/2054	Officer:	Samuel Uff	
Decision:	PERM DEV	Decision Date:	19/07/2017	
Location:	34 Leaside Avenue N10 3BU			
Proposal:	Certificate of lawfulness for proposed rear outbuilding			
Application No:	HGY/2017/2159	Officer:	Marco Zanelli	
Decision:	PERM DEV	Decision Date:	26/07/2017	
Location:	9 Woodberry Crescent N10 1PJ			
Proposal:	Certificate of lawfulness for demolition of existing utility room outbuilding and rear bay window and provision of new rear bay window and rear ground floor extension.			
Application No:	HGY/2017/2170	Officer:	Mercy Oruwari	
Decision:	PERM DEV	Decision Date:	22/08/2017	
Location:	11 Bancroft Avenue N2 0AR			
Proposal:	Certificate of lawfulness for the formation of a hip to gable extension, 2x dormer extensions and increase of the volume of an existing rear gable.			
Application No:	HGY/2017/2454	Officer:	Marco Zanelli	
Decision:	PERM DEV	Decision Date:	24/08/2017	
Location:	76 Great North Road N2 0LL			
Proposal:	Certificate of lawfulness for erection of outbuilding in rear garden.			
Application No:	HGY/2017/2455	Officer:	Marco Zanelli	
Decision:	PERM DEV	Decision Date:	25/08/2017	
Location:	78 Great North Road N2 0NL			
Proposal:	Certificate of lawfulness for erection of outbuilding in rear garden.			

COND Applications Decided: 2

Application No:	HGY/2017/1598	Officer:	Aaron Lau	
Decision:	GTD	Decision Date:	28/07/2017	
Location:	48 Lauradale Road N2 9LU			
Proposal:	Variation of Condition 2 (plans and specifications) attached to planning permission HGY/2015/2908 to: show rear patio with new boundary treatment; reposition flank wall from party line with 46 Lauradale Road to inside boundary of property; realignment of rear patio to accommodate the repositioned flank walls and relocated stepped rear access; replace materials of outer flank walls from brick to block with render on house-facing walls and common passageway; alter colour of flat roof material from white to grey; increase island wall by 250mm; step flank wall to passagewall with 50 Lauradale Road; change two fixed windows to full vertical angle; and add coping stones to flank wall with 50 Lauradale Road			
Application No:	HGY/2017/1861	Officer:	Samuel Uff	
Decision:	GTD	Decision Date:	26/07/2017	
Location:	Flat B 32 Collingwood Avenue N10 3ED			
Proposal:	Variation of condition 2 (approved plans) attached to planning permission HGY/2016/3020 for the removal of a rear rooflight to be relocated in the front roofslope and minor alteration to the shape of the approved rear roof extension			

CONM Applications Decided: 1

Application No: **HGY/2017/0432** Officer: Valerie Okeiyi

Decision: GTD Decision Date: 24/07/2017

Location: 109 Fortis Green N2 9HR

Proposal: 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

FUL Applications Decided: 38

Application No: **HGY/2017/0204** Officer: Matthew Gunning

Decision: GTD Decision Date: 08/08/2017

Location: 2 Woodberry Crescent N10 1PH

Proposal: Conversion of garage incorporating the construction of a lower ground floor to provide a 1 bed dwelling

Application No: **HGY/2017/0766** Officer: Valerie Okeiyi

Decision: REF Decision Date: 25/09/2017

Location: 21 Muswell Road N10 2BJ

Proposal: Construction of basement flat and ground floor rear extension with roof terrace above.

Application No: **HGY/2017/1426** Officer: Laurence Ackrill

Decision: GTD Decision Date: 01/08/2017

Location: 35 Lanchester Road N6 4SX

Proposal: Front porch, part single, part two storey rear extension; side dormer and new roof lights, conversion of garage into habitable space and construction of rear garden store.

Application No: **HGY/2017/1445** Officer: Conor Guilfoyle

Decision: REF Decision Date: 10/07/2017

Location: 1 Osier Crescent N10 1QQ

Proposal: Erection of additional three bedroom end terrace dwelling house

Application No: **HGY/2017/1529** Officer: Samuel Uff

Decision: GTD Decision Date: 14/07/2017

Location: 4 Fortismere Avenue N10 3BL

Proposal: Single storey rear extension

Application No: **HGY/2017/1543** Officer: Samuel Uff

Decision: GTD Decision Date: 21/07/2017

Location: 2 Woodside Cottages Fortis Green N2 9HE

Proposal: Erection of single storey rear infill extension, extension to existing rear outbuilding and a erection of additional outbuilding (replacing the existing shed)

Application No: **HGY/2017/1552** Officer: Valerie Okeiyi

Decision: GTD Decision Date: 25/09/2017

Location: Flat 3 21 Muswell Road N10 2BJ

Proposal: Extension to existing basement to form utility room and en-suite bathroom. Installation of double doors to rear. Alteration to parapet wall to rear projection.

Application No:	HGY/2017/1624	Officer:	Roland Sheldon	Decision Date:	24/07/2017
Decision:	GTD				
Location:	6 Wellfield Avenue N10 2EA				
Proposal:	Construction of new rear dormer window				
Application No:	HGY/2017/1637	Officer:	Aaron Lau	Decision Date:	10/07/2017
Decision:	GTD				
Location:	Basement Flat A 54 Tetherdown N10 1NG				
Proposal:	Construction of wooden cabin at rear of garden				
Application No:	HGY/2017/1638	Officer:	Aaron Lau	Decision Date:	14/07/2017
Decision:	GTD				
Location:	26 Birchwood Avenue N10 3BE				
Proposal:	Erection of ground floor rear extension				
Application No:	HGY/2017/1640	Officer:	Aaron Lau	Decision Date:	10/07/2017
Decision:	GTD				
Location:	Basement Flat A 54 Tetherdown N10 1NG				
Proposal:	Erection of glazed conservatory				
Application No:	HGY/2017/1648	Officer:	Aaron Lau	Decision Date:	10/07/2017
Decision:	GTD				
Location:	31 Midhurst Avenue N10 3EP				
Proposal:	Replacement single storey rear extension and enlargement of existing rear dormer with associated internal works				
Application No:	HGY/2017/1677	Officer:	Aaron Lau	Decision Date:	14/07/2017
Decision:	REF				
Location:	249 Muswell Hill Broadway N10 1DE				
Proposal:	Proposed shopfront and flat entrance				
Application No:	HGY/2017/1733	Officer:	Samuel Uff	Decision Date:	25/07/2017
Decision:	GTD				
Location:	57 Tetherdown N10 1NH				
Proposal:	Erection of two storey rear extensions; single storey side / rear infill extension (following demolition of external w/c); dormer roof extension; erection of front boundary treatment; alterations to front entrance and first floor front glazing / fenestration; 3 x front rooflights; and an additional window in the front gable				
Application No:	HGY/2017/1783	Officer:	Aaron Lau	Decision Date:	01/08/2017
Decision:	GTD				
Location:	Ground Floor Left Flat 2 13 Queens Avenue N10 3PE				
Proposal:	Replace existing wooden gates with 3m high metal gates in the side passage between nos. 11 and 13 Queens Avenue.				
Application No:	HGY/2017/1819	Officer:	Kwaku Bossman-Gyamera	Decision Date:	03/08/2017
Decision:	GTD				
Location:	11 Bancroft Avenue N2 0AR				
Proposal:	Formation of new front dormer window				

Application No:	HGY/2017/1827	Officer:	Samuel Uff	Decision Date:	28/07/2017
Decision:	GTD				
Location:	12 Shakespeare Gardens N2 9LJ				
Proposal:	Demolition of existing garage and rebuilding to align with adjoining garage and single storey side to rear extension				
Application No:	HGY/2017/1829	Officer:	Samuel Uff	Decision Date:	25/07/2017
Decision:	GTD				
Location:	14 Shakespeare Gardens N2 9LJ				
Proposal:	Erection of first floor side extension				
Application No:	HGY/2017/1851	Officer:	Emma McCready	Decision Date:	01/08/2017
Decision:	GTD				
Location:	52 Fordington Road N6 4TJ				
Proposal:	Replacement of front garden wall. Installation of electric sliding gate and railings between neighbouring property. 1.5m height				
Application No:	HGY/2017/1881	Officer:	Laurence Ackrill	Decision Date:	26/07/2017
Decision:	GTD				
Location:	88 Greenham Road N10 1LP				
Proposal:	Construction of rear dormer, raising of roof ridge, inserting roof windows in front roof slope, reinstatement of roof over bay window to facilitate conversion of loft space.				
Application No:	HGY/2017/1893	Officer:	Aaron Lau	Decision Date:	01/08/2017
Decision:	GTD				
Location:	52 Grand Avenue N10 3BP				
Proposal:	Erection of single storey rear infill extension				
Application No:	HGY/2017/1910	Officer:	Samuel Uff	Decision Date:	20/07/2017
Decision:	GTD				
Location:	125 Coppetts Road N10 1JL				
Proposal:	Proposed single storey rear extension				
Application No:	HGY/2017/1911	Officer:	Samuel Uff	Decision Date:	25/08/2017
Decision:	GTD				
Location:	1 Muswell Mews N10 2BF				
Proposal:	Erection of building for office (B1) use (Amendment to approved application HGY/2014/1499)				
Application No:	HGY/2017/2032	Officer:	Laurence Ackrill	Decision Date:	29/08/2017
Decision:	GTD				
Location:	29 Fordington Road N6 4TD				
Proposal:	Construction of single storey rear and side extension and associated patio area, conversion of garage to habitable accommodation, and loft conversion, including 2 no. side elevation dormers, 1 no. front elevation dormers and 1 no. rear elevation dormer				
Application No:	HGY/2017/2053	Officer:	Samuel Uff	Decision Date:	25/09/2017
Decision:	GTD				
Location:	Thirlestane Garage Colney Hatch Lane N10 1LJ				
Proposal:	Change of use from car sales (Sui-generis) to child daycare nursery (D1) in association with the erection of an acoustic screen in the front forecourt				

Application No:	HGY/2017/2057	Officer:	Laurence Ackrill	
Decision:	REF	Decision Date:	18/08/2017	
Location:	5 Eastern Road N2 9LD			
Proposal:	Demolish part front garden wall, create vehicle hard standing and crossover			
Application No:	HGY/2017/2058	Officer:	Laurence Ackrill	
Decision:	GTD	Decision Date:	30/08/2017	
Location:	44 Bancroft Avenue N2 0AS			
Proposal:	Construction of part single, part two storey rear extension and 2 no. side dormer windows to roof			
Application No:	HGY/2017/2153	Officer:	Samuel Uff	
Decision:	GTD	Decision Date:	22/08/2017	
Location:	2 Dukes Avenue N10 2PT			
Proposal:	Change of use of existing storage area to create a self-contained three bedroom flat; in conjunction with partial excavation of the existing basement (lower ground floor); excavation of rear patio area; alterations to lower ground floor rear fenestration to create patio doors; and installation of 1 x lower ground floor side window.			
Application No:	HGY/2017/2198	Officer:	Conor Guilfoyle	
Decision:	GTD	Decision Date:	03/10/2017	
Location:	290 Muswell Hill Broadway N10 2QR			
Proposal:	Change of use of part of highway (pavement) in front of existing restaurant premises to accommodate tables and chairs in connection with its use			
Application No:	HGY/2017/2213	Officer:	Laurence Ackrill	
Decision:	GTD	Decision Date:	01/09/2017	
Location:	30 Woodside Avenue N6 4SS			
Proposal:	Erection of single storey rear ground floor extension.			
Application No:	HGY/2017/2214	Officer:	Samuel Uff	
Decision:	REF	Decision Date:	26/09/2017	
Location:	24 Greenham Road N10 1LP			
Proposal:	Conversion of the 2 x self contained flats to one family dwelling in conjunction with the erection of proposed rear dormer roof extension to main roof and part of rear outrigger roof; 2 x front rooflights; single storey rear infill and rear extension; installation of 1 x side window and alteration to 2 x existing side windows; first, second and third floor green roofs; and use of black timber cladding and external insulation throughout rear elevation			
Application No:	HGY/2017/2311	Officer:	Laurence Ackrill	
Decision:	REF	Decision Date:	18/09/2017	
Location:	Tetherdown Hall Tetherdown N10 1ND			
Proposal:	Alterations to 3 No. windows to create 3 No. doors on North elevation			
Application No:	HGY/2017/2313	Officer:	Laurence Ackrill	
Decision:	GTD	Decision Date:	12/09/2017	
Location:	6 Fortismere Avenue N10 3BL			
Proposal:	Addition of single storey rear extension			

Application No:	HGY/2017/2315	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	22/09/2017
Location:	71 Collingwood Avenue N10 3EE		
Proposal:	Rear infill extension to dwelling house. Enlargement of existing loft dormer window to rear. Removal of Apple Tree and pruning of Cherry Tree		
Application No:	HGY/2017/2323	Officer:	Laurence Ackrill
Decision:	REF	Decision Date:	12/09/2017
Location:	66 Tetherdown N10 1NG		
Proposal:	Demolition of existing single storey rear extension and erection of new double storey rear extension		
Application No:	HGY/2017/2384	Officer:	Wendy Robinson
Decision:	GTD	Decision Date:	12/09/2017
Location:	35 Birchwood Avenue N10 3BE		
Proposal:	Erection of rear roof dormer extension		
Application No:	HGY/2017/2388	Officer:	Wendy Robinson
Decision:	GTD	Decision Date:	12/09/2017
Location:	1 Leaside Avenue N10 3BT		
Proposal:	Erection of rear roof dormer extension following demolition of existing rear roof dormer extension, alterations to existing front roof windows and the installation of 2no. new roof windows		
Application No:	HGY/2017/2613	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	03/10/2017
Location:	14 Springcroft Avenue N2 9JE		
Proposal:	Erection of single storey rear infill extension and formation of rear mansard roof extension with 2 x rear dormers and insertion of 1 x front rooflight		

NON Applications Decided: 2

Application No:	HGY/2017/2317	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	07/08/2017
Location:	Flat A 15 Muswell Road N10 2BJ		
Proposal:	Non-material amendment following a grant of planning permission HGY/2016/2165 involving alterations to the roof of the ground floor extension.		
Application No:	HGY/2017/2832	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	03/10/2017
Location:	2 Coleraine Cottages Fortis Green N2 9HJ		
Proposal:	Non-material amendment to planning permission HGY/2016/2335 for the installation of a side rooflight and alteration to the approved rooflight of the single storey rear extension		

PNE Applications Decided: 4

Application No:	HGY/2017/1925	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	02/08/2017
Location:	24 Beech Drive N2 9NY		
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 3.62m and for which the height of the eaves would be 2.85m		

Application No:	HGY/2017/2123	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	23/08/2017
Location:	38 Barrenger Road N10 1JA		
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 2.85m and for which the height of the eaves would be 2.7m		
Application No:	HGY/2017/2146	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	24/08/2017
Location:	21 Barrenger Road N10 1HU		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 6.00m, for which the maximum height would be 3.20m and for which the height of the eaves would be 2.20m		
Application No:	HGY/2017/2419	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	18/09/2017
Location:	22 Marriott Road N10 1JJ		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 5.95m, for which the maximum height would be 3m and for which the height of the eaves would be 3m		

RES Applications Decided: 5

Application No:	HGY/2017/0799	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	16/08/2017
Location:	109 Fortis Green N2 9HR		
Proposal:	Approval of details pursuant to condition 19 (drainage strategy) attached to planning permission HGY/2015/3813		
Application No:	HGY/2017/1033	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	24/07/2017
Location:	109 Fortis Green N2 9HR		
Proposal:	Approval of details pursuant to condition 6 (detailed scheme for the provision of refuse and waste storage and recycling facilities) attached to planning permission HGY/2015/3813		
Application No:	HGY/2017/1951	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	11/08/2017
Location:	15 Wellfield Avenue N10 2EA		
Proposal:	Approval of details pursuant to condition 5 (specification and position of the fencing for the protection of any retained tree) attached to planning permission HGY/2017/1154		
Application No:	HGY/2017/2538	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	30/08/2017
Location:	464 Muswell Hill Broadway N10 1BS		
Proposal:	Approval of details pursuant to condition 6 (refuse) attached to planning permission HGY/2017/0959		
Application No:	HGY/2017/2680	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	04/10/2017
Location:	15 Wellfield Avenue N10 2EA		
Proposal:	Approval of details pursuant to conditions 6 (provision of refuse and waste storage and recycling facilities) & 9 (treatment of the surroundings) attached to planning permission HGY/2017/1154		

TPO Applications Decided: 4

Application No: **HGY/2017/1887** Officer: Matthew Gunning

Decision: GTD Decision Date: 11/08/2017

Location: 8 Church Vale N2 9PA

Proposal: T1 Large Oak Tree- To the rear of the property, Tree to be crown reduced by 2-3 Metres including upright and lateral branches. Crown to be thinned by 10%. This tree is of good health and in need of maintenance for future preservation.

Application No: **HGY/2017/2086** Officer: Matthew Gunning

Decision: GTD Decision Date: 29/09/2017

Location: 79 Fortis Green N2 9HU

Proposal: Fell Lime x 3 (TG1 on Arb Report - T1 and T2 on TPO) and Fell Lime x 1 (T2 on Arb Report - T3 on TPO)

Application No: **HGY/2017/2260** Officer: Samuel Uff

Decision: GTD Decision Date: 05/10/2017

Location: 46 Fortismere Avenue N10 3BL

Proposal: Tree works to reduce back Holm Oak (T1) from 39 Birchwood Avenue by 1.5m to allow light into garden as part of routine maintenance.

Application No: **HGY/2017/2342** Officer: Laurence Ackrill

Decision: GTD Decision Date: 19/09/2017

Location: 20 Birchwood Avenue N10 3BE

Proposal: Works to tree covered by a TPO: T1: Ash: Pollard to 10m from ground level due to bracket fungus at original pollard points at 6-7m and decay on main trunk from ground level to 4m

Total Applications Decided for Ward: 64

WARD: **Harringay**

CLDE Applications Decided: 2

Application No: **HGY/2017/1994** Officer: Duncan McKane

Decision: GTD Decision Date: 31/08/2017

Location: 21 Willoughby Road N8 0JE

Proposal: Certificate of lawfulness for the use of the property as 9 self-contained studio flats

Application No: **HGY/2017/2049** Officer: Duncan McKane

Decision: GTD Decision Date: 17/08/2017

Location: 29 Frobisher Road N8 0QT

Proposal: Certificate of lawfulness for the use of the property as 2 no. self contained flats

CLUP Applications Decided: 6

Application No: **HGY/2017/1673** Officer: Valerie Okeiyi

Decision: PERM REQ Decision Date: 17/07/2017

Location: 129 Seymour Road N8 0BH

Proposal: Certificate of lawfulness for the formation of a rear dormer, roof extension including the insertion of rooflights and erection of a single storey rear extension

Application No: **HGY/2017/2119** Officer: Marco Zanelli

Decision: PERM DEV Decision Date: 21/07/2017

Location: 46 Mattison Road N4 1BD

Proposal: Certificate of lawfulness for single storey rear extension.

Application No: **HGY/2017/2243** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 01/08/2017
 Location: 79 Frobisher Road N8 0QU
 Proposal: Certificate of Lawfulness for proposed rear dormer to facilitate a loft conversion

Application No: **HGY/2017/2620** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 12/09/2017
 Location: 74 Falkland Road N8 0NP
 Proposal: Certificate of Lawfulness for proposed rear dormer extension to facilitate a loft conversion, insertion of 3 x rooflights to front roofslope and a proposed single storey rear extension

Application No: **HGY/2017/2666** Officer: Aaron Lau
 Decision: PERM DEV Decision Date: 14/09/2017
 Location: 7 Tancred Road N4 1EH
 Proposal: Certificate of Lawfulness: formation of a rear dormer and 2 front roof lights

Application No: **HGY/2017/2727** Officer: Jon Skapoullis
 Decision: PERM DEV Decision Date: 21/09/2017
 Location: 37 Falkland Road N8 0NS
 Proposal: Certificate of lawfulness for proposed rear dormers. Front roof lights.

COND Applications Decided: 1

Application No: **HGY/2017/2482** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 29/09/2017
 Location: 91 Warham Road N4 1AS
 Proposal: Variation of condition 1 (plans and specification) attached to planning permission HGY/2014/2165 in order to amend scheme according to submitted drawings

FUL Applications Decided: 26

Application No: **HGY/2017/1166** Officer: Duncan McKane
 Decision: GTD Decision Date: 18/09/2017
 Location: Land adjacent to 2 Frobisher Road N8 0QS
 Proposal: Erection of 2 no. semi-detached 3-bedroom dwelling houses (1 x 3 storey and 1 x 2 storey, both with basement levels) with private amenity space to the rear. Excavation of basement and lightwells to front and rear.

Application No: **HGY/2017/1194** Officer: Sarah Madondo
 Decision: GTD Decision Date: 09/08/2017
 Location: 45 Duckett Road N4 1BJ
 Proposal: Excavations and extensions to existing lower flat to provide a 3 bedroom flat with basement, provision of new rear doors at ground floor level and new basement fenestration, and internal alterations to existing 4 bedroom upper flat

Application No: **HGY/2017/1279** Officer: Sarah Madondo
 Decision: REF Decision Date: 18/07/2017
 Location: Ground Floor Flat 90 Wightman Road N4 1RN
 Proposal: Erection of side/rear basement extension and creation front lightwell

Application No:	HGY/2017/1634	Officer:	Valerie Okeiyi	
Decision:	GTD	Decision Date:	21/07/2017	
Location:	First Floor Flat 5 Umfreville Road N4 1RY			
Proposal:	Amendment to rear inset dormer approved under planning reference HGY/2017/0179, including insertion of new skylights into existing roof slope and associated internal works			
Application No:	HGY/2017/1644	Officer:	Valerie Okeiyi	
Decision:	GTD	Decision Date:	11/07/2017	
Location:	69 Falkland Road N8 0NS			
Proposal:	Demolition of the existing extension and replacement with a new single storey rear extension.			
Application No:	HGY/2017/1699	Officer:	Valerie Okeiyi	
Decision:	REF	Decision Date:	14/07/2017	
Location:	Flat 1, 11 Wordsworth Parade N8 0SJ			
Proposal:	Erection of a first floor rear extension to extend the existing studio flat			
Application No:	HGY/2017/1748	Officer:	Valerie Okeiyi	
Decision:	GTD	Decision Date:	12/07/2017	
Location:	First Floor Flat 104 Allison Road N8 0AS			
Proposal:	Erection of a rear dormer window and insertion of rooflights			
Application No:	HGY/2017/1791	Officer:	Gareth Prosser	
Decision:	REF	Decision Date:	02/08/2017	
Location:	569A Green Lanes N8 0RL			
Proposal:	Loft conversion with rear dormer and two skylights at front elevation to add to the existing HMO			
Application No:	HGY/2017/1796	Officer:	Gareth Prosser	
Decision:	GTD	Decision Date:	03/08/2017	
Location:	6 Lausanne Road N8 0HN			
Proposal:	Demolition of existing single storey conservatory to the rear and the erection of a new replacement single storey conservatory to the rear.			
Application No:	HGY/2017/1837	Officer:	Valerie Okeiyi	
Decision:	GTD	Decision Date:	10/08/2017	
Location:	129 Seymour Road N8 0BH			
Proposal:	Erection of a single storey rear/side extension			
Application No:	HGY/2017/2028	Officer:	Duncan McKane	
Decision:	GTD	Decision Date:	23/08/2017	
Location:	13 Turnpike Lane N8 0EP			
Proposal:	Conversion of upper floor flat to 3 no self contained units (1 x 1 bed, 2 x 1 bed studios). Erection of a part first, part second floor rear extension, erection of a rear dormer roof extension and installation of 2 no. rooflights to front roof slope			
Application No:	HGY/2017/2085	Officer:	Duncan McKane	
Decision:	GTD	Decision Date:	01/09/2017	
Location:	1A Fairfax Mews N8 0NN			
Proposal:	Erection of 4 no. dormer windows with obscure glazing on south and east facing roof slopes			

Application No:	HGY/2017/2116	Officer:	Duncan McKane
Decision:	REF	Decision Date:	14/09/2017
Location:	3 Wightman Road N4 1RQ		
Proposal:	Conversion of existing ground floor restaurant into 2 no. residential units (2 no. 1bed flats), alterations to front and side elevations including insertion of obscure glazing, 4 no. new windows and 2 no. new doors		
Application No:	HGY/2017/2118	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	05/09/2017
Location:	121 Effingham Road N8 0AE		
Proposal:	Loft conversion including rear dormer window and installation of three front roof lights		
Application No:	HGY/2017/2122	Officer:	Gareth Prosser
Decision:	REF	Decision Date:	10/08/2017
Location:	79 Frobisher Road N8 0QU		
Proposal:	Erection of ground floor side and rear extension		
Application No:	HGY/2017/2168	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	08/09/2017
Location:	9-13 Turnpike Lane N8 0EP		
Proposal:	Change of use of the existing single storey projection located to the rear of main building from storage to a bakery ancillary to the existing retail unit occupying the front of the site (use class A1); along with an infill extension of the eixsting courtyard and other associated alterations.		
Application No:	HGY/2017/2178	Officer:	Sean McCawley
Decision:	GTD	Decision Date:	30/08/2017
Location:	11 Coningsby Road N4 1EG		
Proposal:	Ground floor rear / side extension with pitched roof		
Application No:	HGY/2017/2203	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	06/09/2017
Location:	Flat B 91 Warham Road N4 1AS		
Proposal:	Proposed rear dormer roof extension, installation of 2 x front rooflights and internal alterations		
Application No:	HGY/2017/2215	Officer:	Sean McCawley
Decision:	GTD	Decision Date:	22/09/2017
Location:	47 Falkland Road N8 0NS		
Proposal:	Erection of a partial side infill and rear extension		
Application No:	HGY/2017/2268	Officer:	Sean McCawley
Decision:	GTD	Decision Date:	26/09/2017
Location:	485-487 Green Lanes N4 1AJ		
Proposal:	Street trading area for tables and chairs		
Application No:	HGY/2017/2318	Officer:	Sean McCawley
Decision:	GTD	Decision Date:	11/09/2017
Location:	101 Turnpike Lane N8 0DY		
Proposal:	Extension to existing first floor rear extension by 1.8m depth, erection of a second floor rear extension and conversion of upper floors to create 2 self-contained flats consisting of 1 x 2 bedroom flat and 1 x 3 bedroom flat		

Application No:	HGY/2017/2321	Officer:	Sean McCawley
Decision:	REF	Decision Date:	13/09/2017
Location:	399 Green Lanes N4 1EU		
Proposal:	Rear extension to second floor flat		
Application No:	HGY/2017/2360	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	26/09/2017
Location:	611 Green Lanes N8 0RE		
Proposal:	Change of use of property from 8 no. self contained flats (C3 residential) to 11 no. room assisted living accomodation (C2 residential institution)		
Application No:	HGY/2017/2365	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	18/09/2017
Location:	121 Effingham Road N8 0AE		
Proposal:	Reinstatement of original pitched roof 'spire' detail over front elevation bay and replacement of front elevation first floor upvc casement windows with upvc sash windows		
Application No:	HGY/2017/2387	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	22/09/2017
Location:	7 Wightman Road N4 1RQ		
Proposal:	Erection of a single storey rear/side extension to existing rear ground floor studio		
Application No:	HGY/2017/2532	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	05/10/2017
Location:	Flat B 33 Mattison Road N4 1BG		
Proposal:	Formation of a rear dormer loft conversion with 3x front velux rooflights.		
NON Applications Decided: 3			
Application No:	HGY/2017/0936	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	17/07/2017
Location:	Railway Approach Hampden Road N8 0EG		
Proposal:	Non-material amendment following a grant of planning permission HGY/2016/1573 for the alteration of the wording of condition 25 (Remediation Strategy)		
Application No:	HGY/2017/0965	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	17/07/2017
Location:	Railway Approach Hampden Road N8 0HG		
Proposal:	Non-material amendment following a grant of planning permission HGY/2016/1573 for the alteration of the wording of condition 21 (Remediation of Contamination)		
Application No:	HGY/2017/1746	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	17/08/2017
Location:	Ground Floor 44 Mattison Road N4 1BD		
Proposal:	Non-material amendment following a grant of planning permission HGY/2017/1035 to widen side window of extension and make the door a sliding door.		

PNC Applications Decided: 1

Application No: **HGY/2017/2391** Officer: Duncan McKane
 Decision: PN GRANT Decision Date: 26/09/2017
 Location: 7 Wightman Road N4 1RQ
 Proposal: Prior approval for change of use from A1 (retail shop) to C3 (dwelling house) to provide 1 no. additional studio unit

PNE Applications Decided: 2

Application No: **HGY/2017/2056** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 15/08/2017
 Location: 46 Cavendish Road N4 1RT
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 5.5m, for which the maximum height would be 3.4m and for which the height of the eaves would be 2.6m

Application No: **HGY/2017/2077** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 21/08/2017
 Location: 52 Fairfax Road N8 0NG
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 5.5m, for which the maximum height would be 3.45m and for which the height of the eaves would be 2.95m

RES Applications Decided: 4

Application No: **HGY/2017/0540** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 28/07/2017
 Location: Railway Approach Hampden Road N8 0HG
 Proposal: Approval of details pursuant to condition 6 (hard and soft landscape works) attached to planning permission HGY/2016/1573

Application No: **HGY/2017/0691** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 28/07/2017
 Location: Railway Approach Hampden Road N8 0HG
 Proposal: Approval of details pursuant to condition 3 (details of any proposed boundary treatment) attached to planning permission HGY/2016/1573

Application No: **HGY/2017/1066** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 24/07/2017
 Location: Railway Approach Hampden Road N8 0HG
 Proposal: Approval of details pursuant to condition 10 (Partial discharge - details of the CHP) attached to planning permission HGY/2016/1573

Application No: **HGY/2017/1554** Officer: Roland Sheldon
 Decision: GTD Decision Date: 30/08/2017
 Location: Garage rear of 42 Park Road N15 3HR
 Proposal: Approval of details pursuant to conditions 3 (materials), 4 (Construction Management Plan) and 5 (Risk Assessment) attached to planning permission HGY/2014/3526 for change of use from lock up garages and storage yard to residential use and erection of 2 x one bedroom bungalows.

Total Applications Decided for Ward: 45WARD: **Highgate****ADV Applications Decided: 1**

Application No: **HGY/2017/1715** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 18/07/2017
 Location: Shop 74 Highgate High Street N6 5HX
 Proposal: Installation of new non-illuminated fascia sign and non-illuminated hanging sign.

CLUP Applications Decided: 3

Application No: **HGY/2017/2154** Officer: Aaron Lau
 Decision: PERM DEV Decision Date: 25/07/2017
 Location: 16 Hampstead Lane N6 4SB
 Proposal: Certificate of lawfulness: erection of rear outbuilding

Application No: **HGY/2017/2199** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 31/07/2017
 Location: 7 Talbot Road N6 4QS
 Proposal: Certificate of lawfulness for a proposed single storey rear extension and alterations to include an additional first floor window

Application No: **HGY/2017/2442** Officer: Laurence Ackrill
 Decision: NOT DEV Decision Date: 29/08/2017
 Location: Nice Place Compton Avenue N6 4LH
 Proposal: Certificate of lawfulness to confirm that the works as part of application reference HGY/2014/1901 have commenced.

COND Applications Decided: 1

Application No: **HGY/2017/1738** Officer: Aaron Lau
 Decision: GTD Decision Date: 21/07/2017
 Location: 23A Sheldon Avenue N6 4JS
 Proposal: Removal of condition 3 (Level 4 of the Code for Sustainable Homes) attached to planning permission HGY/2016/2587

FUL Applications Decided: 31

Application No: **HGY/2017/1295** Officer: Sean McCawley
 Decision: GTD Decision Date: 25/08/2017
 Location: Kingdom Hall 33 North Hill N6 4BS
 Proposal: To install a 400 x 400 supply air grill to the rear elevation and install a free standing air conditioning condenser to the rear courtyard.

Application No: **HGY/2017/1429** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 27/07/2017
 Location: 74 North Hill N6 4RL
 Proposal: Conversion of first and second floors into 2 x 2 Bed self contained flats

Application No: **HGY/2017/1500** Officer: Laina Levassor
 Decision: GTD Decision Date: 10/07/2017
 Location: 11 Bloomfield Road N6 4ET
 Proposal: Replacement of existing timber framed windows with double glazed timber windows to match existing

Application No:	HGY/2017/1523	Officer:	Conor Guilfoyle	
Decision:	GTD	Decision Date:	14/07/2017	
Location:	2 North Hill N6 4PU			
Proposal:	Alteration to restaurant frontage			
Application No:	HGY/2017/1555	Officer:	Conor Guilfoyle	
Decision:	GTD	Decision Date:	14/08/2017	
Location:	34 Southwood Lane N6 5EB			
Proposal:	Alterations to roof to match neighbouring properties and erection of outbuilding in rear garden			
Application No:	HGY/2017/1608	Officer:	Roland Sheldon	
Decision:	REF	Decision Date:	27/07/2017	
Location:	1 Cholmeley Park N6 5ET			
Proposal:	Proposed roof extension, insertion of 2 front rooflights, 2 side and 2 rear dormers to dwellinghouse.			
Application No:	HGY/2017/1708	Officer:	Roland Sheldon	
Decision:	REF	Decision Date:	07/08/2017	
Location:	The Lime House 2B Bishopswood Road N6 4PR			
Proposal:	Erection of single storey garden room to be used as a hobby room.			
Application No:	HGY/2017/1749	Officer:	Matthew Gunning	
Decision:	GTD	Decision Date:	02/08/2017	
Location:	135 North Hill N6 4DP			
Proposal:	Amended rear dormer detail following approved consents - HGY/2015/2348 & HGY/2015/2349			
Application No:	HGY/2017/1752	Officer:	Roland Sheldon	
Decision:	GTD	Decision Date:	08/08/2017	
Location:	Flat 31 Southwood Hall Wood Lane N6 5UE			
Proposal:	Alteration of 2 rear windows to create 1 larger external bathroom window.			
Application No:	HGY/2017/1802	Officer:	Roland Sheldon	
Decision:	GTD	Decision Date:	25/07/2017	
Location:	1A Cholmeley Park N6 5ET			
Proposal:	Removal of existing wooden façade of part of the frontage of the dwelling and replacement with anodized aluminium material. Installation of additional glazing into front door entrance and replacement of existing window frames with aluminium framed units.			
Application No:	HGY/2017/1817	Officer:	Tobias Finlayson	
Decision:	GTD	Decision Date:	28/07/2017	
Location:	Rear of 16 Bishopswood Road N6 4NY			
Proposal:	Installation of a small cabin containing a waterless toilet to provide facilities adjacent to 3no tennis courts belonging to Highgate School			
Application No:	HGY/2017/1875	Officer:	Laurence Ackrill	
Decision:	GTD	Decision Date:	01/08/2017	
Location:	6A Church Road N6 4QT			
Proposal:	Single storey ground floor extension and refurbishment			

Application No:	HGY/2017/1901	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	29/08/2017
Location:	83 Gaskell Road N6 4DU		
Proposal:	Construction of a rear dormer roof extension to facilitate a loft conversion		
Application No:	HGY/2017/1919	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	02/08/2017
Location:	Flat 5 245 Archway Road N6 5BS		
Proposal:	Installation of a rear dormer and internal alterations to an existing self-contained Upper Floor (Flat 5)		
Application No:	HGY/2017/1937	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	18/08/2017
Location:	18 Hampstead Lane N6 4SB		
Proposal:	These proposals are for an increase in the depth of the currently approved rear extension under HGY/2014/0839 from 4m to 6.265m, and for this to extend full width to both boundaries.		
Application No:	HGY/2017/1938	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	08/08/2017
Location:	9 North Grove N6 4SH		
Proposal:	Conversion of existing garage to habitable space and replacement of garage door		
Application No:	HGY/2017/2099	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	23/08/2017
Location:	Flat 1 78 Milton Park N6 5PZ		
Proposal:	Replacement of single french door at rear of ground floor flat at the side return with window to match existing, with making good of surrounding brickwork to match existing.		
Application No:	HGY/2017/2106	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	18/08/2017
Location:	15 Bishops Road N6 4HP		
Proposal:	Erection of single storey rear infill extension along side return.		
Application No:	HGY/2017/2137	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	05/09/2017
Location:	12 Grange Road N6 4AP		
Proposal:	Formation of roof extension to side elevation behind existing chimneys, refurbishment of front dormers, one with a glass roof, replacement of rear dormer with solar panels above, replacement roof lights and other rooftop alterations		
Application No:	HGY/2017/2177	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	13/09/2017
Location:	48 Cholmeley Crescent N6 5HA		
Proposal:	Erection of front garden boundary wall and fence; erection of picket fence, railing and gate; paved surfaces; associated landscaping		
Application No:	HGY/2017/2180	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	06/09/2017
Location:	16 Hampstead Lane N6 4SB		
Proposal:	Erection of a rear outbuilding, new outdoor pool and garden wall		

Application No:	HGY/2017/2225	Officer:	Conor Guilfoyle
Decision:	REF	Decision Date:	08/09/2017
Location:	30 Southwood Lawn Road N6 5SF		
Proposal:	Demolition of existing double garage and erection of a detached 3 storey house (C3 use) with one parking space and bin provision for both the existing and proposed building		
Application No:	HGY/2017/2251	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	13/09/2017
Location:	2 Hornsey Lane Gardens N6 5PB		
Proposal:	Extension of existing lower ground floor basement below rear garden, to include 2 no of rooflights.		
Application No:	HGY/2017/2286	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	26/09/2017
Location:	9 North Hill N6 4AB		
Proposal:	Construction of a single storey extension and associated terrace.		
Application No:	HGY/2017/2434	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	27/09/2017
Location:	44 Northwood Road N6 5TP		
Proposal:	Erection of a dormer extension to the rear roof slope, the insertion of two roof lights to the front slope, the erection of a single storey side infill extension and the erection of a single storey rear extension.		
Application No:	HGY/2017/2440	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	22/09/2017
Location:	Shop 88-90 Highgate High Street N6 5HX		
Proposal:	Use of the public highway for placing 3 benches and 4 tables for use in connection with the ground floor commercial premises		
Application No:	HGY/2017/2491	Officer:	Wendy Robinson
Decision:	GTD	Decision Date:	26/09/2017
Location:	Highgate School Senior Field Bishopswood Road N6 4PB		
Proposal:	Replacement of 1 no. railings panel with 1 no. pedestrian gate and side panel. Gate to provide shortcut between tennis courts behind 16 Bishopswood Road and sports field on opposite side of Bishopswood Road		
Application No:	HGY/2017/2492	Officer:	Wendy Robinson
Decision:	GTD	Decision Date:	26/09/2017
Location:	Highgate School Senior Field Bishopswood Road N6 4PB		
Proposal:	Installation of artifical cricket practice surface 30m x 24m in existing sports field plus 6 no. concertina type cricket nets		
Application No:	HGY/2017/2546	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	04/10/2017
Location:	Flat 2 64 Southwood Lane N6 5DY		
Proposal:	Conversion of rear extension flat roof to a terrace area		
Application No:	HGY/2017/2551	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	03/10/2017
Location:	41 Talbot Road N6 4QS		
Proposal:	Erection of single storey rear extension		

Application No: **HGY/2017/2556** Officer: Laurence Ackrill

Decision: GTD Decision Date: 03/10/2017

Location: 24 Hornsey Lane Gardens N6 5PB

Proposal: Construction of a single storey rear extension, rear dormer and 2 no. conservations roof lights, insertion of new side windows and associated internal alterations

FULM Applications Decided: 2

Application No: **HGY/2017/1560** Officer: Aaron Lau

Decision: GTD Decision Date: 22/09/2017

Location: Bracken Knoll Courtenay Avenue N6 4LP

Proposal: Demolition of house behind retained front facade, construction of replacement house of 1253sq m with accommodation at lower ground, ground, 1st floor and attic, and associated landscape and tree protection (exact copy of existing Consent HGY/2013/2486 granted 04/04/2014)

Application No: **HGY/2017/1710** Officer: Aaron Lau

Decision: GTD Decision Date: 11/09/2017

Location: Oakleigh 42 Hampstead Lane N6 4LL

Proposal: Demolition of existing dwelling and erection of replacement dwelling

LBC Applications Decided: 2

Application No: **HGY/2017/1544** Officer: Conor Guilfoyle

Decision: GTD Decision Date: 14/08/2017

Location: 34 Southwood Lane N6 5EB

Proposal: Listed Building Consent for; alterations to roof to match form and style of neighbouring properties; opening up of kitchen and dining room at lower ground floor level by removal of internal wall; repair of existing rear balcony at ground floor level; new internal wall opening at first floor between bedroom and bathroom

Application No: **HGY/2017/1750** Officer: Matthew Gunning

Decision: GTD Decision Date: 02/08/2017

Location: 135 North Hill N6 4DP

Proposal: Listed Building Consent for amended rear dormer detail following approved consents - HGY/2015/2348 & HGY/2015/2349; reconstruction of the stud partition in the loft separating roof voids between 135 and 137 North Hill and staircase details.

NON Applications Decided: 1

Application No: **HGY/2017/1927** Officer: Roland Sheldon

Decision: GTD Decision Date: 28/07/2017

Location: 1A Cholmeley Park N6 5ET

Proposal: Non-material amendment to amend the position of a front window and front entrance door to planning permission HGY/2014/1539.

RES Applications Decided: 8

Application No: **HGY/2017/0288** Officer: Matthew Gunning

Decision: GTD Decision Date: 15/08/2017

Location: 9 Grange Road N6 4AR

Proposal: Approval of details pursuant to condition 3 (Samples of Materials) attached to planning permission HGY/2015/2220

Application No:	HGY/2017/0290	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	15/08/2017
Location:	9 Grange Road N6 4AR		
Proposal:	Approval of details pursuant to condition 5 (Landscaping Scheme and Timescale) attached to planning permission HGY/2015/2220		
Application No:	HGY/2017/0495	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	14/07/2017
Location:	21 Sheldon Avenue N6 4JS		
Proposal:	Approval of details pursuant to condition 5 (materials) attached to planning permission HGY/2016/2702		
Application No:	HGY/2017/1502	Officer:	Aaron Lau
Decision:	NPW	Decision Date:	24/07/2017
Location:	Archway Bridge Hornsey Lane N6		
Proposal:	Approval of details pursuant to condition 2 (approved plans and specifications) attached to Listed Building Consent HGY/2014/3527		
Application No:	HGY/2017/1614	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	11/07/2017
Location:	Nice Place Compton Avenue N6 4LH		
Proposal:	Approval of details pursuant to condition 3 (materials) attached to planning permission HGY/2014/1901		
Application No:	HGY/2017/1615	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	14/07/2017
Location:	Nice Place Compton Avenue N6 4LH		
Proposal:	Approval of details pursuant to condition 5 (method of construction statement) attached to planning permission HGY/2014/1901		
Application No:	HGY/2017/2136	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	01/09/2017
Location:	12 Grange Road N6 4AP		
Proposal:	Approval of details pursuant to condition 4 (window design and double glazing) attached to planning permission HGY/2017/0575		
Application No:	HGY/2017/2371	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	02/10/2017
Location:	1 Talbot Road N6 4QS		
Proposal:	Approval of details pursuant to condition 4 (samples of materials) attached to planning permission HGY/2017/1558		

TPO Applications Decided: 2

Application No:	HGY/2017/1781	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	11/08/2017
Location:	12 Bishops Road N6 4HP		
Proposal:	Works to trees within a conservation area: T1 Lime - Repollard to old levels T2 Lime - Repollard to old levels		
Application No:	HGY/2017/2272	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	18/09/2017
Location:	12 Broadlands Road N6 4AN		
Proposal:	Works to tree protected by a TPO: Red horse chestnut (1) - remove and grind out stump due to major root being badly decayed by honey fungus		

Total Applications Decided for Ward: 51

WARD: Hornsey

ADV Applications Decided: 1

Application No: **HGY/2017/1897** Officer: Roland Sheldon

Decision: GTD Decision Date: 10/08/2017

Location: Sainsbury's Supermarket Ltd, Smithfield Square 35 High Street N8 7QB

Proposal: Advertisement consent sought for installation of 1 x Welcome Wall 1 x ATM Welcome Wall Panel 3 x Internally Illuminated Sainsbury's Store Lettering; 1 x Car Park Information Sign (Maximum stay) 1 x Cash Machine Projecting Sign 1 x Panel Sign for Recycling Centre 14 x Various Car Park Signage

CLUP Applications Decided: 4

Application No: **HGY/2017/2087** Officer: Conor Guilfoyle

Decision: PERM DEV Decision Date: 18/07/2017

Location: 8 Rectory Gardens N8 7PJ

Proposal: Certificate of lawfulness for proposed loft conversion comprising a hip-to-gable roof enlargement, installation of two front roof lights and formation of rear roof dormer extension

Application No: **HGY/2017/2327** Officer: Conor Guilfoyle

Decision: PERM DEV Decision Date: 02/10/2017

Location: 21 Nightingale Lane N8 7RA

Proposal: Certificate of lawfulness for proposed conversion of two flats into a single dwelling house.

Application No: **HGY/2017/2637** Officer: Mercy Oruwari

Decision: PERM REQ Decision Date: 26/09/2017

Location: 15 Rectory Gardens N8 7PJ

Proposal: Certificate of lawfulness for the formation of a rear dormer and hip to gable extension.

Application No: **HGY/2017/2784** Officer: Laurence Ackrill

Decision: PERM DEV Decision Date: 27/09/2017

Location: 34 Rathcoole Avenue N8 9NA

Proposal: Certificate of lawfulness for a proposed rear dormer roof extension to facilitate a loft conversion

FUL Applications Decided: 18

Application No: **HGY/2017/1680** Officer: Conor Guilfoyle

Decision: GTD Decision Date: 12/07/2017

Location: Flat B 12 Clovelly Road N8 7RH

Proposal: Formation of dormer with Juliet balcony and glazed roof panel in rear roof slope; Installation of three rooflights in front roof slope

Application No: **HGY/2017/1701** Officer: Roland Sheldon

Decision: REF Decision Date: 03/08/2017

Location: Cornelius Restaurant 1 New River Avenue N8 7QD

Proposal: Variation of condition 4 (opening hours) of application HGY/2009/0188 to allow for the restaurant to extend its opening hours on Fridays and Saturdays from 8am- 2am.

Application No:	HGY/2017/1747	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	07/08/2017
Location:	Ground Floor Flat A 4 Harold Road N8 7DE		
Proposal:	Replacement of ground floor front single-glazed wooden sash windows with new double-glazed wooden sash windows		
Application No:	HGY/2017/1805	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	11/08/2017
Location:	29-31 Tottenham Lane N8 9BD		
Proposal:	Retention of 2 x air conditioning units to the side wall of the adjoining storage unit		
Application No:	HGY/2017/1830	Officer:	Conor Guilfoyle
Decision:	REF	Decision Date:	25/07/2017
Location:	Flat 2 22 Hillfield Avenue N8 7DT		
Proposal:	Construction of roof terrace over rear outrigger		
Application No:	HGY/2017/1867	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	26/07/2017
Location:	Ground Floor Flat A 55 Rosebery Gardens N8 8SH		
Proposal:	Construction of a single storey rear extension		
Application No:	HGY/2017/1874	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	01/08/2017
Location:	15 North View Road N8 7LN		
Proposal:	Proposed single storey rear extension		
Application No:	HGY/2017/1903	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	22/08/2017
Location:	Flat A 132 Inderwick Road N8 9JT		
Proposal:	Erection of satellite dish above eaves height on boundary wall		
Application No:	HGY/2017/2075	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	04/09/2017
Location:	Ground Floor Flat A 66 Middle Lane N8 8PD		
Proposal:	Erection of single storey rear extension along the majority of the rear side return and to the rear of the property		
Application No:	HGY/2017/2104	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	18/08/2017
Location:	Flat 2 240 Ferme Park Road N8 9BN		
Proposal:	Erection of single storey rear extension with flat roof and sky light to facilitate the enlargement of the existing one bedroom flat		
Application No:	HGY/2017/2105	Officer:	Conor Guilfoyle
Decision:	REF	Decision Date:	21/08/2017
Location:	50A Topsfield Parade Tottenham Lane N8 8PT		
Proposal:	Formation of rear dormer roof extension and erection of additional storey over existing rear outrigger to enable conversion of existing five bedroom maisonette into 1x 1 bedroom flat and 1x three bedroom flat		

Application No:	HGY/2017/2108	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	23/08/2017
Location:	15 Rectory Gardens N8 7PJ		
Proposal:	Erection of single storey side-to-rear 'wraparound' extension with lean-to roof, to replace existing side garage and rear canopy		
Application No:	HGY/2017/2169	Officer:	Emma McCready
Decision:	REF	Decision Date:	13/09/2017
Location:	Coconut Cafe 78 High Street N8 7NU		
Proposal:	Change of use of premises from A1 use (currently operating as a temporary A3 use) to a permanent A3 use		
Application No:	HGY/2017/2216	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	29/08/2017
Location:	64 Hillfield Avenue N8 7DN		
Proposal:	Change of use of lower ground floor bedsits (C4 use) to a two bedroom flat (C3a use) with retention of remaining flats on upper floors as HMO (bedsits); erection of single storey rear extension to serve the lower ground floor flat, replacement and reconfiguration of lower ground floor front elevation windows, reconfiguration of front light well and external access stairs; installation of new refuse and recycling bin store to front of property		
Application No:	HGY/2017/2275	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	07/09/2017
Location:	Flat 1 53 Middle Lane N8 8PE		
Proposal:	Single storey ground floor rear extension.		
Application No:	HGY/2017/2303	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	25/08/2017
Location:	45 Glebe Road N8 7DA		
Proposal:	Removal of existing roof terrace and associated boundary treatment and installation of a new roof terrace and associated boundary treatment		
Application No:	HGY/2017/2304	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	30/08/2017
Location:	Sainsbury's Supermarkets Ltd 35 High Street N8 7QB		
Proposal:	Installation of an ATM		
Application No:	HGY/2017/2329	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	22/09/2017
Location:	51 Rathcoole Gardens N8 9NE		
Proposal:	Single story rear return & rear infill extension		

NON Applications Decided: 2

Application No:	HGY/2017/1234	Officer:	Roland Sheldon
Decision:	REF	Decision Date:	09/08/2017
Location:	104 Rathcoole Gardens N8 9PG		
Proposal:	Non-material amendment: change of design to planning permission HGY/2017/0716.		

Application No: **HGY/2017/2399** Officer: Adam Flynn

Decision: GTD Decision Date: 11/09/2017

Location: Campsbourne Well House Cross Lane N8 7FL

Proposal: Non-material amendment following a grant of planning permission HGY/2013/2168 for the addition of 2 rooflights to unit 1, 1 rooflight to unit 2, 1 rooflight to unit 3 and 2 rooflight to unit 4. To change unit 6 from a 4 bed to a 3 bed apartment.

PNE Applications Decided: 2

Application No: **HGY/2017/1763** Officer: Laina Levassor

Decision: PN NOT REQ Decision Date: 26/07/2017

Location: 62 South View Road N8 7LS

Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 3.940m, for which the maximum height would be 3.734m and for which the height of the eaves would be 3.000m

Application No: **HGY/2017/2227** Officer: Laina Levassor

Decision: PN NOT REQ Decision Date: 25/08/2017

Location: 41 Rokesly Avenue N8 8NS

Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 4m and for which the height of the eaves would be 3m

RES Applications Decided: 5

Application No: **HGY/2017/1737** Officer: Conor Guilfoyle

Decision: GTD Decision Date: 26/09/2017

Location: 93 Hillfield Avenue N8 7DG

Proposal: Approval of details pursuant to conditions 3 (secure sheltered cycle parking space) and 4 (provision of refuse and waste storage and recycling facilities) attached to planning permission HGY/2017/0051

Application No: **HGY/2017/1794** Officer: Adam Flynn

Decision: GTD Decision Date: 12/07/2017

Location: Campsbourne Well House Cross Lane N8 7FL

Proposal: Approval of details pursuant to condition 9 (details of the boilers to be provided for space heating and domestic hot water) attached to planning permission HGY/2013/2168

Application No: **HGY/2017/1871** Officer: Adam Flynn

Decision: GTD Decision Date: 12/07/2017

Location: Hornsey Reuse and Recycling Centre High Street N8 7QB

Proposal: Approval of details (partial discharge of condition relating to the dwellings in Buildings B and C and Block A of Building A). pursuant to condition 33 (Level 4 of the Code for Sustainable Homes) attached to planning permission HGY/2013/2019.

Application No: **HGY/2017/2228** Officer: Conor Guilfoyle

Decision: GTD Decision Date: 21/08/2017

Location: 46 Clovelly Road N8 7RH

Proposal: Approval of details pursuant to condition 4 (samples of the materials to be used in the construction of the external surfaces of the dwelling) attached to appeal reference APP/Y5420/W/16/3161053 (Haringey planning reference HGY/2015/3440)

Application No: **HGY/2017/2634** Officer: Conor Guilfoyle

Decision: GTD Decision Date: 12/09/2017

Location: Campsbourne Parade High Street N8 7PR

Proposal: Approval of details pursuant to condition 3 (material samples) of planning permission ref. HGY/2014/0661

Total Applications Decided for Ward: 32**WARD: Muswell Hill****ADV Applications Decided: 1**

Application No: **HGY/2017/1727** Officer: Aaron Lau

Decision: GTD Decision Date: 07/08/2017

Location: 87 Muswell Hill Broadway N10 3HA

Proposal: 2 no. externally illuminated fascia signs, 2 no. internally illuminated post signs, 1 no. internally illuminated menu case, 1 no. non-illuminated shaded entrance panel and 1 no. non-illuminated brass plaque

CLUP Applications Decided: 5

Application No: **HGY/2017/1789** Officer: Mercy Oruwari

Decision: PERM DEV Decision Date: 17/07/2017

Location: 96A Priory Road N8 7EY

Proposal: Certificate of lawfulness for the formation of a rear single storey side and rear extensions including the additional external alterations to include replacement of existing windows and insertion of new windows.

Application No: **HGY/2017/2289** Officer: Laurence Ackrill

Decision: PERM DEV Decision Date: 04/08/2017

Location: 5 Topsfield Road N8 8SN

Proposal: Certificate of lawfulness for a proposed single storey rear extension

Application No: **HGY/2017/2291** Officer: Laurence Ackrill

Decision: PERM DEV Decision Date: 16/08/2017

Location: 31 Warner Road N8 7HB

Proposal: Certificate of lawfulness for a proposed single storey rear extension

Application No: **HGY/2017/2295** Officer: Laurence Ackrill

Decision: PERM DEV Decision Date: 07/08/2017

Location: 9 Cascade Avenue N10 3PT

Proposal: Certificate of lawfulness for a proposed rear garden outbuilding

Application No: **HGY/2017/2497** Officer: Marco Zanelli

Decision: PERM DEV Decision Date: 04/09/2017

Location: 30 Woodland Gardens N10 3UA

Proposal: Certificate of lawfulness for formation of dormer in rear roof slope with Juliet balconies and installation of two roof lights in front roof slope. The roof of the rear dormer will also include solar panels.

FUL Applications Decided: 19

Application No: **HGY/2017/1144** Officer: Kwaku Bossman-Gyamera

Decision: GTD Decision Date: 25/09/2017

Location: 234 Muswell Hill Broadway N10 3SH

Proposal: Alterations the internal layout of top floor flat including extending up into the roof space. Alterations to the rear elevation and roofscape to provide external amenity space.

Application No: **HGY/2017/1454** Officer: Conor Guilfoyle

Decision: GTD Decision Date: 19/07/2017

Location: Flat 3 63 Woodland Gardens N10 3UE

Proposal: Formation of two dormers in rear roof slope and installation of front roof lights

Application No:	HGY/2017/1498	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	14/07/2017
Location:	87 Muswell Hill Broadway N10 3HA		
Proposal:	Internal alteration and refurbishment works, including kitchen alterations, ventilation system and installation of Bull Statue		
Application No:	HGY/2017/1681	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	01/08/2017
Location:	45 Wood Vale N10 3DJ		
Proposal:	Erection of single storey rear extensions, first floor side extension, external alterations.		
Application No:	HGY/2017/1685	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	12/07/2017
Location:	First Floor Flat 17 Harefield Road N8 8QY		
Proposal:	Replacement roof of increased height to match adjoining building to accommodate a new self-contained one bedroom flat with rear external balcony		
Application No:	HGY/2017/1809	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	24/07/2017
Location:	Flat 1 87 Priory Road N8 8LY		
Proposal:	Construction of a single storey rear extension		
Application No:	HGY/2017/1924	Officer:	Roland Sheldon
Decision:	REF	Decision Date:	11/08/2017
Location:	First and Second Floor Flat 53 Woodland Gardens N10 3UE		
Proposal:	Erection of rear dormer with 2 Juliette balconies and insertion of 4 roof lights to front elevation.		
Application No:	HGY/2017/1935	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	24/08/2017
Location:	80 Springfield Avenue N10 3SY		
Proposal:	Insertion of door to first floor rear and installation of railings to create first floor balcony, creation of Juliette balcony on existing rear dormer and alterations to fenestration at first and loft floor level.		
Application No:	HGY/2017/2011	Officer:	Aaron Lau
Decision:	REF	Decision Date:	31/07/2017
Location:	33 Muswell Hill N10 3PR		
Proposal:	Demolition of current garage building and erection of 4 storey family 3 bedroom dwelling including basement		
Application No:	HGY/2017/2145	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	21/08/2017
Location:	11 The Chine N10 3PX		
Proposal:	Formation of rear dormer extension, side and rear velux roof lights		
Application No:	HGY/2017/2206	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	04/09/2017
Location:	9 Church Crescent N10 3NA		
Proposal:	Excavation to enlarge existing basement to create one additional flat with front light well; demolition of existing single storey rear conservatory extension and partial-replacement with single storey rear extension of reduced depth to facilitate refurbishment of existing ground floor flat; formation of rear patio and partial terraced garden to serve new basement flat at rear; external alterations to rear of property		

Application No:	HGY/2017/2210	Officer:	Laurence Ackrill	
Decision:	GTD		Decision Date:	12/09/2017
Location:	Ground Floor Flat A 30 Palace Road N8 8QJ			
Proposal:	Construction of rear garden outbuilding			
Application No:	HGY/2017/2265	Officer:	Laurence Ackrill	
Decision:	GTD		Decision Date:	05/09/2017
Location:	5 Topsfield Road N8 8SN			
Proposal:	Erection of single storey side-return extension and rear extension with pitched roof			
Application No:	HGY/2017/2345	Officer:	Roland Sheldon	
Decision:	GTD		Decision Date:	06/09/2017
Location:	51 Farrer Road N8 8LD			
Proposal:	Single storey ground floor rear extension to the existing ground floor flat			
Application No:	HGY/2017/2349	Officer:	Wendy Robinson	
Decision:	GTD		Decision Date:	04/09/2017
Location:	45 Woodland Gardens N10 3UE			
Proposal:	Alterations to existing basement including extending size of the lightwell and window openings, and inserting external stairs			
Application No:	HGY/2017/2358	Officer:	Roland Sheldon	
Decision:	GTD		Decision Date:	26/09/2017
Location:	Wood Vale Lawn Tennis Club Wood Vale N10 3DJ			
Proposal:	Installation of 9 No. lighting columns with floodlights to illuminate 2 No. tennis courts			
Application No:	HGY/2017/2382	Officer:	Roland Sheldon	
Decision:	GTD		Decision Date:	29/09/2017
Location:	32 Linden Road N10 3DH			
Proposal:	Construction of single storey rear extension and lower ground/ basement extension with ground floor terrace			
Application No:	HGY/2017/2393	Officer:	Roland Sheldon	
Decision:	REF		Decision Date:	05/10/2017
Location:	105 Cranley Gardens N10 3AD			
Proposal:	Erection of 3 bedroom detached family dwelling located on the land to the side of 105 Cranley Gardens.			
Application No:	HGY/2017/2415	Officer:	Roland Sheldon	
Decision:	GTD		Decision Date:	22/09/2017
Location:	26 St James's Lane N10 3DB			
Proposal:	Alteration to existing side roof pitch to increase length of roof ridge, installation of 2 front and 1 side rooflights, erection of rear dormer.			

LBC Applications Decided: 2

Application No:	HGY/2017/1499	Officer:	Laurence Ackrill	
Decision:	GTD	Decision Date:	14/07/2017	
Location:	87 Muswell Hill Broadway N10 3HA			
Proposal:	Listed Building Consent for internal alterations and refurbishment works, including kitchen alterations, ventilation system and installation of Bull Statue			

Application No: **HGY/2017/1726** Officer: Aaron Lau
 Decision: GTD Decision Date: 07/08/2017
 Location: 87 Muswell Hill Broadway N10 3HA
 Proposal: Listed building consent to remove old sign and replace with new

NON Applications Decided: 1

Application No: **HGY/2017/2583** Officer: Aaron Lau
 Decision: GTD Decision Date: 26/09/2017
 Location: St Lukes Woodside Hospital Woodside Avenue N10 3JA
 Proposal: Non-material amendment to reword Condition 23 (Code for Sustainable Homes) attached to permissions ref. HGY/2013/2379 & HGY/2016/0242 to facilitate occupancy of completed dwellings as the development is phased and the BRE do not work to separate submissions.

PNE Applications Decided: 1

Application No: **HGY/2017/2132** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 24/08/2017
 Location: 12 Park Avenue North N8 7RT
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 5.9m, for which the maximum height would be 3m and for which the height of the eaves would be 2.85m

RES Applications Decided: 6

Application No: **HGY/2017/0812** Officer: Gareth Prosser
 Decision: GTD Decision Date: 25/09/2017
 Location: Land To Rear of 3 New Road N8
 Proposal: Approval of details relating to condition 6 (Piling Method Statement) of planning permission HGY/2016/1562

Application No: **HGY/2017/0817** Officer: Gareth Prosser
 Decision: GTD Decision Date: 13/09/2017
 Location: Land To Rear of 3 New Road
 Proposal: Approval of details relating to condition 11 (Sustainable Drainage) of planning permission HGY/2016/1562

Application No: **HGY/2017/0818** Officer: Gareth Prosser
 Decision: GTD Decision Date: 13/09/2017
 Location: Land To Rear of 3 New Road N8
 Proposal: Approval of details relating to condition 13 (Cycle Parking) of planning permission HGY/2016/1562

Application No: **HGY/2017/0852** Officer: Aaron Lau
 Decision: GTD Decision Date: 19/09/2017
 Location: St Lukes Woodside Hospital Woodside Avenue N10 3JA
 Proposal: Approval of details pursuant to condition 29 (scheme of hard and soft landscaping) attached to planning permissions HGY/2013/2379 & HGY/2016/0242

Application No: **HGY/2017/1576** Officer: Matthew Gunning
 Decision: GTD Decision Date: 11/07/2017
 Location: 30 Muswell Hill N10 3TA
 Proposal: Approval of details pursuant to condition 3 (details of species and location of replacement tree) attached to planning permission HGY/2017/0758

Application No: **HGY/2017/2309** Officer: Laurence Ackrill

Decision: GTD Decision Date: 22/08/2017

Location: 5 Wavel Mews N8 8LQ

Proposal: Approval of details pursuant to conditions 3 (external materials), 4 (hard and soft landscape works), 5 (Soft landscape works) and 6 (storage and collection of refuse) attached to planning permission HGY/2016/2365

TPO Applications Decided: 1

Application No: **HGY/2017/2019** Officer: Matthew Gunning

Decision: GTD Decision Date: 25/08/2017

Location: 37 Park Avenue South N8 8LU

Proposal: WORKS TO TREES COVERED BY A TPO: Front Garden: Leyland Cypress: Approximately 6.00-8.00m. Reduce height back to previous reduction point; up to 1.00m reduction. Trim lateral and sub lateral growth back into main crown structure by up to 1.00m reduction as general maintenance.

Total Applications Decided for Ward: 36WARD: **Noel Park****ADV Applications Decided: 5**

Application No: **HGY/2017/0853** Officer: Laina Levassor

Decision: GTD Decision Date: 15/09/2017

Location: The Gym Group 725-733 Lordship Lane N22 5JY

Proposal: Display of 4 x internally illuminated fascia signs, 1 x internally illuminated hanging sign and 6 x vinyl signs

Application No: **HGY/2017/1767** Officer: Kwaku Bossman-Gyamera

Decision: GTD Decision Date: 26/07/2017

Location: 88-96 High Road N22 6HE

Proposal: Installation of Internally Illuminated fascia sign and internally illuminated projection sign.

Application No: **HGY/2017/1958** Officer: Emma McCready

Decision: GTD Decision Date: 25/08/2017

Location: Unit 12 Wood Green Shopping City High Road N22 6YD

Proposal: Advertisement consent: Shopfront alterations and installation of signage

Application No: **HGY/2017/2240** Officer: Kwaku Bossman-Gyamera

Decision: GTD Decision Date: 04/09/2017

Location: 75 High Road N22 6BB

Proposal: Internally illuminated Fascia Sign and internally illuminated projecting sign. Reverse applied window graphics

Application No: **HGY/2017/2473** Officer: Emma McCready

Decision: GTD Decision Date: 26/09/2017

Location: 108 High Road N22 6HE

Proposal: 3 No. internally LED illuminated signs to the High Road shopfront facade.

CLDE Applications Decided: 1

Application No: **HGY/2017/2247** Officer: Duncan McKane
 Decision: REF Decision Date: 06/09/2017
 Location: 109 Willingdon Road N22 6SE
 Proposal: Certificate of lawfulness for use of property as an HMO

CLUP Applications Decided: 5

Application No: **HGY/2017/2187** Officer: Emma McCready
 Decision: PERM DEV Decision Date: 14/09/2017
 Location: 23 Coleraine Road N8 0QJ
 Proposal: Certificate of lawfulness: proposed rear dormer with roof extension

Application No: **HGY/2017/2246** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 09/08/2017
 Location: 7 Willingdon Road N22 6SG
 Proposal: Certificate of lawfulness for formation of a proposed single storey rear extension, rear outrigger, rear dormer to facilitate a loft conversion and two rooflights

Application No: **HGY/2017/2353** Officer: Marco Zanelli
 Decision: PERM DEV Decision Date: 18/08/2017
 Location: 32 Boreham Road N22 6SP
 Proposal: Certificate of lawfulness for the formation of dormer in rear roof slope and over rear addition and insertion of 2 x rooflights to front roof-slope.

Application No: **HGY/2017/2589** Officer: Duncan McKane
 Decision: PERM DEV Decision Date: 18/09/2017
 Location: 8 The Avenue N8 0JR
 Proposal: Certificate of lawfulness for a proposed outbuilding in rear garden, hip to gable roof extension with rear dormer roof extension, installation of 1 no. new obscure glazed window to side elevation and 2 no. rooflights to front roof slope.

Application No: **HGY/2017/2844** Officer: Jon Skapoullis
 Decision: PERM DEV Decision Date: 04/10/2017
 Location: 21 Alexandra Road N8 0PL
 Proposal: Certificate of lawfulness for proposed rear dormer. Front roof lights.

FUL Applications Decided: 14

Application No: **HGY/2017/0902** Officer: Samuel Uff
 Decision: GTD Decision Date: 11/07/2017
 Location: 463 Lordship Lane N22 5DJ
 Proposal: Conversion of rear outbuilding from ancillary storage area (A3) into a self contained 1 bedroom dwelling (C3) in conjunction with a single storey extension and dormer roof extensions to both sides of the outbuilding. Part single storey rear/side extension to existing ground floor cafe, in conjunction with removal and replacement of existing ventilation and ducting and erection of rear dormer, installation of 2 x front rooflights and removal of external stairwell to upper floor flat of no.463 Lordship Lane.

Application No: **HGY/2017/1655** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 07/08/2017
 Location: 3 Alexandra Road N8 0PJ
 Proposal: Extension of existing vehicle crossover (dropped kerb)

Application No:	HGY/2017/1772	Officer:	Kwaku Bossman-Gyamera	
Decision:	GTD	Decision Date:	02/08/2017	
Location:	52 Park Ridings N8 0LD			
Proposal:	Single storey rear/side extension			
Application No:	HGY/2017/1773	Officer:	Kwaku Bossman-Gyamera	
Decision:	GTD	Decision Date:	01/09/2017	
Location:	141 Moselle Avenue N22 6EU			
Proposal:	Demolish existing rear extension. Proposed single storey rear/ side extension.			
Application No:	HGY/2017/1957	Officer:	Emma McCready	
Decision:	GTD	Decision Date:	10/08/2017	
Location:	Unit 12 Wood Green Shopping City High Road N22 6YD			
Proposal:	Shopfront alterations			
Application No:	HGY/2017/1970	Officer:	Kwaku Bossman-Gyamera	
Decision:	GTD	Decision Date:	07/08/2017	
Location:	21 The Avenue N8 0JR			
Proposal:	Single story rear extension			
Application No:	HGY/2017/2031	Officer:	Sarah Madondo	
Decision:	GTD	Decision Date:	11/08/2017	
Location:	16 Malvern Road N8 0LA			
Proposal:	Erection of a single storey rear extension.			
Application No:	HGY/2017/2158	Officer:	Emma McCready	
Decision:	GTD	Decision Date:	07/09/2017	
Location:	127A Willingdon Road N22 6SE			
Proposal:	Addition of dormer and rooflights to existing loft with access to rear enclosed decking area over first floor roof			
Application No:	HGY/2017/2164	Officer:	Emma McCready	
Decision:	REF	Decision Date:	01/09/2017	
Location:	11 Lakefield Road N22 6RR			
Proposal:	Single storey rear and side extensions to create an additional ground floor residential unit, new bay to first floor with Juliet balcony, rear dormer extension at second floor level and roof terrace on rear outrigger.			
Application No:	HGY/2017/2171	Officer:	Emma McCready	
Decision:	GTD	Decision Date:	07/09/2017	
Location:	Workshop at rear 19 Salisbury Road N22 6NL			
Proposal:	Temporary cover to weather proof rear yard. Metal gate painted black in place of the previous one.			
Application No:	HGY/2017/2238	Officer:	Kwaku Bossman-Gyamera	
Decision:	GTD	Decision Date:	29/08/2017	
Location:	141 Farrant Avenue N22 6PE			
Proposal:	Removal of chimney stack			

Application No: **HGY/2017/2474** Officer: Emma McCready
 Decision: GTD Decision Date: 27/09/2017
 Location: 125 Russell Avenue N22 6QA
 Proposal: Proposed loft conversion, internal alterations & replacement of all non-original windows to front & rear elevations

Application No: **HGY/2017/2549** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 25/09/2017
 Location: 18 Hornsey Park Road N8 0JP
 Proposal: Single storey side/rear extension.

Application No: **HGY/2017/2609** Officer: Duncan McKane
 Decision: GTD Decision Date: 02/10/2017
 Location: 75 Hornsey Park Road N8 0JU
 Proposal: Erection of single story side and rear extension

LCD Applications Decided: 20

Application No: **HGY/2017/1963** Officer: Neil McClellan
 Decision: GTD Decision Date: 22/08/2017
 Location: 3, 10, & 12 Darwin Road N22 6NS
 Proposal: Replacement of windows and doors to the front elevation with new timber framed windows and doors; and the replacement of windows and doors to rear with new upvc windows and doors.

Application No: **HGY/2017/1965** Officer: Neil McClellan
 Decision: GTD Decision Date: 22/08/2017
 Location: 3 & 13 Bury Road N22 6HX
 Proposal: Replacement of windows and doors to the front elevation with new timber framed windows and doors; and the replacement of windows and doors to rear with new upvc windows and doors.

Application No: **HGY/2017/1968** Officer: Neil McClellan
 Decision: GTD Decision Date: 22/08/2017
 Location: 14 Farrant Avenue N22 6PB
 Proposal: Replacement of windows and door to the front elevation with new timber framed windows and door; and the replacement of windows and door to rear with new upvc windows and door.

Application No: **HGY/2017/1972** Officer: Neil McClellan
 Decision: GTD Decision Date: 22/08/2017
 Location: 32, 38, & 40 Farrant Avenue N22 6PJ
 Proposal: Replacement of windows and doors to the front elevation with new timber framed windows and doors; and the replacement of windows and doors to rear with new upvc windows and doors.

Application No: **HGY/2017/1983** Officer: Neil McClellan
 Decision: GTD Decision Date: 22/08/2017
 Location: 18 & 26 Glynne Road N22 6LR
 Proposal: Replacement of windows and doors to the front elevation with new timber framed windows and doors; and the replacement of windows and doors to rear with new upvc windows and doors.

Application No: **HGY/2017/1985** Officer: Neil McClellan
 Decision: GTD Decision Date: 22/08/2017
 Location: 189 Moselle Avenue N22 6EY
 Proposal: Replacement of windows and door to the front elevation with new timber framed windows and door; and the replacement of windows and door to rear with new upvc windows and door.

Application No:	HGY/2017/1991	Officer:	Neil McClellan
Decision:	GTD	Decision Date:	22/08/2017
Location:	6, 11, 14, 20, 22, 25, 29, 31, 33, 36, 40, 42, 47, & 53, Morley Avenue N22 6LY		
Proposal:	Replacement of windows and doors to the front elevation with new timber framed windows and doors; and the replacement of windows and doors to rear with new upvc windows and doors.		
Application No:	HGY/2017/1992	Officer:	Neil McClellan
Decision:	GTD	Decision Date:	22/08/2017
Location:	89, 126, 149, & 167 Morley Avenue N22 6NG		
Proposal:	Replacement of windows and doors to the front elevation with new timber framed windows and doors; and the replacement of windows and doors to rear with new upvc windows and doors.		
Application No:	HGY/2017/1999	Officer:	Neil McClellan
Decision:	GTD	Decision Date:	22/08/2017
Location:	15, 64, 70, 71, 81, 83, 94, 104, 105, 109, 123, 128, 130, 133, 135, 148, 149, 166, 172, & 194 Moselle Avenue N22 6ES		
Proposal:	Replacement of windows and doors to the front elevation with new timber framed windows and doors; and the replacement of windows and doors to rear with new upvc windows and doors.		
Application No:	HGY/2017/2000	Officer:	Neil McClellan
Decision:	GTD	Decision Date:	22/08/2017
Location:	46, 50, 52, 62, 64, & 70 Pelham Road N22 6LN		
Proposal:	Replacement of windows and doors to the front elevation with new timber framed windows and doors; and the replacement of windows and doors to rear with new upvc windows and doors.		
Application No:	HGY/2017/2003	Officer:	Neil McClellan
Decision:	GTD	Decision Date:	22/08/2017
Location:	10, 16, 39, 48, 51, & 61 Salisbury Road N22 6NH		
Proposal:	Replacement of existing timber and UPVC windows and doors with timber windows and doors		
Application No:	HGY/2017/2004	Officer:	Neil McClellan
Decision:	GTD	Decision Date:	22/08/2017
Location:	8, 31, 33, 45, 51, 55, 57, 59, 61, 63, 76, 82, 84, 88, & 96 Pelham Road N22 6LN		
Proposal:	Replacement of windows and doors to the front elevation with new timber framed windows and doors; and the replacement of windows and doors to rear with new upvc windows and doors.		
Application No:	HGY/2017/2008	Officer:	Neil McClellan
Decision:	GTD	Decision Date:	22/08/2017
Location:	6, 9, 10, 15, 17, 19, 20, 26, 30, 40, & 47 Vincent Road N22 6NA		
Proposal:	Replacement of windows and doors to the front elevation with new timber framed windows and doors; and the replacement of windows and doors to rear with new upvc windows and doors.		
Application No:	HGY/2017/2010	Officer:	Neil McClellan
Decision:	GTD	Decision Date:	22/08/2017
Location:	1, 3, 5, 7, 9, 21, 27, 31, 40, 60, 69, 71, 73, 75, 81, 83, 85, 87, 89, 93, 97, 103, & 107 Westbeech Road N22 6HU		
Proposal:	Replacement of windows and doors to the front elevation with new timber framed windows and doors; and the replacement of windows and doors to rear with new upvc windows and doors.		
Application No:	HGY/2017/2392	Officer:	Laina Levassor
Decision:	GTD	Decision Date:	12/09/2017
Location:	214, 230, 232, 235, 257, 261, 267, 272, Gladstone Avenue N22		
Proposal:	Replacement of timber framed windows and doors with timber framed windows to front elevation and PVCu to the rear elevation		

Application No:	HGY/2017/2402	Officer:	Laina Levassor
Decision:	GTD	Decision Date:	11/09/2017
Location:	12 Upper & Lower Ground, 14 Upper & Lower Ground, 33 Upper & Lower Ground, 34 Upper & Lower Ground, 35 Upper & Lower Ground, 55 Upper & Lower Ground, 59 Upper & Lower Ground and 63 Upper & Lower Ground Salisbury Road N22		
Proposal:	Replacement of timber framed windows and doors with timber to front elevation and PVCu to rear elevation		
Application No:	HGY/2017/2407	Officer:	Laina Levassor
Decision:	GTD	Decision Date:	11/09/2017
Location:	6 Lower, 6 Upper, 8 Lower, 8 Upper, 31 Lower, 31 Upper, 32 Lower, 32 Upper, 36 Lower, 36 Upper, 37 Lower, 37 Upper, 41 Lower, 41 Upper, 57 Lower, 57 Upper, 73 Lower, 73 Upper, 75 Lower, & 75 Upper Salisbury Road N22		
Proposal:	Replacement of timber framed windows and doors with timber to front elevation and PVCu to rear elevation		
Application No:	HGY/2017/2446	Officer:	Laina Levassor
Decision:	GTD	Decision Date:	28/09/2017
Location:	45 82 117 174 209 214 217 218 219 223 227 239 Moselle Avenue N22		
Proposal:	Replacement of timber framed windows and doors with timber to front elevation and PVCu to rear elevation		
Application No:	HGY/2017/2449	Officer:	Laina Levassor
Decision:	GTD	Decision Date:	02/10/2017
Location:	153, 153A, 155A, 155B, 159, 159A, 165, 165A, 169, 169A, 171, 171A, 173A, 173B, 173C, 175, 175A, Moselle Avenue N22		
Proposal:	Replacement of timber framed windows and doors with timber to front elevation and PVCu to rear elevation		
Application No:	HGY/2017/2453	Officer:	Laina Levassor
Decision:	GTD	Decision Date:	19/09/2017
Location:	157, 157A, 161, 161A, 163, 163A, 177, 177A, 179, 179A, 191, 191A, 193, 193A, 195, 195A, 197, & 197 A Moselle Avenue N22 6EY		
Proposal:	Replacement of timber framed windows and doors with timber to front elevation and PVCu to rear elevation		

PNC Applications Decided: 1

Application No:	HGY/2017/1428	Officer:	Duncan McKane
Decision:	PN NOT REQ	Decision Date:	10/07/2017
Location:	York House Whymark Avenue N22 6DJ		
Proposal:	Prior approval for change of use from A1 (retail) to C3 (dwellinghouse) to create 4 units		

PNE Applications Decided: 2

Application No:	HGY/2017/2113	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	21/08/2017
Location:	23 Coleraine Road N8 0QJ		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 4.40m, for which the maximum height would be 2.85m and for which the height of the eaves would be 2.20m		
Application No:	HGY/2017/2359	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	05/09/2017
Location:	32 Boreham Road N22 6SP		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m		

RES Applications Decided: 3

Application No:	HGY/2017/1308	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	11/08/2017
Location:	19 Clarendon Road N8 0DD		
Proposal:	Approval of details pursuant to conditions 3 (Materials), 4 (Soft and hard landscaping), 5 (Travel Plan), and 9 (Refuse & Waste storage) 10 (Soundproofing) attached to planning permission HGY/2009/1892		
Application No:	HGY/2017/2375	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	26/09/2017
Location:	19 Clarendon Road N8 0DD		
Proposal:	Approval of details pursuant to Condition 6 (Secure bicycle Storage) and Condition 13 (Energy Efficient Design) attached to planning permission HGY/2009/1892		
Application No:	HGY/2017/2607	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	21/09/2017
Location:	Unit C005 Ground Floor Chocolate Factory Clarendon Road off Coburg Road N22 6XJ		
Proposal:	Approval of details pursuant to conditions 4 (details of any extract fans or flues), 5 (soundproofing scheme) & 6 (detailed plans showing the layout of the proposed restaurant, including toilet provision, kitchen areas and seating) attached to planning permission HGY/2016/2315		

TEL Applications Decided: 2

Application No:	HGY/2017/1729	Officer:	Kwaku Bossman-Gyamera
Decision:	REF	Decision Date:	11/07/2017
Location:	Pavement outside outside Vue and McDonalds Hollywood Green High Road N22 6EJ		
Proposal:	Prior notification: Proposed New Payphone Kiosk		
Application No:	HGY/2017/1734	Officer:	Kwaku Bossman-Gyamera
Decision:	REF	Decision Date:	11/07/2017
Location:	Pavement outside outside H&M, 88-96 High Road, N22 6HE		
Proposal:	Prior notification: Proposed new payphone kiosk		

Total Applications Decided for Ward: 53WARD: **Northumberland Park****ADV Applications Decided: 3**

Application No:	HGY/2017/2503	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	28/09/2017
Location:	Shop 822 High Road N17 0EY		
Proposal:	Display of painted timber fascia shop sign		
Application No:	HGY/2017/2507	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	04/10/2017
Location:	Shop 791 High Road N17 8AH		
Proposal:	Display of externally illuminated fascia shop sign and internally illuminated projecting sign		
Application No:	HGY/2017/2602	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	04/10/2017
Location:	Ground Floor 816-818 High Road N17 0EY		
Proposal:	Display of externally illuminated timber fascia sign with matt finished aluminium lettering and non-illuminated projecting sign		

CLDE Applications Decided: 2

Application No: **HGY/2017/1980** Officer: Duncan McKane
 Decision: GTD Decision Date: 07/08/2017
 Location: 6 Willoughby Lane N17 0SS
 Proposal: Certificate of lawfulness for use of dwellinghouse as 4 self-contained studio flats

Application No: **HGY/2017/2043** Officer: Neil McClellan
 Decision: GTD Decision Date: 23/08/2017
 Location: 8 Bruce Castle Road N17 8NJ
 Proposal: Certificate of lawfulness for use of property as 6 self contained flats

CLUP Applications Decided: 5

Application No: **HGY/2017/1793** Officer: Emma McCready
 Decision: PERM DEV Decision Date: 12/07/2017
 Location: 60 Coniston Road N17 0EX
 Proposal: Certificate of lawfulness: proposed use for single storey rear extension and rear dormer window

Application No: **HGY/2017/2162** Officer: Jon Skapoullis
 Decision: PERM DEV Decision Date: 26/07/2017
 Location: 108 Northumberland Park N17 0TS
 Proposal: Certificate of lawfulness for proposed rear dormer window and hip to gable roof alteration. Front roof lights.

Application No: **HGY/2017/2326** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 08/08/2017
 Location: 103 Brantwood Road N17 0DX
 Proposal: Certificate of Lawfulness for proposed formation of rear dormer to facilitate a loft conversion with juliet balcony

Application No: **HGY/2017/2720** Officer: Marco Zanelli
 Decision: PERM DEV Decision Date: 22/09/2017
 Location: 17 Foyle Road N17 0NL
 Proposal: Certificate of lawfulness for formation of dormer in rear roof slope and installation of three roof lights in front roof slope.

Application No: **HGY/2017/2856** Officer: Laurence Ackrill
 Decision: NOT DEV Decision Date: 05/10/2017
 Location: Unit 5A Triumph Trading Estate Tariff Road N17 0EB
 Proposal: Lawful Development Certificate for use as a Minicab office (Operating Centre).

COND Applications Decided: 1

Application No: **HGY/2017/2072** Officer: Samuel Uff
 Decision: GTD Decision Date: 23/08/2017
 Location: 175 Willoughby Lane N17 0RX
 Proposal: Minor material amendment following a grant of permission HGY/2005/0918 to alter the wording of Condition 4 to allow scaled back working (no mechanical or industrial processes) on Saturday and Sunday

FLEX Applications Decided: 2

Application No: **HGY/2017/2037** Officer: Duncan McKane
 Decision: FLEXREF Decision Date: 11/07/2017
 Location: The Mews 820A High Road N17 0EY
 Proposal: Flexible Change of use under Class D of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 starting from 01/08/2017: Existing Use Class D2 - Proposed Use Offices

Application No: **HGY/2017/2084** Officer: Neil McClellan
 Decision: FLEXGTD Decision Date: 14/07/2017
 Location: Shop 688 High Road N17 0AE
 Proposal: Flexible Change of use under Class D of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 starting from 14/07/2017: Existing Use Class A1(etail) - Proposed Use Class A3 (cafe/restaurant)

FUL Applications Decided: 11

Application No: **HGY/2017/1771** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 01/08/2017
 Location: 11 Chalgrove Road N17 0NP
 Proposal: Erection of a two storey rear extension. Proposal seeks to add a two-storey rear extension that projects 2.3m beyond the line of the existing rear outrigger wall of the building.

Application No: **HGY/2017/1775** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 03/08/2017
 Location: 11 Ingleton Road N18 2RX
 Proposal: Demolishing existing rear conservatory. Proposed single storey rear extension

Application No: **HGY/2017/1778** Officer: Emma McCready
 Decision: GTD Decision Date: 12/07/2017
 Location: Unit 10 Northumberland Park Industrial Estate Willoughby Lane N17 0YL
 Proposal: Demolition of existing rear extension and erection of a new rear extension with double pitched roof. Enlargement of front entrance.

Application No: **HGY/2017/1886** Officer: Kwaku Bossman-Gyamera
 Decision: REF Decision Date: 25/07/2017
 Location: 1 Bruce Castle Road N17 8NL
 Proposal: Extension to existing lower ground floor and single storey ground floor side extension. Conversion of existing dwelling into 2 apartments including cycle and refuse storage

Application No: **HGY/2017/1923** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 10/08/2017
 Location: Antwerp Arms 168 Church Road N17 8AS
 Proposal: Proposed ground floor rear extension and internal alterations, amendment to approval dated 18/08/2016 ref: HGY/2016/2085

Application No: **HGY/2017/1977** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 08/09/2017
 Location: 20 Baronet Road N17 0LU
 Proposal: Single storey side/rear extension and first floor rear extension.

Application No:	HGY/2017/1978	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	09/08/2017
Location:	40-42 Waverley Road N17 0PX		
Proposal:	Retrospective application for the change of use of a single dwellinghouses (use class C3) to a small house in multiple occupation for 6 unrelated individuals (use class C4)		
Application No:	HGY/2017/2061	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	21/08/2017
Location:	43 Coniston Road N17 0EX		
Proposal:	Erection of part 1, part 2 storey rear extensions and roof extension		
Application No:	HGY/2017/2190	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	07/09/2017
Location:	Land At Public Convenience Adjacent 724-726 High Road N17 0AG		
Proposal:	Proposed installation of a slimline monopole for a temporary period of 18 months while Tottenham Hotspur Football Club Stadium is redeveloped. The installation is a 20m slimline monopole, 6no antennas together with ground based equipment.		
Application No:	HGY/2017/2254	Officer:	Kwaku Bossman-Gyamera
Decision:	REF	Decision Date:	04/09/2017
Location:	49B Northumberland Park N17 0TB		
Proposal:	Loft conversion incorporating a hip to gable roof alteration and rear facing dormer and front rooflights		
Application No:	HGY/2017/2370	Officer:	Duncan McKane
Decision:	REF	Decision Date:	04/10/2017
Location:	820A High Road N17 0EY		
Proposal:	Demolition of existing 2-storey building and erection of a part 2-storey part 3-storey residential building to create 8 self contained units		

LBC Applications Decided: 1

Application No:	HGY/2017/2233	Officer:	Lucy Morrow
Decision:	GTD	Decision Date:	06/09/2017
Location:	797 High Road N17 8ER		
Proposal:	Listed building consent for replacement of modern plate-glass shopfront and metal surrounds with traditional timber-framed shopfront and surrounds, and new sign fascia.		

LCD Applications Decided: 3

Application No:	HGY/2017/2200	Officer:	Lucy Morrow
Decision:	GTD	Decision Date:	06/09/2017
Location:	Upper Flat 801 High Road N17 8ER		
Proposal:	Replacement of modern uPVC windows to upper floors with traditional sash windows, together with brickwork and roof repairs.		
Application No:	HGY/2017/2502	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	25/09/2017
Location:	Shop 822 High Road N17 0EY		
Proposal:	Alterations to shop front to include installation of low timber stallriser		

Application No: **HGY/2017/2505** Officer: Duncan McKane

Decision: GTD Decision Date: 05/10/2017

Location: Shop 791 High Road N17 8AH

Proposal: Alterations to shopfront to include installation of traditional timber shopfront with raised timber stallrisers, external shutter and retractable awning

PNE Applications Decided: 3

Application No: **HGY/2017/1743** Officer: Laina Levassor

Decision: PN NOT REQ Decision Date: 26/07/2017

Location: 30 Argyle Road N17 0BE

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 4m and for which the height of the eaves would be 3m

Application No: **HGY/2017/2211** Officer: Laina Levassor

Decision: PN NOT REQ Decision Date: 25/08/2017

Location: 108 Northumberland Park N17 0TS

Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 5.999m, for which the maximum height would be 3.890m and for which the height of the eaves would be 2.824m

Application No: **HGY/2017/2343** Officer: Laina Levassor

Decision: PN NOT REQ Decision Date: 05/09/2017

Location: 32 Willoughby Lane N17 0SS

Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 5m, for which the maximum height would be 3m (3.3m to parapet) and for which the height of the eaves would be 3m

RES Applications Decided: 8

Application No: **HGY/2017/0839** Officer: James Hughes

Decision: GTD Decision Date: 14/08/2017

Location: Land to the rear of 790-796 High Road N17 0DH

Proposal: Approval of details pursuant to condition 25 (Air Quality and Dust Management Plan) attached to planning permission HGY/2016/3310

Application No: **HGY/2017/1369** Officer: Aaron Lau

Decision: GTD Decision Date: 13/07/2017

Location: Mowlem Trading Estate Leaside Road N17 0QJ

Proposal: Approval of details pursuant to condition 11 (Details of Demolition) attached to planning permission HGY/2016/3489

Application No: **HGY/2017/1417** Officer: Aaron Lau

Decision: GTD Decision Date: 01/08/2017

Location: Mowlem Trading Estate Leaside Road N17 0QJ

Proposal: Approval of details pursuant to condition 9 (Desktop Study and Site Investigation) attached to planning permission HGY/2016/3489

Application No: **HGY/2017/1418** Officer: Aaron Lau

Decision: GTD Decision Date: 08/09/2017

Location: Mowlem Trading Estate Leaside Road N17 0QJ

Proposal: Approval of details pursuant to condition 12 (preliminary risk assessments) attached to planning permission HGY/2016/3489

Application No:	HGY/2017/2197	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	20/09/2017
Location:	Mowlem Trading Estate Leaside Road N17 0QJ		
Proposal:	Approval of details pursuant to condition 19 (Secured by Design) attached to planning permission HGY/2016/3489		
Application No:	HGY/2017/2439	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	29/09/2017
Location:	White Hart Lane Railway Station White Hart Lane N17 8HH		
Proposal:	Approval of details application (Condition 19 - Architects) relating to application HGY/2016/2573		
Application No:	HGY/2017/2460	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	18/09/2017
Location:	91 Brantwood Road N17 0DT		
Proposal:	Approval of details pursuant to condition 5 (waste and recycling storage) attached to permission HGY/2014/3037		
Application No:	HGY/2017/2813	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	04/10/2017
Location:	Mowlem Trading Estate Leaside Road N17 0QJ		
Proposal:	Approval of details pursuant to condition 14 (remediation strategy) attached to planning permission HGY/2016/3489		

Total Applications Decided for Ward: **39**

WARD: **St Anns**

ADV Applications Decided: 1

Application No:	HGY/2017/2417	Officer:	Emma McCready
Decision:	GTD	Decision Date:	21/09/2017
Location:	25 Grand Parade N4 1LG		
Proposal:	Retention of existing internally illuminated ATM fascia and signage.		

CLDE Applications Decided: 2

Application No:	HGY/2017/1971	Officer:	Emma McCready
Decision:	GTD	Decision Date:	04/08/2017
Location:	14, 15 & 16 Olive Grove N15 3BJ		
Proposal:	Certificate of lawfulness: existing use of 3 buildings as residential use (C3)		
Application No:	HGY/2017/1987	Officer:	Emma McCready
Decision:	GTD	Decision Date:	17/08/2017
Location:	78 Station Crescent N15 5BD		
Proposal:	Certificate of lawfulness: existing use for 2no 1bed flats		

CLUP Applications Decided: 9

Application No:	HGY/2017/1846	Officer:	Neil McClellan	
Decision:	PERM DEV	Decision Date:	18/07/2017	
Location:	14 Falmer Road N15 5BA			
Proposal:	Certificate of lawfulness for the erection of a rear roof dormer extension and insertion of 2 roof light to front roof slope.			
Application No:	HGY/2017/2112	Officer:	Jon Skapoullis	
Decision:	PERM DEV	Decision Date:	21/07/2017	
Location:	160 Cornwall Road N15 5AU			
Proposal:	Certificate of lawfulness for proposed rear dormer. Roof lights to front roof slope.			
Application No:	HGY/2017/2196	Officer:	Neil McClellan	
Decision:	PERM DEV	Decision Date:	08/09/2017	
Location:	62 Stanhope Gardens N4 1HT			
Proposal:	Certificate of lawfulness for formation of dormer extensions to the rear roof slope and the rear outrigger and installation of two roof lights in front roof slope.			
Application No:	HGY/2017/2339	Officer:	Lucy Morrow	
Decision:	PERM DEV	Decision Date:	09/08/2017	
Location:	55 Harringay Road N15 3HU			
Proposal:	Certificate of lawfulness for the proposed formation of a rear dormer roof extension, with rooflights to the front roof slope			
Application No:	HGY/2017/2445	Officer:	Jon Skapoullis	
Decision:	PERM DEV	Decision Date:	22/08/2017	
Location:	6 Avondale Road N15 3SJ			
Proposal:	Certificate of lawfulness for proposed rear dormers. Front roof lights.			
Application No:	HGY/2017/2708	Officer:	Sarah Madondo	
Decision:	PERM DEV	Decision Date:	28/09/2017	
Location:	79 North Grove N15 5QS			
Proposal:	Certificate of lawfulness for erection of a rear dormers on rear roof slope and outrigger including 2 x rooflights to the front elevation.			
Application No:	HGY/2017/2723	Officer:	Marco Zanelli	
Decision:	PERM DEV	Decision Date:	04/10/2017	
Location:	150 Roslyn Road N15 5JJ			
Proposal:	Certificate of lawfulness for the formation of dormer in rear roof slope with Juliet balcony and over rear addition and insertion of 3 x rooflights to front roof-slope.			
Application No:	HGY/2017/2730	Officer:	Marco Zanelli	
Decision:	PERM DEV	Decision Date:	03/10/2017	
Location:	23 Falmer Road N15 5BA			
Proposal:	Certificate of lawfulness for the formation of dormer in rear roof slope and over rear addition and insertion of 3 x rooflights to front roof-slope.			
Application No:	HGY/2017/2858	Officer:	Jon Skapoullis	
Decision:	PERM DEV	Decision Date:	05/10/2017	
Location:	78 Warwick Gardens N4 1JA			
Proposal:	Certificate of lawfulness for proposed rear dormer. Front roof light.			

Application No:	HGY/2016/3903	Officer:	Wendy Robinson
Decision:	GTD	Decision Date:	11/08/2017
Location:	Rowleys Yard Woodlands Park Road N15 3RT		
Proposal:	Construction of two storey building with loft accommodation to contain 5 self-contained units (2 x 1 bed flats, 2 x 2 bed flats and 1 x 3 bed flats) and 98.8m2 of office floor space following demolition of commercial / offices		
Application No:	HGY/2017/0115	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	28/07/2017
Location:	255 West Green Road N15 5ED		
Proposal:	Erection of one-storey porch to front of existing church, changes to permitted fire escape, fenestration and existing sliding gates.		
Application No:	HGY/2017/1687	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	11/07/2017
Location:	75 Woodlands Park Road N15 3SB		
Proposal:	Erection of single storey rear and side extension		
Application No:	HGY/2017/1804	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	19/07/2017
Location:	67 Stanhope Gardens N4 1HY		
Proposal:	Erection of single storey rear infill extension		
Application No:	HGY/2017/1808	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	14/07/2017
Location:	Ground Floor Flat 41 Oulton Road N15 5PY		
Proposal:	Erection of single storey rear and side extension, installation of new entrance to side for ground floor flat		
Application No:	HGY/2017/1813	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	14/07/2017
Location:	First Floor Flat 41 Oulton Road N15 5PY		
Proposal:	Formation of loft conversion including erection of rear dormer roof extension		
Application No:	HGY/2017/1836	Officer:	Duncan McKane
Decision:	REF	Decision Date:	16/08/2017
Location:	13-15 Grand Parade N4 1LA		
Proposal:	Retrospective application for change of use from retail shop (Use Class A1) to restaurant (Use Class A3) and installation of new shopfront		
Application No:	HGY/2017/1915	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	07/08/2017
Location:	Flat 2 95 Woodlands Park Road N15 3SB		
Proposal:	Erection of single storey rear/side extension to ground floor studio flat		
Application No:	HGY/2017/1986	Officer:	Emma McCready
Decision:	GTD	Decision Date:	15/08/2017
Location:	53 Avenue Road N15 5JG		
Proposal:	Demolition of existing rear extension at ground floor and development of new rear ground floor extension with glazed doors to terrace and overhanging roof canopy.		

Application No:	HGY/2017/1990	Officer:	Emma McCready	
Decision:	GTD	Decision Date:	18/08/2017	
Location:	Ground Floor Flat 78 Station Crescent N15 5BD			
Proposal:	Single storey rear Extension - extending 3m beyond the original wall.			
Application No:	HGY/2017/1995	Officer:	Emma McCready	
Decision:	GTD	Decision Date:	21/08/2017	
Location:	First Floor Flat 78 Station Crescent N15 5BD			
Proposal:	Loft conversion to First Floor Flat			
Application No:	HGY/2017/2160	Officer:	Neil McClellan	
Decision:	GTD	Decision Date:	30/08/2017	
Location:	80 Roseberry Gardens N4 1JL			
Proposal:	Erection of a single-storey rear extension.			
Application No:	HGY/2017/2188	Officer:	Sarah Madondo	
Decision:	GTD	Decision Date:	18/09/2017	
Location:	307 West Green Road N15 3PA			
Proposal:	Erection of rear dormer with insertion of 2 x rooflights.			
Application No:	HGY/2017/2194	Officer:	Wendy Robinson	
Decision:	REF	Decision Date:	06/09/2017	
Location:	18 Warwick Gardens N4 1JF			
Proposal:	Erection of a side & rear extension including demolition of existing garage and boundary wall to be replaced with amenity space and fence. Conversion of single 4 bedroom dwellinghouse into 2 flats (Flat A - 3 bed, 5 persons, Flat B - 2 bed, 3 persons).			
Application No:	HGY/2017/2209	Officer:	Neil McClellan	
Decision:	REF	Decision Date:	31/08/2017	
Location:	66 Haringay Road N15 3HX			
Proposal:	Conversion of single dwelling house into 2 residential units (2x3bed) with external alterations			
Application No:	HGY/2017/2409	Officer:	Emma McCready	
Decision:	GTD	Decision Date:	21/09/2017	
Location:	25 Grand Parade N4 1LG			
Proposal:	Retention of ATM			
Application No:	HGY/2017/2458	Officer:	Roland Sheldon	
Decision:	GTD	Decision Date:	25/09/2017	
Location:	10 Gourley Street N15 5NG			
Proposal:	Removal of the existing roof and erection of new second floor and side extension on the first floor extension of the existing building including re-cladding of the existing metal profile facade.			

NON Applications Decided: 1

Application No: **HGY/2017/1906** Officer: Matthew Gunning

Decision: GTD Decision Date: 19/07/2017

Location: 22 Rutland Gardens N4 1JP

Proposal: Non-material amendment following a grant of planning permission HGY/2017/0768 to alter roof to single pitch with covering to match main roof and maximum height on the boundary to remain the same as the planning permission

OUT Applications Decided: 1

Application No: **HGY/2017/2229** Officer: Laurence Ackrill

Decision: REF Decision Date: 15/09/2017

Location: 1A Black Boy Lane N15 3AP

Proposal: Construction of 2 no. detached two storey dwellinghouses and construction of a 3 storey building comprising of 6 no. self-contained flats, following the demolition of existing buildings on the site

PNE Applications Decided: 2

Application No: **HGY/2017/1956** Officer: Laina Levassor

Decision: PN NOT REQ Decision Date: 10/08/2017

Location: 30 Alexandra Road N15 5QT

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 3.2m and for which the height of the eaves would be 2.8m

Application No: **HGY/2017/2055** Officer: Laina Levassor

Decision: PN NOT REQ Decision Date: 15/08/2017

Location: 66 Black Boy Lane N15 3AR

Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 5.55m, for which the maximum height would be 3.9m and for which the height of the eaves would be 3m

RES Applications Decided: 1

Application No: **HGY/2016/1890** Officer: Christopher Smith

Decision: GTD Decision Date: 13/07/2017

Location: Former St Anns Road Police Station 289 St Anns Road N15 5RD

Proposal: Approval of details pursuant to condition 15 (drainage scheme) attached to planning permission HGY/2015/3729

Total Applications Decided for Ward: 34WARD: **Seven Sisters****CLDE Applications Decided: 2**

Application No: **HGY/2017/1807** Officer: Emma McCready

Decision: GTD Decision Date: 17/07/2017

Location: 17 Candler Street N15 6HS

Proposal: Certificate of lawfulness: existing use for two self contained flats

Application No: **HGY/2017/1820** Officer: Matthew Gunning

Decision: GTD Decision Date: 04/09/2017

Location: Loyola Hall 64-70 High Road N15 6JU

Proposal: Ancillary residential accommodation to Class D1 place of worship (certificate of lawfulness for an existing use)

CLUP Applications Decided: 5

Application No: **HGY/2017/1822** Officer: Emma McCready
 Decision: PERM DEV Decision Date: 28/07/2017
 Location: 120 Fairview Road N15 6TR
 Proposal: Certificate of lawfulness: proposed roof extension to outrigger

Application No: **HGY/2017/1853** Officer: Emma McCready
 Decision: PERM DEV Decision Date: 26/07/2017
 Location: 56 Craven Park Road N15 6AB
 Proposal: Certificate of lawfulness: proposed rear dormer window

Application No: **HGY/2017/2552** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 13/09/2017
 Location: 112 Wargrave Avenue N15 6UA
 Proposal: Certificate of Lawfulness for proposed rear dormer to facilitate a loft conversion with rooflights

Application No: **HGY/2017/2604** Officer: Neil McClellan
 Decision: PERM REQ Decision Date: 08/09/2017
 Location: 168 Vartry Road N15 6HA
 Proposal: Certificate of lawfulness for the erection of a dormer window extensions to the rear roof slope and outrigger and the installation of 2 roof lights to the front roof slope.

Application No: **HGY/2017/2710** Officer: Sarah Madondo
 Decision: PERM DEV Decision Date: 26/09/2017
 Location: 42 Norfolk Avenue N15 6JX
 Proposal: Certificate of lawfulness for the erection of a single storey rear extension.

COND Applications Decided: 1

Application No: **HGY/2017/1573** Officer: Sarah Madondo
 Decision: GTD Decision Date: 12/07/2017
 Location: 91 Leadale Road N15 6BJ
 Proposal: Variation of condition 2 (Approved Plans) attached to planning permission HGY/2015/1640 to allow an existing rear wall to be demolished and rebuilt.

FUL Applications Decided: 30

Application No: **HGY/2017/1690** Officer: Gareth Prosser
 Decision: GTD Decision Date: 01/08/2017
 Location: 15 Hillside Road N15 6LU
 Proposal: Enlargement of existing basement area for storage use and play area

Application No: **HGY/2017/1753** Officer: Roland Sheldon
 Decision: GTD Decision Date: 11/09/2017
 Location: 22 Hermitage Road N4 1DE
 Proposal: Demolition of existing car repair building and erection of a new car repair building.

Application No:	HGY/2017/1810	Officer:	Emma McCready	
Decision:	GTD	Decision Date:	18/07/2017	
Location:	Flat 1 17 Candler Street N15 6HS			
Proposal:	Rear infill extension to the rear outrigger			
Application No:	HGY/2017/1818	Officer:	Emma McCready	
Decision:	GTD	Decision Date:	01/08/2017	
Location:	42 Norfolk Avenue N15 6JX			
Proposal:	Type 3 roof extension and 3m rear extension to property			
Application No:	HGY/2017/1941	Officer:	James Hughes	
Decision:	GTD	Decision Date:	18/08/2017	
Location:	43 & 47 Grovelands Road N15 6BT			
Proposal:	Retrospective change of use from A1 (including ancillary C3 units) to D1 Use (Synagogue) with ancillary first floor meeting rooms and offices, erection of a glazed Sukkah roof; Front elevation alterations; erection of No 3 Sheffield stands			
Application No:	HGY/2017/1950	Officer:	Emma McCready	
Decision:	GTD	Decision Date:	15/08/2017	
Location:	162 Gladesmore Road N15 6TH			
Proposal:	Construction of Type 3 roof extension and basement.			
Application No:	HGY/2017/1975	Officer:	Duncan McKane	
Decision:	GTD	Decision Date:	28/07/2017	
Location:	1-3 Clifton Gardens N15 6AP			
Proposal:	Removal of existing first floor rear extensions and erection of paired pitched roof first floor rear extensions to both properties			
Application No:	HGY/2017/1979	Officer:	Kwaku Bossman-Gyamera	
Decision:	GTD	Decision Date:	09/08/2017	
Location:	207 Hermitage Road N4 1NW			
Proposal:	Single storey ground floor side and rear extension.			
Application No:	HGY/2017/2063	Officer:	Kwaku Bossman-Gyamera	
Decision:	GTD	Decision Date:	18/08/2017	
Location:	21 Cadoxton Avenue N15 6LB			
Proposal:	Erection of an additional storey to the dwellinghouse ('Type 3' extension)			
Application No:	HGY/2017/2065	Officer:	Kwaku Bossman-Gyamera	
Decision:	GTD	Decision Date:	18/08/2017	
Location:	19-21 Cadoxton Avenue N15 6LB			
Proposal:	Single storey rear ground floor extension to both No's 19 and 21, and associated works / alterations.			
Application No:	HGY/2017/2069	Officer:	Kwaku Bossman-Gyamera	
Decision:	GTD	Decision Date:	25/08/2017	
Location:	6 Lockmead Road N15 6BX			
Proposal:	Erection of additional storey "Type 2 "			

Application No:	HGY/2017/2096	Officer:	Emma McCready
Decision:	REF	Decision Date:	15/09/2017
Location:	1A-1B Candler Street N15 6HS		
Proposal:	Retrospective application for the subdivision and extensions of existing maisonette into 2 self-contained flats		
Application No:	HGY/2017/2121	Officer:	Kwaku Bossman-Gyamera
Decision:	REF	Decision Date:	18/08/2017
Location:	76 Crowland Road N15 6UU		
Proposal:	Change of use to from C3 (dwellinghouse) to an HMO for up to 6 individual tenants (C4)		
Application No:	HGY/2017/2139	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	24/08/2017
Location:	7 Clifton Gardens N15 6AP		
Proposal:	Erection of additional storey known as a 'Type 3' roof extension		
Application No:	HGY/2017/2142	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	21/08/2017
Location:	52 Lealand Road N15 6JS		
Proposal:	Erection of additional storey known as a 'Type 3' roof extension		
Application No:	HGY/2017/2144	Officer:	Duncan McKane
Decision:	REF	Decision Date:	22/08/2017
Location:	19-21 Cadoxton Avenue N15 6LB		
Proposal:	Erection of part 1, part 2 storey rear extensions to Nos 19 & 21		
Application No:	HGY/2017/2147	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	21/08/2017
Location:	Flat A 150 Hermitage Road N4 1NL		
Proposal:	Erection of single storey rear extension		
Application No:	HGY/2017/2189	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	21/08/2017
Location:	Flat B 150 Hermitage Road N4 1NL		
Proposal:	Loft conversion including formation of rear dormer roof extension and installation of 2 no. rooflights to front roof slope		
Application No:	HGY/2017/2192	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	23/08/2017
Location:	147 Gladesmore Road N15 6TJ		
Proposal:	Erection of additional storey known as a 'Type 3' roof extension and single storey rear addition		
Application No:	HGY/2017/2219	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	06/09/2017
Location:	119 Fairview Road N15 6TS		
Proposal:	Erection of single storey rear and side infill extension		

Application No:	HGY/2017/2249	Officer:	Duncan McKane
Decision:	REF	Decision Date:	07/09/2017
Location:	51-53 Elm Park Avenue N15 6UW		
Proposal:	Erection of single story rear extension to 53 Elm Park Avenue and joint first floor rear extensions to both properties		
Application No:	HGY/2017/2299	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	18/09/2017
Location:	93 Wargrave Avenue N15 6TU		
Proposal:	Erection of additional storey known as a 'Type 3' roof extension		
Application No:	HGY/2017/2364	Officer:	Wendy Robinson
Decision:	REF	Decision Date:	04/09/2017
Location:	62 Eade Road N4 1DN		
Proposal:	Single storey and part two storey extension		
Application No:	HGY/2017/2396	Officer:	Emma McCready
Decision:	GTD	Decision Date:	13/09/2017
Location:	42 Vartry Road N15 6PU		
Proposal:	Loft conversion		
Application No:	HGY/2017/2412	Officer:	Emma McCready
Decision:	GTD	Decision Date:	26/09/2017
Location:	Flats 1-32 Jubb Powell House 26A Vartry Road N15 6PX		
Proposal:	Replacement of all existing windows for new uPVC windows.		
Application No:	HGY/2017/2427	Officer:	Duncan McKane
Decision:	REF	Decision Date:	03/10/2017
Location:	79 Wellington Avenue N15 6AX		
Proposal:	Excavation to provide a basement with front and rear lightwells		
Application No:	HGY/2017/2470	Officer:	Emma McCready
Decision:	GTD	Decision Date:	20/09/2017
Location:	55 + 53 Wargrave Avenue N15 6UH		
Proposal:	Type 3 loft conversion		
Application No:	HGY/2017/2541	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	28/09/2017
Location:	12 Lealand Road N15 6JS		
Proposal:	Erection of Type 3 loft extension, including a single storey rear extension.		
Application No:	HGY/2017/2543	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	28/09/2017
Location:	44 Riverside Road N15 6DA		
Proposal:	Erection of additional storey 'Type 3' roof extension		

Application No: **HGY/2017/2545** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 28/09/2017
 Location: 18 Clifton Gardens N15 6AP
 Proposal: Erection of single storey rear ground floor extension.

NON Applications Decided: 1

Application No: **HGY/2017/2042** Officer: Matthew Gunning
 Decision: GTD Decision Date: 24/07/2017
 Location: Store and Office 3 Vale Grove N4 1PY
 Proposal: Non-material amendment following a grant of planning permission HGY/2015/0890 to omit boundary fence between the site and 3 Vale Grove, retain existing front doors and retain existing boundary walls at existing height

PNE Applications Decided: 14

Application No: **HGY/2017/1676** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 13/07/2017
 Location: 42 Norfolk Avenue N15 6JX
 Proposal: Extension of single storey extension which extends beyond the rear wall of the original house by 5m, for which the maximum height would be 3.2m and for which the height of the eaves would be 2.85m

Application No: **HGY/2017/1700** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 13/07/2017
 Location: 25 Oakdale Road N4 1NU
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 4m and for which the height of the eaves would be 3m

Application No: **HGY/2017/1725** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 25/07/2017
 Location: 127 Castlewood Road N15 6BD
 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/2017/1742** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 26/07/2017
 Location: 6 Cadoxton Avenue N15 6LB
 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/2017/1920** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 02/08/2017
 Location: 6 Lockmead Road N15 6BX
 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/2017/1942** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 04/08/2017
 Location: 19 Cadoxton Avenue N15 6LB
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 5.46m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

Application No:	HGY/2017/1943	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	08/08/2017
Location:	21 Cadoxton Avenue N15 6LB		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 5.46m, for which the maximum height would be 3m and for which the height of the eaves would be 3m		
Application No:	HGY/2017/1944	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	09/08/2017
Location:	7 Clifton Gardens N15 6AP		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 5m, for which the maximum height would be 3m and for which the height of the eaves would be 3m		
Application No:	HGY/2017/2012	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	01/08/2017
Location:	74 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 4m and for which the height of the eaves would be 3m		
Application No:	HGY/2017/2041	Officer:	Laina Levassor
Decision:	PN GRANT	Decision Date:	15/08/2017
Location:	109 Gladesmore Road N15 6TL		
Proposal:	Extension of single storey extension which extends beyond the rear wall of the original house by part 3m and part 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m		
Application No:	HGY/2017/2067	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	15/08/2017
Location:	93 Wargrave Avenue N15 6TU		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 5m, for which the maximum height would be 3m and for which the height of the eaves would be 3m		
Application No:	HGY/2017/2088	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	21/08/2017
Location:	87 Wellington Avenue N15 6AX		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 4m, for which the maximum height would be 2.9m and for which the height of the eaves would be 2.7m		
Application No:	HGY/2017/2257	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	30/08/2017
Location:	12 Lealand Road N15 6JS		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by part 4.43m, part 3m, for which the maximum height would be 3m and for which the height of the eaves would be 3m		
Application No:	HGY/2017/2542	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	27/09/2017
Location:	49 Elm Park Avenue N15 6UW		
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/2017/1880** Officer: Sarah Madondo
 Decision: GTD Decision Date: 31/07/2017
 Location: 91 Leadale Road N15 6BJ
 Proposal: Approval of details pursuant to condition 3 (Materials) attached to planning permission HGY/2015/0404.

TEL Applications Decided: 2

Application No: **HGY/2017/1996** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 13/07/2017
 Location: Telephone Exchange Seven Sisters Road N15 6HR
 Proposal: Notification under the Electronic Communications Code Regulations 2003 to utilise permitted development rights to remove existing 6 x antennas, existing 3 x equipment cabinets and redundant equipment and cabling. Installation of 9 x antennas and 4 x equipment cabinets within a volume less than 2.5 cubic meters.

Application No: **HGY/2017/2377** Officer: Kwaku Bossman-Gyamera
 Decision: RNO Decision Date: 24/08/2017
 Location: Telephone Exchange Seven Sisters Road N15 6HR
 Proposal: Notification under the Electronic Communications Code Regulations 2003 to utilise permitted development rights to install a smart water metering radio network.

Total Applications Decided for Ward: 56WARD: **Stroud Green****COND Applications Decided: 1**

Application No: **HGY/2017/2522** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 02/10/2017
 Location: 38 Oakfield Road N4 4NL
 Proposal: Variation of condition 2 (plans and specifications) attached to planning permission HGY/2013/1420 in order to amend the proposed materials from timber cladding to zinc cladding

FUL Applications Decided: 25

Application No: **HGY/2017/1472** Officer: Roland Sheldon
 Decision: GTD Decision Date: 10/07/2017
 Location: 178 Weston Park N8 9PN
 Proposal: Retention of single storey rear extension.

Application No: **HGY/2017/1622** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 10/07/2017
 Location: Flat 3 26 Lorne Road N4 3RT
 Proposal: Alterations to second floor rear elevation door

Application No: **HGY/2017/1645** Officer: Roland Sheldon
 Decision: REF Decision Date: 02/08/2017
 Location: Shop 78 Stroud Green Road N4 3EN
 Proposal: Partial rebuild of existing single storey rear extension and conversion of the rear area of the dry cleaners to form a 1-bedroom flat.

Application No:	HGY/2017/1675	Officer:	Laurence Ackrill	
Decision:	GTD	Decision Date:	11/07/2017	
Location:	30 Uplands Road N8 9NL			
Proposal:	Construction of a single storey rear extension with roof terrace above, rear dormer roof extension, insertion of rooflights and increase in main roof ridge height			
Application No:	HGY/2017/1869	Officer:	Laurence Ackrill	
Decision:	GTD	Decision Date:	26/07/2017	
Location:	6 Scarborough Road N4 4LT			
Proposal:	Single storey ground floor rear extension			
Application No:	HGY/2017/1882	Officer:	Laurence Ackrill	
Decision:	GTD	Decision Date:	31/07/2017	
Location:	Basement Flat A 1 Ridge Road N8 9LE			
Proposal:	Construction of a single storey rear extension			
Application No:	HGY/2017/1884	Officer:	Laurence Ackrill	
Decision:	GTD	Decision Date:	28/07/2017	
Location:	Ground Floor Flat A 68 Nelson Road N8 9RT			
Proposal:	Construction of a single storey rear extension			
Application No:	HGY/2017/1902	Officer:	Duncan McKane	
Decision:	GTD	Decision Date:	08/08/2017	
Location:	Flat A 107 Stapleton Hall Road N4 4RH			
Proposal:	Erection of outbuilding in rear garden			
Application No:	HGY/2017/1918	Officer:	Duncan McKane	
Decision:	GTD	Decision Date:	21/08/2017	
Location:	Flat A 12 Albert Road N4 3RW			
Proposal:	Erection of single storey side and rear extension			
Application No:	HGY/2017/1922	Officer:	Duncan McKane	
Decision:	REF	Decision Date:	24/08/2017	
Location:	Flat C 63 Upper Tollington Park N4 4DD			
Proposal:	Loft conversion to include erection of both side and rear dormer roof extensions			
Application No:	HGY/2017/1962	Officer:	Duncan McKane	
Decision:	GTD	Decision Date:	05/09/2017	
Location:	Flat A 89 Florence Road N4 4DL			
Proposal:	Erection of single storey rear and side extension and replacement of existing timber framed window with grey aluminium frame window to rear			
Application No:	HGY/2017/2021	Officer:	Matthew Gunning	
Decision:	GTD	Decision Date:	08/09/2017	
Location:	Flat C 63 Upper Tollington Park N4 4DD			
Proposal:	Creation of new roof terrace atop the existing annexe to the main building			

Application No:	HGY/2017/2022	Officer:	Sean McCawley
Decision:	GTD	Decision Date:	23/08/2017
Location:	11 Ossian Road N4 4DX		
Proposal:	Erection of a rear and side ground floor extension and alterations to front elevation including the creation of a lightwell and reconfiguration of the front external steps and installation of windows to the front bay at lower ground floor level.		
Application No:	HGY/2017/2023	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	24/08/2017
Location:	Flat B 133 Stapleton Hall Road N4 4RB		
Proposal:	Construction of new conservatory to rear of ground floor garden flat.		
Application No:	HGY/2017/2024	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	24/08/2017
Location:	Flat A 173 Mount View Road N4 4JT		
Proposal:	Replacement of existing windows with double glazed windows to match existing.		
Application No:	HGY/2017/2025	Officer:	Wendy Robinson
Decision:	GTD	Decision Date:	17/08/2017
Location:	26 Woodstock Road N4 3EX		
Proposal:	To replace the existing UPVC windows and timber windows to the street elevation with traditional timber sash windows		
Application No:	HGY/2017/2051	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	16/08/2017
Location:	185 Mount View Road N4 4JT		
Proposal:	Proposed demolition of existing single storey rear extension and replacement with new remodeled extension to the ground floor level. Re-cladding of two existing rear dormers and the addition of 3 no velux type rooflights to the front roof plane.		
Application No:	HGY/2017/2235	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	31/08/2017
Location:	Flat 3 88 Ferme Park Road N8 9SD		
Proposal:	Refurbishment of existing front dormer and enlargement of rear dormer with double doors to the rear.		
Application No:	HGY/2017/2344	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	04/10/2017
Location:	3 & 5 Cornwall Road N4 4PH		
Proposal:	Erection of a new ground floor rear/infill extensions, recessed terraces to the first floor, erection of rear dormers and insertion of conservation rooflights to the front and rear elevation including additional external alterations to both properties.		
Application No:	HGY/2017/2350	Officer:	Wendy Robinson
Decision:	GTD	Decision Date:	18/09/2017
Location:	26 Woodstock Road N4 3EX		
Proposal:	Demolition of existing two storey rear extension and erection of two storey rear glazed conservatory extension		

Application No:	HGY/2017/2352	Officer:	Sean McCawley	
Decision:	GTD	Decision Date:	22/09/2017	
Location:	Flat B 49 Lorne Road N4 3RU			
Proposal:	Formation of a rear roof dormer extension and roof terrace to original rear outrigger			
Application No:	HGY/2017/2357	Officer:	Sean McCawley	
Decision:	REF	Decision Date:	13/09/2017	
Location:	21 Nelson Road N8 9RX			
Proposal:	Erection of a single storey rear/side extension			
Application No:	HGY/2017/2361	Officer:	Sean McCawley	
Decision:	GTD	Decision Date:	15/09/2017	
Location:	46 Perth Road N4 3HB			
Proposal:	Extension to existing single storey rear extension by 1.5m in depth, enlargement of door opening at first floor level to rear terrace, replacement of existing timber guarding to rear terrace with glass guarding, replacement of glazing to an existing rooflight to single storey rear extension and installation of a conservation style rooflight to rear roof slope.			
Application No:	HGY/2017/2437	Officer:	Sean McCawley	
Decision:	GTD	Decision Date:	26/09/2017	
Location:	29 Mount Pleasant Crescent N4 4HP			
Proposal:	Erection of a single storey rear extension, formation of a rear roof dormer extension and replacement of 2x conservation style rooflights to front roof slope			
Application No:	HGY/2017/2448	Officer:	Valerie Okeiyi	
Decision:	REF	Decision Date:	03/10/2017	
Location:	33 Nelson Road N8 9RX			
Proposal:	Erection of a rear extension at second floor level to the upper floor flat. Erection of a single storey rear conservatory to the ground floor flat			

NON Applications Decided: 2

Application No:	HGY/2017/1900	Officer:	Duncan McKane	
Decision:	GTD	Decision Date:	14/07/2017	
Location:	3 Connaught Road N4 4NT			
Proposal:	Non-material amendment following a grant of planning permission HGY/2016/1526 to increase the height of the side and rear extension by 150mm and increase projection of skylight over side infill extension			
Application No:	HGY/2017/2544	Officer:	Matthew Gunning	
Decision:	GTD	Decision Date:	08/09/2017	
Location:	Flat A 107 Florence Road N4 4DL			
Proposal:	Non-material amendment following a grant of planning permission HGY/2014/1907 for the addition of three roof lights			

PNC Applications Decided: 2

Application No:	HGY/2017/2080	Officer:	Aaron Lau	
Decision:	PN NOT REQ	Decision Date:	11/08/2017	
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/2017/2081** Officer: Aaron Lau

Decision: PN NOT REQ Decision Date: 11/08/2017

Location: 86 Victoria Road N4 3SW

Proposal: Prior approval for change of use of property from B8 (Storage or Distribution Buildings) to C3 (Dwellinghouse)

PNE Applications Decided: 1

Application No: **HGY/2017/2312** Officer: Laina Levassor

Decision: PN NOT REQ Decision Date: 04/09/2017

Location: 23 Inderwick Road N8 9LB

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 2.2m and for which the height of the eaves would be 2.2m

TPO Applications Decided: 2

Application No: **HGY/2017/1929** Officer: Laurence Ackrill

Decision: GTD Decision Date: 26/07/2017

Location: 29 Ridge Road N8 9LJ

Proposal: TPO tree works to include crown reduce by 1-2m and crown thin by 20% of 1 x Pear Tree

Application No: **HGY/2017/2397** Officer: Matthew Gunning

Decision: GTD Decision Date: 25/09/2017

Location: 107 Mount View Road N4 4JH

Proposal: Works to trees protected by TPOs: London Plane (T1) - Crown thin by 30%, crown reduce by 20% dead wood, London Plane (T2) - Crown thin by 30%, crown reduce by 20% dead wood.

Total Applications Decided for Ward: 33WARD: **Tottenham Green****ADV Applications Decided: 1**

Application No: **HGY/2017/2494** Officer: Duncan McKane

Decision: GTD Decision Date: 15/09/2017

Location: Unit 6 Tottenham Hale Retail Park Broad Lane N15 4QD

Proposal: Display of 1 no. New Flex Face Skin, 2 no. New retro frames and skin, glazing manifestation and 1 no shallow folded tray

CLDE Applications Decided: 1

Application No: **HGY/2017/2204** Officer: Duncan McKane

Decision: GTD Decision Date: 14/09/2017

Location: 83A West Green Road N15 5DA

Proposal: Certificate of Lawfulness for the use of part of the ground floor as a self contained residential unit

CLUP Applications Decided: 4

Application No: **HGY/2017/2325** Officer: Joanna Turner

Decision: PERM DEV Decision Date: 08/08/2017

Location: 73 Greenfield Road N15 5ER

Proposal: Certificate of lawfulness: proposed loft extension.

Application No: **HGY/2017/2362** Officer: Mercy Oruwari
 Decision: PERM DEV Decision Date: 21/08/2017
 Location: 29 Greenfield Road N15 5EP
 Proposal: Certificate of lawfulness for the formation of a rear dormer, a roof extension including the insertion of rooflights and single storey rear extension (Proposed).

Application No: **HGY/2017/2436** Officer: Mercy Oruwari
 Decision: REF Decision Date: 12/09/2017
 Location: 16 Seaford Road N15 5DY
 Proposal: Certificate of lawfulness for the formation of a rear dormer

Application No: **HGY/2017/2495** Officer: Jon Skapoullis
 Decision: PERM DEV Decision Date: 03/10/2017
 Location: 5 Elmar Road N15 5DH
 Proposal: Certificate of lawfulness for proposed rear dormers. Front roof lights.

COND Applications Decided: 1

Application No: **HGY/2017/2245** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 29/08/2017
 Location: 1 Wakefield Road N15 4NN
 Proposal: Variation of Condition 2 (approved plans) attached to planning permission HGY/2016/0900 to replace the single door which gives access to the front garden with French doors to allow better access.

CONM Applications Decided: 1

Application No: **HGY/2017/0967** Officer: Christopher Smith
 Decision: GTD Decision Date: 28/07/2017
 Location: Apex House 820 Seven Sisters Road N15 5PQ
 Proposal: Variation of condition 2 (plans and specification) attached to planning permission HGY/2015/2915 amending the drawings listed under Condition 2 of this application, to reflect changes to the design of the consented scheme.

FUL Applications Decided: 23

Application No: **HGY/2017/1438** Officer: Emma McCready
 Decision: GTD Decision Date: 14/07/2017
 Location: 162 High Cross Road N17 9PD
 Proposal: Creation of a new house in the land to the rear of 162 High Cross Road

Application No: **HGY/2017/1584** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 18/08/2017
 Location: 1A/B West Green Road N15 5BX
 Proposal: Change of use from A1 retail storage at the first floor level to 1x2 bed flat and 1x1 bed flat and alteration to the shopfront.

Application No: **HGY/2017/1618** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 11/07/2017
 Location: 52 Braemar Road N15 5HU
 Proposal: Erection of a single storey side and rear extension.

Application No:	HGY/2017/1621	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	11/07/2017
Location:	5 Cunningham Road N15 4DS		
Proposal:	Single storey side/rear extension and external alterations.		
Application No:	HGY/2017/1625	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	14/07/2017
Location:	27 Harold Road N15 4PL		
Proposal:	Proposed first floor side / rear extension		
Application No:	HGY/2017/1630	Officer:	Kwaku Bossman-Gyamera
Decision:	REF	Decision Date:	18/07/2017
Location:	153 West Green Road N15 5EA		
Proposal:	Ground Floor Extension to rear of commercial unit. Erection of mansard roof to form a third storey to the overall building and create a three bedroom residential flat.		
Application No:	HGY/2017/1633	Officer:	Kwaku Bossman-Gyamera
Decision:	REF	Decision Date:	18/07/2017
Location:	Upper Flat 151 West Green Road N15 5EA		
Proposal:	Erection of mansard roof to form a third storey to the overall building and create a three bedroom residential flat.		
Application No:	HGY/2017/1751	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	07/08/2017
Location:	318-320 High Road N15 4BN		
Proposal:	Conversion of 1 no. maisonette to 2 no. self-contained 1 bed flats and replacement of single glazed timber sash windows with double glazed timber sash windows		
Application No:	HGY/2017/1766	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	04/08/2017
Location:	31 West Green Road N15 5BY		
Proposal:	Alterations to rear extension and installation of new shop front to side (east facing) elevation.		
Application No:	HGY/2017/1800	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	21/07/2017
Location:	9 Cunningham Road N15 4DS		
Proposal:	Erection of single storey side and rear extension		
Application No:	HGY/2017/1847	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	16/08/2017
Location:	Flats 1 and 2 21 Harold Road N15 4PL		
Proposal:	Demolition of existing building and re-construction as per approval HGY/2017/0189		
Application No:	HGY/2017/1848	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	21/07/2017
Location:	Unit 8 Tottenham Hale Retail Park Broad Lane N15 4QD		
Proposal:	Installation of plant cage/compound and air conditioning/refrigeration plant to rear together with the forming of 3 no. openings in cladding associated with same		

Application No:	HGY/2017/1981	Officer:	Emma McCready
Decision:	GTD	Decision Date:	15/09/2017
Location:	261C High Road N15 4RR		
Proposal:	Change of use from public highway to A1 retail - 4 temporary wheeled retail display units to be in use during hours 07:00 to 22:00		
Application No:	HGY/2017/2064	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	18/08/2017
Location:	1 Spur Road N15 4AA		
Proposal:	Erection of a single-storey rear extension including the enhancement of the side access area to improve access and appearance of the doctors surgery		
Application No:	HGY/2017/2070	Officer:	Emma McCready
Decision:	REF	Decision Date:	09/08/2017
Location:	16 Talbot Road N15 4DH		
Proposal:	Erection of a 2840 High modular annex (Zedbox 635 28.6 Sq. M) for the purpose of accommodating family and friends.		
Application No:	HGY/2017/2074	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	23/08/2017
Location:	229 Philip Lane N15 4HL		
Proposal:	Erection of a single storey side / rear extension		
Application No:	HGY/2017/2092	Officer:	Emma McCready
Decision:	GTD	Decision Date:	29/09/2017
Location:	36 Herbert Road N15 4PE		
Proposal:	Change of use from office/storage (B1/B8) to two 1bedroom self-contained flats (C3)		
Application No:	HGY/2017/2161	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	31/08/2017
Location:	73-75 Greenfield Road N15 5ER		
Proposal:	Erection ground floor rear extensions to both No's 73 and 75.		
Application No:	HGY/2017/2181	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	28/09/2017
Location:	261 High Road N15 4RR		
Proposal:	Erection of rear ground floor extension to Shop B		
Application No:	HGY/2017/2230	Officer:	Emma McCready
Decision:	GTD	Decision Date:	07/09/2017
Location:	117 Stamford Road N15 4PH		
Proposal:	Erection of a dormer loft extension		
Application No:	HGY/2017/2274	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	22/09/2017
Location:	2 & 4 Walton Road N15 4PP		
Proposal:	Internal alterations to the existing cafe (A3) and retail shop (A1) to create a single retail shop (A1)		

Application No: **HGY/2017/2452** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 19/09/2017
 Location: Former Public Conveniences Monument Way N17 6SB
 Proposal: Change of use from D1 (public toilet) to A4/A3 (Bar/Restarant) including internal and external alterations and associated works.

Application No: **HGY/2017/2469** Officer: Duncan McKane
 Decision: GTD Decision Date: 25/09/2017
 Location: 40 Townsend Road N15 4NT
 Proposal: Erection of part single, part two storey rear extension

FULM Applications Decided: 1

Application No: **HGY/2016/1377** Officer: Christopher Smith
 Decision: GTD Decision Date: 11/07/2017
 Location: Warehouse 39a Markfield Road N15 4QF
 Proposal: Adaptation of the existing warehouse building (B1/B2/B8 use) to artist recording & work pods (B1), various office sublets (B1), enclosed performance space (Sui Generis) and cafe/bar (A4) with associated amenity spaces and external alterations

PNC Applications Decided: 1

Application No: **HGY/2017/2255** Officer: Valerie Okeiyi
 Decision: PN NOT REQ Decision Date: 25/08/2017
 Location: Zenith House 69 Lawrence Road N15 4TG
 Proposal: Prior Approval for change of use of part of ground floor from B8 (storage) to C3 (dwelling house) to include up to 1 residential unit

PNE Applications Decided: 3

Application No: **HGY/2017/1873** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 28/07/2017
 Location: 46 Hanover Road N15 4DL
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 5.5m, for which the maximum height would be 3.25m and for which the height of the eaves would be 2.75m

Application No: **HGY/2017/2135** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 24/08/2017
 Location: 75 Tynemouth Road N15 4AU
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 5.27m, for which the maximum height would be 3.6m and for which the height of the eaves would be 2.6m

Application No: **HGY/2017/2258** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 04/09/2017
 Location: 11 Bourn Avenue N15 4HP
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 2.75m

RES Applications Decided: 3

Application No: **HGY/2017/1931** Officer: Aaron Lau
 Decision: GTD Decision Date: 28/07/2017
 Location: Tynemouth Garage Tynemouth Road N15 4AT
 Proposal: Approval of details pursuant to condition 6 (CMP/CLP) attached to planning permission HGY/2013/1249

Application No:	HGY/2017/2120	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	26/07/2017
Location:	Apex House 820 Seven Sisters Road N15 5PQ		
Proposal:	Approval of details pursuant to condition 32 (The existing architects or other such architects as approved in writing by the Local Authority acting reasonably shall undertake the detailed design of the development) attached to planning permission HGY/2015/2915.		
Application No:	HGY/2017/2443	Officer:	Wendy Robinson
Decision:	GTD	Decision Date:	21/08/2017
Location:	Ground Floor Unit 2 Fountayne Business Centre Broad Lane N15 4EQ		
Proposal:	Approval of details pursuant to condition 5 (BREEAM Certification) attached to planning permission reference HGY/2016/0425		

Total Applications Decided for Ward: 39

WARD: **Tottenham Hale**

ADV Applications Decided: 2

Application No:	HGY/2017/1952	Officer:	Emma McCready
Decision:	GTD	Decision Date:	24/08/2017
Location:	500-508 High Road N17 9JF		
Proposal:	Internally Illuminated Fascia Panel internally Illuminated Projecting Sign		
Application No:	HGY/2017/2381	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	13/09/2017
Location:	Gym Group Emily Bowes Court Lebus Street N17 9FD		
Proposal:	Fully illuminated flex fascia sign, illuminating projecting sign and window vinyls.		

CLUP Applications Decided: 6

Application No:	HGY/2017/2048	Officer:	Marco Zanelli
Decision:	PERM DEV	Decision Date:	14/07/2017
Location:	22 Hampden Lane N17 0AS		
Proposal:	Certificate of lawfulness for formation of dormer in rear roof slope with Juliet balcony and installation of three roof lights in front roof slope.		
Application No:	HGY/2017/2091	Officer:	Marco Zanelli
Decision:	PERM DEV	Decision Date:	20/07/2017
Location:	11 Baronet Grove N17 0LX		
Proposal:	Certificate of lawfulness for formation of an L-shaped dormer in rear roof slope and installation of three roof lights in front roof slope.		
Application No:	HGY/2017/2378	Officer:	Joanna Turner
Decision:	PERM DEV	Decision Date:	16/08/2017
Location:	9 Junction Road N17 9HE		
Proposal:	Certificate of lawfulness: for a loft conversion with double dormer extension and roof lights.		
Application No:	HGY/2017/2479	Officer:	Jon Skapoullis
Decision:	PERM DEV	Decision Date:	25/08/2017
Location:	69 Lansdowne Road N17 0NN		
Proposal:	Certificate of lawfulness for proposed rear dormer with Juliet balcony, including front roof lights.		

Application No: **HGY/2017/2540** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 12/09/2017
 Location: 30 Chesnut Road N17 9EN
 Proposal: Certificate of Lawfulness for proposed single storey rear extension

Application No: **HGY/2017/2558** Officer: Marco Zanelli
 Decision: PERM DEV Decision Date: 26/09/2017
 Location: 1 Havelock Road N17 9DS
 Proposal: Certificate of lawfulness for the formation of dormer in rear roof slope and over rear addition and insertion of 3 x rooflights to front roof-slope.

FLEX Applications Decided: 1

Application No: **HGY/2017/2078** Officer: Kwaku Bossman-Gyamera
 Decision: FLEXREF Decision Date: 26/07/2017
 Location: Unit 3 Milmead Industrial Centre Mill Mead Road N17 9QU
 Proposal: Flexible Change of use under Class D of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 starting from 01/08/2017: Existing Use Class D2 - Proposed Use Offices

FUL Applications Decided: 14

Application No: **HGY/2017/1695** Officer: Emma McCready
 Decision: GTD Decision Date: 28/07/2017
 Location: Flat 16, Regent Court 2A Dowsett Road N17 9DD
 Proposal: Creating a crossover on the kerb to Dowsett Road in order for refuse collectors to have access to the property's bin store

Application No: **HGY/2017/1825** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 21/07/2017
 Location: 99 Seymour Avenue N17 9RG
 Proposal: Erection of a single storey side infill extension

Application No: **HGY/2017/1940** Officer: Gareth Prosser
 Decision: GTD Decision Date: 31/08/2017
 Location: 14 Poynton Road N17 9SL
 Proposal: To demolish the existing side garage and erect a double storey side extension, a single storey full width extension, and a part double storey rear extension.

Application No: **HGY/2017/1953** Officer: Emma McCready
 Decision: GTD Decision Date: 02/08/2017
 Location: 86 Scotland Green N17 9TU
 Proposal: The application is for the erection of infill single storey rear extension and erection of double storey side extension.

Application No: **HGY/2017/1960** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 29/08/2017
 Location: Land at rear of 22 + 24 Lansdowne Road N17 9XE
 Proposal: Demolition of an existing 1940s air raid shelter and erection of a 1bed-1person studio unit.

Application No:	HGY/2017/1984	Officer:	Emma McCready
Decision:	REF	Decision Date:	30/08/2017
Location:	598 High Road N17 9TA		
Proposal:	Retrospective - Internal works and new windows to side for change of use from A1 retail to Sui Generis		
Application No:	HGY/2017/2175	Officer:	Emma McCready
Decision:	GTD	Decision Date:	08/09/2017
Location:	87 Thackeray Avenue N17 9DU		
Proposal:	Ground floor single storey rear extension		
Application No:	HGY/2017/2179	Officer:	Emma McCready
Decision:	GTD	Decision Date:	12/09/2017
Location:	69 Lansdowne Road N17 0NN		
Proposal:	Demolishment of existing rear extension and rebuild of a 4.5m single storey rear extension		
Application No:	HGY/2017/2237	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	13/09/2017
Location:	37 Sherringham Avenue N17 9RS		
Proposal:	Single storey rear extension		
Application No:	HGY/2017/2273	Officer:	Wendy Robinson
Decision:	GTD	Decision Date:	04/09/2017
Location:	Burlington Court 43 Burlington Road N17 9UF		
Proposal:	Erection of additional storey in new roof structure to provide 3 No. residential units		
Application No:	HGY/2017/2301	Officer:	Gareth Prosser
Decision:	REF	Decision Date:	01/09/2017
Location:	Tottenham Hale Station Ferry Lane N17 9NG		
Proposal:	Works to provide taxi office structure near to taxi rank outside proposed Tottenham Hale Station upgrade		
Application No:	HGY/2017/2368	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	13/09/2017
Location:	662 High Road N17 0AB		
Proposal:	Reinstate the commercial frontage with a new shop front at street level.		
Application No:	HGY/2017/2369	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	26/09/2017
Location:	McDonald's 502-504 High Road N17 9JF		
Proposal:	Installation of replacement roof mounted plant including air conditioning units, condensers; air- and heat pumps.		
Application No:	HGY/2017/2401	Officer:	Emma McCready
Decision:	REF	Decision Date:	15/09/2017
Location:	88 Scotland Green N17 9TU		
Proposal:	Part single part 2-storey Side Extension, single storey Side Infill and Rear Extension, erection of porch at the front and internal alterations to dwelling house (Amendments to Approved Householder Application with Ref.: HGY/2016/3718)		

LBC Applications Decided: 2

Application No:	HGY/2017/1758	Officer:	Lucy Morrow
Decision:	GTD	Decision Date:	24/08/2017
Location:	The Beehive Stoneleigh Road N17 9BQ		
Proposal:	Listed building consent for minor internal alterations to the original division of the ground floor 2.no bars and installations of air conditioning units to roof		
Application No:	HGY/2017/2366	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	14/09/2017
Location:	662 High Road N17 0AB		
Proposal:	Listed Building Consent to reinstate the commercial frontage with a new shop front at street level.		

NON Applications Decided: 2

Application No:	HGY/2017/1907	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	18/07/2017
Location:	Harris Academy Tottenham and Part of Ashley Road Depot Ashley Road N17 9DP		
Proposal:	Non-material amendment following a grant of planning permission HGY/2015/3096 to introduce alterations to conditions in order to reflect the phased construction, and to allow the discharge of these conditions prior to the commencement of Block 4 and Block 5 separately.		
Application No:	HGY/2017/2512	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	22/09/2017
Location:	168 Park View Road N17 9BL		
Proposal:	Non-material amendment following a grant of planning permission HGY/2015/3398 to reword planning conditions 3, 4, 6, 12, 14, 15 and 16 to allow a greater degree of flexibility in the timing of detail submission required by the condition.		

PNE Applications Decided: 3

Application No:	HGY/2017/1926	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	04/08/2017
Location:	22 Hampden Lane N17 0AS		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 3.9m, for which the maximum height would be 3.1m and for which the height of the eaves would be 3m		
Application No:	HGY/2017/2346	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	05/09/2017
Location:	23 Ladysmith Road N17 9AN		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 4m and for which the height of the eaves would be 3m		
Application No:	HGY/2017/2467	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	27/09/2017
Location:	1 Havelock Road N17 9DS		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 2.9m		

RES Applications Decided: 19

Application No:	HGY/2016/3092	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	17/08/2017
Location:	Harris Academy Tottenham Ashley Road N17 9DP		
Proposal:	Approval of details pursuant to condition 21a (surface water drainage scheme Blocks 1-4) attached to planning permission HGY/2015/3096 (as amended by HGY/2016/4179)		

Application No:	HGY/2016/3093	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	17/08/2017
Location:	Harris Academy Tottenham Ashley Road N17 9DP		
Proposal:	Approval of details pursuant to condition 22a (sustainable drainage scheme Blocks 1-4) attached to planning permission HGY/2015/3096 (as amended by HGY/2016/4179)		
Application No:	HGY/2017/0987	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	14/07/2017
Location:	Lois Court 5 Shelbourne Road N17 0JZ		
Proposal:	Approval of details pursuant to conditions 3 (materials), 4 (cycle storage) and 6 (boundary treatment & landscaping) attached to planning permission HGY/2016/2227		
Application No:	HGY/2017/1067	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	01/08/2017
Location:	2 Chesnut Road N17 9EN		
Proposal:	Approval of details pursuant to condition 11 (Baseline Airwaves Interference Study) attached to planning permission HGY/2013/0155		
Application No:	HGY/2017/1477	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	21/07/2017
Location:	670 High Road N17 0AB		
Proposal:	Approval of details pursuant to condition 6 (materials) attached to HGY/2016/3495 (Planning Permission) and HGY/2016/3497 (Listed Building Consent)		
Application No:	HGY/2017/1478	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	11/08/2017
Location:	670 High Road N17 0AB		
Proposal:	Approval of details pursuant to condition 17 (dust management plan) attached to HGY/2016/3495 (Planning Permission)		
Application No:	HGY/2017/1484	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	21/07/2017
Location:	670 High Road N17 0AB		
Proposal:	Approval of details pursuant to condition 3 (schedule of works and methodology for repairs etc) attached to HGY/2016/3495 (Planning Permission) and HGY/2016/3497 (Listed Building Consent)		
Application No:	HGY/2017/1485	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	21/07/2017
Location:	670 High Road N17 0AB		
Proposal:	Approval of details pursuant to condition 11 (historic fabric/features) attached to HGY/2016/3495 (Planning Permission) and HGY/2016/3497 (Listed Building Consent)		
Application No:	HGY/2017/1487	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	21/07/2017
Location:	670 High Road N17 0AB		
Proposal:	Approval of details pursuant to condition 7 (wallpaper survey) attached to HGY/2016/3495 (Planning Permission) and HGY/2016/3497 (Listed Building Consent)		
Application No:	HGY/2017/1661	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	11/08/2017
Location:	Northumberland Park Railway Station Park Lane N17		

Proposal: Approval of details pursuant to condition 3 (Materials and finishes) attached to deemed planning permission HGY/2017/0998 approved under the transport and works act 1992 to give Network Rail statutory authority to construct and maintain a pedestrian footbridge over the West Anglia Main Line railway lines in the vicinity of Northumberland Park station,, to close the existing Northumberland Park level crossing and to stop up the public right of way over an existing stepped footbridge adjacent to the level crossing

Application No: **HGY/2017/1662** Officer: Robbie McNaugher

Decision: GTD Decision Date: 27/07/2017

Location: Northumberland Park Railway Station Park Lane N17

Proposal: Approval of details pursuant to condition 4 (Code of construction practice) attached to deemed planning permission HGY/2017/0998 approved under the transport and works act 1992 to give Network Rail statutory authority to construct and maintain a pedestrian footbridge over the West Anglia Main Line railway lines in the vicinity of Northumberland Park station,, to close the existing Northumberland Park level crossing and to stop up the public right of way over an existing stepped footbridge adjacent to the level crossing

Application No: **HGY/2017/1663** Officer: Robbie McNaugher

Decision: GTD Decision Date: 14/07/2017

Location: Northumberland Park Railway Station Park Lane N17

Proposal: Approval of details pursuant to condition 5 (Demolition) attached to deemed planning permission HGY/2017/0998 approved under the transport and works act 1992 to give Network Rail statutory authority to construct and maintain a pedestrian footbridge over the West Anglia Main Line railway lines in the vicinity of Northumberland Park station,, to close the existing Northumberland Park level crossing and to stop up the public right of way over an existing stepped footbridge adjacent to the level crossing

Application No: **HGY/2017/1665** Officer: Robbie McNaugher

Decision: GTD Decision Date: 01/08/2017

Location: Northumberland Park Railway Station Park Lane N17

Proposal: Approval of details pursuant to condition 7 (CCTV and security lighting) attached to deemed planning permission HGY/2017/0998 approved under the transport and works act 1992 to give Network Rail statutory authority to construct and maintain a pedestrian footbridge over the West Anglia Main Line railway lines in the vicinity of Northumberland Park station, to close the existing Northumberland Park level crossing and to stop up the public right of way over an existing stepped footbridge adjacent to the level crossing

Application No: **HGY/2017/1720** Officer: Robbie McNaugher

Decision: GTD Decision Date: 17/08/2017

Location: Hale Wharf Ferry Lane N17 9NF

Proposal: Approval of details pursuant to condition A29 a & b (Contamination) attached to planning permission HGY/2016/1719

Application No: **HGY/2017/1721** Officer: Robbie McNaugher

Decision: GTD Decision Date: 11/08/2017

Location: Hale Wharf Ferry Lane N17 9NF

Proposal: Approval of details pursuant to condition A33(a) (Construction Environmental Management Plan) attached to planning permission HGY/2016/1719

Application No: **HGY/2017/1722** Officer: Robbie McNaugher

Decision: GTD Decision Date: 17/08/2017

Location: Hale Wharf Ferry Lane N17 9NF

Proposal: Approval of details pursuant to condition A35 (Air Quality and Dust Management Plan) attached to planning permission HGY/2016/1719

Application No:	HGY/2017/1855	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	24/07/2017
Location:	Tottenham Hale Station Station Road N17 9LR		
Proposal:	Approval of details pursuant to conditions 6 (demolition and construction management plan) attached to planning permission HGY/2013/2610		
Application No:	HGY/2017/2150	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	22/09/2017
Location:	670 High Road N17 0AB		
Proposal:	Approval of details pursuant to condition 13 (hard and soft landscaping) attached to HGY/2016/3495 (Planning Permission) and HGY/2016/3497 (Listed Building Consent)		
Application No:	HGY/2017/2244	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	12/09/2017
Location:	2A Poynton Road N17 9SL		
Proposal:	Approval of details pursuant to conditions 3b (Site Investigative) and 6 (External Materials) attached to planning permission HGY/2014/2946		

TEL Applications Decided: 1

Application No:	HGY/2017/2379	Officer:	Kwaku Bossman-Gyamera
Decision:	RNO	Decision Date:	24/08/2017
Location:	Tottenham Telephone Exchange, Reform Row N17 9SZ		
Proposal:	Notification under the Electronic Communications Code Regulations 2003 to utilise permitted development rights to install a smart water metering radio network.		

Total Applications Decided for Ward: 50WARD: **West Green****ADV Applications Decided: 1**

Application No:	HGY/2017/2129	Officer:	Matthew Gunning
Decision:	REF	Decision Date:	01/09/2017
Location:	Advertising Display Adjacent Penniston Close, Land At Downhills Way N17 6AW		
Proposal:	Replacement of a 48-sheet advertising display with a 48-sheet digital advertising display		

CLDE Applications Decided: 1

Application No:	HGY/2017/1831	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	19/07/2017
Location:	43 Belmont Road N15 3LU		
Proposal:	Use of property as six self-contained flats (certificate of lawfulness for an existing use)		

CLUP Applications Decided: 4

Application No:	HGY/2017/2332	Officer:	Laina Levassor
Decision:	PERM DEV	Decision Date:	11/08/2017
Location:	15 Belmont Road N15 3LS		
Proposal:	Certificate of Lawfulness for proposed formation of front gable and rear dormer to facilitate loft conversion		

Application No: **HGY/2017/2616** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 12/09/2017
 Location: 144 Boundary Road N22 6AE
 Proposal: Certificate of Lawfulness for a proposed single storey rear extension

Application No: **HGY/2017/2759** Officer: Neil McClellan
 Decision: PERM DEV Decision Date: 03/10/2017
 Location: 14 Langham Road N15 3RA
 Proposal: Certificate of lawfulness for a proposed hip to gable extension and rear dormer extension.

Application No: **HGY/2017/2790** Officer: Wendy Robinson
 Decision: PERM DEV Decision Date: 28/09/2017
 Location: 57 Mannock Road N22 6AB
 Proposal: Certificate of lawful development for a rear roof dormer extension

FUL Applications Decided: 9

Application No: **HGY/2017/1785** Officer: Emma McCready
 Decision: GTD Decision Date: 13/07/2017
 Location: 5 Vincent Road N15 3QA
 Proposal: Single storey rear wrap around extension

Application No: **HGY/2017/1828** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 07/08/2017
 Location: 98 Carlingford Road N15 3ER
 Proposal: Erection of a single storey rear/side infill extension.

Application No: **HGY/2017/1832** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 19/07/2017
 Location: Ground Floor Flat 61 Belmont Avenue N17 6AX
 Proposal: Erection of a single storey rear/side infill extension.

Application No: **HGY/2017/1934** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 10/08/2017
 Location: 152 Boundary Road N22 6AE
 Proposal: Erection of a single storey rear extension

Application No: **HGY/2017/1969** Officer: Duncan McKane
 Decision: GTD Decision Date: 23/08/2017
 Location: 35 Downhills Park Road N17 6PE
 Proposal: Alterations to roof including raising of roof level by 200mm to facilitate installation of solid insulation over existing rafters

Application No: **HGY/2017/2006** Officer: Gareth Prosser
 Decision: REF Decision Date: 02/08/2017
 Location: 125 Downhills Way N17 6AH
 Proposal: Erection of first floor side, part first floor rear extension

Application No:	HGY/2017/2066	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	22/09/2017
Location:	42 Boundary Road N22 6AD		
Proposal:	Erection of a 2 storey side extension, single storey extension to rear outrigger and erection of a rear dormer to facilitate the extension of the two existing ground floor flats and the extension and self-containment of the existing first floor flat. Includes the formation of a roof terrace at first floor level and the replacement of existing windows.		
Application No:	HGY/2017/2093	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	08/09/2017
Location:	33 Stanmore Road N15 3PR		
Proposal:	Alterations and extensions to existing garage to create a 2 storey outbuilding, including roof extension, installation of internal spiral staircase and new windows to front and side elevation and new door to side elevation		
Application No:	HGY/2017/2463	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	25/09/2017
Location:	56 Downhills Park Road N17 6PB		
Proposal:	Demolition of existing lean-to side extension and erection of single storey side extension to create external storage room, replacement of existing perimeter wall and trellis to side and rear with 2.35m high boundary wall and perimeter hedge/wall to the front with a 1.35m wall. Installation of a new ground floor window to side elevation		

PNE Applications Decided: 3

Application No:	HGY/2017/1702	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	10/07/2017
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 4m and for which the height of the eaves would be 3m		
Application No:	HGY/2017/1964	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	22/08/2017
Location:	162 Higham Road N17 6NS		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 3.4m, for which the maximum height would be 3m and for which the height of the eaves would be 3m		
Application No:	HGY/2017/2133	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	30/08/2017
Location:	315 Lordship Lane N17 6AB		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m		

RES Applications Decided: 1

Application No:	HGY/2017/2052	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	21/08/2017
Location:	Flat D 36 Langham Road N15 3RA		
Proposal:	Approval of details pursuant to condition 4 (cycle parking) attached to application HGY/2017/0854		

Total Applications Decided for Ward: 19WARD: **White Hart Lane****ADV Applications Decided: 1**

Application No: **HGY/2017/1988** Officer: Emma McCready

Decision: GTD Decision Date: 10/08/2017

Location: Unit 7 St Georges Industrial Estate White Hart Lane N22 5QL

Proposal: Retrospective permission for two digitally printed 350gsm perforated mesh banners installed to the existing 'Plumbing Trade Supplies' unit at St Georges Industrial Estate.

CLUP Applications Decided: 3

Application No: **HGY/2017/2068** Officer: Jon Skapoullis

Decision: PERM DEV Decision Date: 14/07/2017

Location: 128 Devonshire Hill Lane N17 7NH

Proposal: Certificate of lawfulness for proposed single storey rear extension.

Application No: **HGY/2017/2536** Officer: Laina Levassor

Decision: PERM DEV Decision Date: 13/09/2017

Location: 56 Tower Gardens Road N17 7QA

Proposal: Certificate of Lawfulness for proposed alterations for the replacement of single door to double patio door to rear elevation

Application No: **HGY/2017/2814** Officer: Marco Zanelli

Decision: PERM DEV Decision Date: 04/10/2017

Location: 139 Norfolk Avenue N13 6AL

Proposal: Certificate of lawfulness for the erection of a front porch

COND Applications Decided: 1

Application No: **HGY/2017/2404** Officer: Emma McCready

Decision: REF Decision Date: 20/09/2017

Location: 67 De Quincey Road N17 7DJ

Proposal: Removal of a condition 4 of HGY/2016/4156 - All residential units within the proposed development shall be designed to Part M4(2) 'accessible and adaptable dwellings' of the Building Regulations 2015 (formerly Lifetime Homes Standard) unless otherwise agreed in writing with the Local Planning Authority.

FUL Applications Decided: 6

Application No: **HGY/2017/1868** Officer: Sarah Madondo

Decision: GTD Decision Date: 31/07/2017

Location: 23 Barkham Road N17 8JR

Proposal: Demolition of existing conservatory and erection of single storey rear extension.

Application No: **HGY/2017/1870** Officer: Sarah Madondo

Decision: GTD Decision Date: 26/07/2017

Location: 2 Courtman Road N17 7HU

Proposal: Erection of a single storey side extension

Application No: **HGY/2017/1878** Officer: Sarah Madondo

Decision: GTD Decision Date: 10/08/2017

Location: Flat 3 115 The Roundway N17 7HD

Proposal: Erection of 2 x rear dormers with insertion of 3 skylights at the front elevation.

Application No: **HGY/2017/1928** Officer: Gareth Prosser
 Decision: REF Decision Date: 14/08/2017
 Location: 1 Bennington Road N17 7NU
 Proposal: Proposed lean to extension replacement with white upvc windows, double door & patio door. Extension will have a aluminium/polycarbonate roof. New application following refusal of application HGY/2016/4097

Application No: **HGY/2017/2094** Officer: Emma McCready
 Decision: REF Decision Date: 10/08/2017
 Location: 306 White Hart Lane N17 8LA
 Proposal: Retrospective application for the change of use of a single house to be used as an HMO.

Application No: **HGY/2017/2191** Officer: Emma McCready
 Decision: REF Decision Date: 24/08/2017
 Location: 12A Fryatt Road N17 7BH
 Proposal: Conversion of existing building to provide a self-contained dwelling with associated amenity space and excavation of basement and lightwell.

NON Applications Decided: 1

Application No: **HGY/2017/2535** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 05/09/2017
 Location: Parking Area Adjoining 74-84 Fenton Road N17
 Proposal: Non-material amendment: Installation of two 90x 90mm light steel post at the outside edge of balconies to provide support.

PNE Applications Decided: 1

Application No: **HGY/2017/2271** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 04/09/2017
 Location: 1 Rivulet Road N17 7JT
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 4m, for which the maximum height would be 3m and for which the height of the eaves would be 2.6m

RES Applications Decided: 2

Application No: **HGY/2016/3597** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 19/09/2017
 Location: 74-78 Fenton Road N17 7JQ
 Proposal: Approval of details pursuant to condition 11 (construction management plan) attached to planning permission HGY/2016/1321

Application No: **HGY/2017/2461** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 04/10/2017
 Location: 139 Devonshire Hill Lane N17 7NL
 Proposal: Approval of details pursuant to condition 7 (details of refuse waste storage and recycling facilities arrangements) & condition 11 (central dish/aerial system) attached to planning permission HGY/2015/1637

Total Applications Decided for Ward: 15

WARD: **Woodside**

CLDE Applications Decided: 1

Application No: **HGY/2017/2050** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 10/08/2017
 Location: 30 White Hart Lane N22 5RJ
 Proposal: Certificate of lawfulness for existing use of property as four self contained flats

CLUP Applications Decided: 10

Application No: **HGY/2017/2174** Officer: Jon Skapoullis
 Decision: PERM DEV Decision Date: 28/07/2017
 Location: 56 Dunbar Road N22 5BE
 Proposal: Certificate of lawfulness for a single storey rear extension.

Application No: **HGY/2017/2296** Officer: Marco Zanelli
 Decision: PERM DEV Decision Date: 04/08/2017
 Location: 31 Solway Road N22 5BX
 Proposal: Certificate of lawfulness for the formation of rear dormer and insertion of 2 x rooflights to front roof-slope.

Application No: **HGY/2017/2298** Officer: Marco Zanelli
 Decision: PERM DEV Decision Date: 08/08/2017
 Location: 33 Dunbar Road N22 5BG
 Proposal: Certificate of lawfulness for single storey rear extension, formation of rear dormer with Juliet balcony and insertion of 2 x rooflights to front roof slope

Application No: **HGY/2017/2374** Officer: Wendy Robinson
 Decision: PERM DEV Decision Date: 17/08/2017
 Location: 2 Cumberland Road N22 7TD
 Proposal: Certificate of lawful development for a rear roof dormer extension and insertion of two roof lights to the front roofslope

Application No: **HGY/2017/2380** Officer: Laurence Ackrill
 Decision: PERM DEV Decision Date: 21/08/2017
 Location: 35 Berwick Road N22 5QB
 Proposal: Certificate of lawfulness (proposed use) for a loft conversion with rear dormer and hip-to-gable conversion, and a single storey rear extension

Application No: **HGY/2017/2429** Officer: Marco Zanelli
 Decision: PERM DEV Decision Date: 30/08/2017
 Location: 38 Sandford Avenue N22 5EH
 Proposal: Certificate of lawfulness for the formation of dormer in rear roof slope with Juliet balcony and over rear addition and insertion of 3 x rooflights to front roof-slope.

Application No: **HGY/2017/2456** Officer: Jon Skapoullis
 Decision: PERM DEV Decision Date: 23/08/2017
 Location: 12 Leith Road N22 5QA
 Proposal: Certificate of lawfulness for proposed rear dormers. Front roof lights.

Application No: **HGY/2017/2518** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 12/09/2017
 Location: 20 Leith Road N22 5QA
 Proposal: Certificate of Lawfulness for proposed rear dormer to facilitate a loft conversion with rooflights

Application No: **HGY/2017/2547** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 13/09/2017
 Location: 56 Maryland Road N22 5AN
 Proposal: Certificate of Lawfulness for proposed single storey rear extension

Application No: **HGY/2017/2792** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 04/10/2017
 Location: 25 Berners Road N22 5NE
 Proposal: Certificate of Lawfulness for proposed rear dormer to facilitate a loft conversion

FUL Applications Decided: 18

Application No: **HGY/2017/1574** Officer: Sarah Madondo
 Decision: GTD Decision Date: 17/08/2017
 Location: 338 High Road N22 8JW
 Proposal: Change of use from A1 (Shop) to a A3 (Restaurant)

Application No: **HGY/2017/1606** Officer: Sarah Madondo
 Decision: GTD Decision Date: 20/07/2017
 Location: Flat B 88 Woodside Road N22 5HT
 Proposal: Erection of a rear dormer and insertion of 1 x rooflight to the front elevation to provide an additional bedroom for the existing first floor flat.

Application No: **HGY/2017/1688** Officer: Sarah Madondo
 Decision: GTD Decision Date: 31/07/2017
 Location: Flat B 38 Wolseley Road N22 7TW
 Proposal: Erection of rear dormer with insertion of 3 x rooflights to front elevation

Application No: **HGY/2017/1862** Officer: Sarah Madondo
 Decision: GTD Decision Date: 16/08/2017
 Location: 5 White Hart Lane N22 5SL
 Proposal: Conversion of the existing first and second floor flat into 2 separate flats and erection of a rear dormer.

Application No: **HGY/2017/1865** Officer: Sarah Madondo
 Decision: GTD Decision Date: 18/07/2017
 Location: 10 Dunbar Road N22 5BE
 Proposal: Erection of a single storey rear extension

Application No: **HGY/2017/1876** Officer: Sarah Madondo
 Decision: GTD Decision Date: 01/08/2017
 Location: 8 Stirling Road N22 5BU
 Proposal: Replacement of existing timber fencing with brick wall and gate

Application No: **HGY/2017/2013** Officer: Sarah Madondo
 Decision: GTD Decision Date: 04/08/2017
 Location: 23 Forfar Road N22 5QE
 Proposal: Erection of a single storey rear/side extension

Application No:	HGY/2017/2157	Officer:	Emma McCready
Decision:	REF	Decision Date:	01/09/2017
Location:	Flat 1 38 Woodside Road N22 5HT		
Proposal:	Single storey rear extension		
Application No:	HGY/2017/2176	Officer:	Emma McCready
Decision:	GTD	Decision Date:	11/09/2017
Location:	118 Station Road N22 7SX		
Proposal:	Construction of rear dormer window and insertion of two roof skylights to the front elevation roof.		
Application No:	HGY/2017/2231	Officer:	Emma McCready
Decision:	REF	Decision Date:	01/09/2017
Location:	First Floor Flat 66 Cranbrook Park N22 5NA		
Proposal:	Proposed loft conversion		
Application No:	HGY/2017/2347	Officer:	Wendy Robinson
Decision:	GTD	Decision Date:	31/08/2017
Location:	First Floor Flat 25 Selborne Road N22 7TH		
Proposal:	Erection of rear roof dormer extension and installation of one roof light to front roofslope and one roof light to rear outrigger		
Application No:	HGY/2017/2356	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	20/09/2017
Location:	298A High Road N22 8JP		
Proposal:	Demolition of existing double garage and coal store and erection of a part 2 storey dwelling house		
Application No:	HGY/2017/2373	Officer:	Wendy Robinson
Decision:	GTD	Decision Date:	08/09/2017
Location:	2 Cumberland Road N22 7TD		
Proposal:	Erection of a single storey side and rear extensions		
Application No:	HGY/2017/2462	Officer:	Sean McCawley
Decision:	GTD	Decision Date:	05/10/2017
Location:	White Hart Lane Community Sports Centre White Hart Lane N22 5QW		
Proposal:	Floodlighting system comprising 6 no. 15-metre high columns, supporting a total of 8no. 2kw metal halide floodlights, to illuminate the existing grass rugby pitch		
Application No:	HGY/2017/2472	Officer:	Emma McCready
Decision:	GTD	Decision Date:	26/09/2017
Location:	31 Solway Road N22 5BX		
Proposal:	Demolition of existing single storey extension and rebuilding new extension		
Application No:	HGY/2017/2480	Officer:	Emma McCready
Decision:	GTD	Decision Date:	27/09/2017
Location:	25 Berners Road N22 5NE		
Proposal:	Single storey rear/side extension		

Application No: **HGY/2017/2481** Officer: Emma McCready
 Decision: GTD Decision Date: 27/09/2017
 Location: 38 Sandford Avenue N22 5EH
 Proposal: Proposed single storey rear infill extension.

Application No: **HGY/2017/2525** Officer: Emma McCready
 Decision: GTD Decision Date: 03/10/2017
 Location: 292 High Road N22 8JZ
 Proposal: Construction of a basement for existing restaurant/café.

LCD Applications Decided: 2

Application No: **HGY/2017/1892** Officer: Sarah Madondo
 Decision: GTD Decision Date: 22/08/2017
 Location: 39 Winkfield Road N22 5RP
 Proposal: Erection of new fencing and gates; replacment of some existing windows with new windows; the replacment of other exisiting windows with cladding; and the creation of new window openings.

Application No: **HGY/2017/2047** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 05/10/2017
 Location: Woodside Day Centre 57 White Hart Lane N22 5SJ
 Proposal: Permission for the change of use of the property from Adult Day Care Centre (D1) to Office accommodation (B1)

PNC Applications Decided: 1

Application No: **HGY/2017/1683** Officer: Sarah Madondo
 Decision: PN NOT REQ Decision Date: 18/08/2017
 Location: 1B Eldon Road N22 5DU
 Proposal: Prior notification for change of use from A1 (retail) to C3 (dwellinghouse)

PNE Applications Decided: 4

Application No: **HGY/2017/1698** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 11/07/2017
 Location: 59 Granville Road N22 5LP
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 4.9m, for which the maximum height would be 3.15m and for which the height of the eaves would be 3m

Application No: **HGY/2017/1812** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 28/07/2017
 Location: 135 Perth Road N22 5QH
 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 2.8m

Application No: **HGY/2017/1914** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 02/08/2017
 Location: 145 Rivulet Road N17 7JH
 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

Application No: **HGY/2017/2496** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 26/09/2017
 Location: 20 Leith Road N22 5QA
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 4.44m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

RES Applications Decided: 3

Application No: **HGY/2017/1864** Officer: Sarah Madondo
 Decision: GTD Decision Date: 25/07/2017
 Location: 47 White Hart Lane N22 5SL
 Proposal: Approval of details pursuant to condition 3 (materials) attached to planning permission HGY/2016/3208

Application No: **HGY/2017/2163** Officer: Sarah Madondo
 Decision: GTD Decision Date: 25/07/2017
 Location: 47 White Hart Lane N22 5SL
 Proposal: Approval of details pursuant to condition 4 (Landscaping) attached to planning permission HGY/2016/3208.

Application No: **HGY/2017/2167** Officer: Sarah Madondo
 Decision: GTD Decision Date: 14/09/2017
 Location: 47 White Hart Lane N22 5SL
 Proposal: Approval of details pursuant to condition 8 (Green Roof) attached to planning permission HGY/2016/3208 (partial discharge only)

TEL Applications Decided: 1

Application No: **HGY/2017/1730** Officer: Kwaku Bossman-Gyamera
 Decision: REF Decision Date: 11/07/2017
 Location: Pavement outside outside Ladbrokes, 742-744 Lordship Lane N22 5JP
 Proposal: Prior notification: Proposed new payphone kiosk

Total Applications Decided for Ward: 40WARD: **Not Applicable - Outside Borough****OBS Applications Decided: 10**

Application No: **HGY/2017/1936** Officer: Robbie McNaugher
 Decision: RNO Decision Date: 28/07/2017
 Location: 24 Empire Avenue N18 1AD
 Proposal: First floor rear extension (Observations to L.B. Enfield - their reference 17/02501/HOU)

Application No: **HGY/2017/2027** Officer: Matthew Gunning
 Decision: RNO Decision Date: 24/07/2017
 Location: The Mall Walthamstow 45 Selborne Road E17 7JR

Proposal:	<p>Part demolition of The Mall and its replacement and extension by an additional 8,769sqm (Gross External Area) GEA to be used for Shops, food and drink and leisure (Classes A1, A3, D2). Creation of 42 residential units (Use Class C3) up to a maximum height of 49m (Above Ordnance Datum). Redesign of Town Square, including new children's play space, landscaping (hard and soft) and lighting. Re-design of the access arrangements to The Mall. Creation of new entrance and associated works for residential buildings at ground floor level fronting onto the Town Square. Extension to the basement car parking area of The Mall by 318sqm and the creation of 33 car parking spaces. Re-design of the servicing arrangements for The Mall. Provision of new plant and renewable energy equipment. All associated and ancillary engineering works and operations.</p> <p>Outline Permission is sought for:</p> <p>Provision of up to 460 residential dwellings (Use Class C3) in a collection of two low buildings and two tall buildings sitting above the podium created by the development the subject of the full planning permission, ranging in height up to 132.5m AOD. Provision of podium hard and soft landscaping areas, including play space (used by the proposed residential dwellings). Provision of associated services, including waste, refuse, cycle storage, and lighting. Creation of new entrance and servicing areas and associated works for residential buildings at ground floor level fronting Selborne Road. Provision of new plant and renewable energy equipment. All associated and ancillary engineering works and operations. If outline planning permission is to be granted, further applications for the discharge of all the reserved matters would be required. Please Note: This application has been accompanied with an Environmental Statement (ES).</p> <p>(Observations to L.B. Waltham Forest. Their reference 171355FUL)</p>		
Application No:	HGY/2017/2124	Officer:	Robbie McNaugher
Decision:	RNO	Decision Date:	28/07/2017
Location:	298-300 Seven Sisters Road N4 2AG		
Proposal:	Erection of elevational alterations to north (Seven Sisters Road) elevation and west (Finsbury Park Road) elevation, including materials and fenestration (observations to L.B. Hackney - their reference 2017/2401)		
Application No:	HGY/2017/2125	Officer:	Robbie McNaugher
Decision:	RNO	Decision Date:	28/07/2017
Location:	3-27 Wilberforce Road N4 2SN		
Proposal:	Demolition of existing buildings at 3-25 Wilberforce Road and erection of a replacement building ranging in height from four to six storeys, above basement, alongside refurbishment works to 27 Wilberforce Road to accommodate 146 bedroom communal living accommodation [HMO] (sui generis) and 16 residential dwellings (Class C3) comprising 4 x 1 bedroom, 6 x 2 bedroom and 6 x 3 bedroom dwellings, and associated cycle parking and landscaping (observations to L.B. Hackney - their reference 2017/2464)		
Application No:	HGY/2017/2126	Officer:	Matthew Gunning
Decision:	RNO	Decision Date:	01/08/2017
Location:	Meridian Water Willoughby Lane And Meridian Way N18		
Proposal:	Submission of reserved matters pursuant to outline permission reference 16/01197/RE3 in respect of layout for the new station building and platform (to replace Angel Road Station) including a pedestrian link across the railway pursuant to condition 5 of outline approval for Phase 1 of the Meridian Water comprising residential, community, commercial, open space and associated infrastructure works (observations to L.B. Enfield - their reference 17/02952/RM)		
Application No:	HGY/2017/2127	Officer:	Robbie McNaugher
Decision:	RNO	Decision Date:	28/07/2017
Location:	3 Northdene Gardens N15 6LX		
Proposal:	Erection of single-storey front, rear and side roof extensions at second floor/loft level and erection of single-storey rear extension at first floor level to provide for enlarged Synagogue (D1 use class); associated elevational alterations and refuse / recycling storage in front garden (observations to L.B. Hackney - their reference 2017/2800)		
Application No:	HGY/2017/2128	Officer:	Robbie McNaugher
Decision:	RNO	Decision Date:	28/07/2017
Location:	8 Hurstdene Gardens N15 6NA		

Proposal:	Excavation at basement level and erection of front lightwell, front stairs and two rear lightwells to establish new basement-level 2-bed residential flat (C3 use class); establish refuse/recycling storage area in front garden (observations to L.B. Hackney - their reference 2017/2815)		
Application No:	HGY/2017/2398	Officer:	Matthew Gunning
Decision:	RNO	Decision Date:	29/08/2017
Location:	3 Aylmer Road N2 OBS		
Proposal:	Single storey rear extension following demolition of existing rear extension. Changes to first floor rear fenestration with juliette balcony. Creation of basement level. Roof extension involving rear dormer window, 2no front and 1no rooflights to both side elevations to facilitate a loft conversion. New window to ground floor side elevation (observations to L.B. Barnet - their reference 17/5075/HSE)		
Application No:	HGY/2017/2573	Officer:	Matthew Gunning
Decision:	RNO	Decision Date:	07/09/2017
Location:	202 Creighton Avenue N2 9BJ		
Proposal:	Change of use of basement swimming pool, from pool ancillary to residential use, to independent pool to be used for the teaching of swimming (Retrospective Application) (Observations to L.B. Barnet - their reference 17/5018/FUL)		
Application No:	HGY/2017/2574	Officer:	Matthew Gunning
Decision:	RNO	Decision Date:	13/09/2017
Location:	Bridge between Warwick East and Warwick West Reservoir N17 9PG		
Proposal:	Construction of replacement bridge (observations to L.B. Waltham Forest - their reference 172115)		

Total Applications Decided for Ward: **10**

Total Number of Applications Decided: **769**
