

NOTICE OF MEETING

PLANNING SUB COMMITTEE

**Monday, 15th January, 2018, 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 2017. 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 14 below.

5. DECLARATIONS OF INTEREST

A member with a disclosable pecuniary interest or a prejudicial interest in a matter who attends a meeting of the authority at which the matter is considered:

- (i) must disclose the interest at the start of the meeting or when the interest becomes apparent, and
- (ii) may not participate in any discussion or vote on the matter and must withdraw from the meeting room.

A member who discloses at a meeting a disclosable pecuniary interest which is not registered in the Register of Members' Interests or the subject of a pending notification must notify the Monitoring Officer of the interest within 28 days of the disclosure.

Disclosable pecuniary interests, personal interests and prejudicial interests are defined at Paragraphs 5-7 and Appendix A of the Members' Code of Conduct

6. MINUTES (PAGES 1 - 18)

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

7. PLANNING APPLICATIONS

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

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

8. HGY/2017/2182 - LAND AT THE REAR OF 132 STATION ROAD, WOOD GREEN, N22 7SX (PAGES 19 - 82)

Proposal: Demolition of existing structures and redevelopment of the site to provide 3 no. family sized dwellings (over two levels) and associated refuse shelters, cycle parking and additional landscaping (2nd AMENDED PROPOSAL, Revision E: relocation of Houses 2 and 3, obscure glazing to rear of House 3, levelling off site ground level, relocation of House 2 lighwell to avoid Root Protection Zone of Tree 004)

Recommendation: GRANT, subject to conditions.

9. PRE-APPLICATION BRIEFINGS

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

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

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

The Members' Code of Conduct and the Planning Protocol 2017 continue to apply for pre-application meeting proposals even though Members will not be exercising the statutory function of determining an application. Members should nevertheless ensure that they are not seen to pre-determine or close their mind to any such proposal otherwise they will be precluded from participating in determining the application or leave any decision in which they have subsequently participated open to challenge.

10. BHS - 22-42 HIGH ROAD, WOOD GREEN, N22 6BX (PAGES 83 - 92)

Proposal:

The redevelopment of site to provide a part 5, part 7 and part 8 storey building comprising 2,500m² of commercial floorspace, 209 residential units, and a 136 bed hotel.

The scheme is currently being revised following comments received in a recent follow-up pre-application meeting with officers and a Quality Review Panel presentation. The revised scheme includes variations to the design detailing, housing mix and preferred layout options, and retail scale and frontage design.

NB: The plans attached to this report show the current scheme iteration and the amended plans will be presented in more detail by the developer's architects on the evening of the planning sub-committee meeting.

11. 26-28 BROWNLOW ROAD, BOUNDS GREEN, N11 2DE (PAGES 93 - 106)

Proposal: The pre-application proposal is for redevelopment of the site including demolition of two detached houses and erection of part 4 and part 5 storey block of 27 flats (1 x studio, 13 x 1 bed, 12 x 2 bed and 1 x 3 bed) and 3 x 3 bed houses in the rear together with new access way and associated cycle storage and car parking.

12. UPDATE ON MAJOR PROPOSALS (PAGES 107 - 118)

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

13. APPLICATIONS DETERMINED UNDER DELEGATED POWERS (PAGES 119 - 158)

To advise the Planning Committee of decisions on planning applications taken under delegated powers for the period 27 November 2017 – 29 December 2017.

14. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at item 4 above.

15. DATE OF NEXT MEETING

29 January 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, 05 January 2018

**MINUTES OF THE MEETING OF THE PLANNING SUB
COMMITTEE HELD ON MONDAY, 13TH NOVEMBER, 2017, 7.00 -
9.05 pm**

PRESENT:

**Councillors: Natan Doron (Chair), Dhiren Basu, David Beacham,
John Bevan, Clive Carter, Jennifer Mann, James Patterson and
Ann Waters**

103. FILMING AT MEETINGS

Noted.

104. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Barbara Blake, Mallett and Mitchell.

105. URGENT BUSINESS

None.

106. DECLARATIONS OF INTEREST

Councillor Doron declared that he had met with local residents groups for both of the applications to provide advice on how the planning process worked.

Councillor Patterson declared that he had met with residents in his capacity as ward councillor in relation to the Yewtree application, to provide advice on how the planning process worked.

Councillor Beacham declared that he too had met with residents in his capacity as ward councillor in relation to the Yewtree application, to provide advice on how the planning process worked.

107. PLANNING APPLICATIONS

Noted.

108. 70-72 SHEPHERDS HILL, N6 5RH

The Committee considered an application for the demolition of existing building and redevelopment to provide 16 residential dwellings within a 5 storey building with associated landscaping, car parking and other associated works.

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

Stephen Jones addressed the Committee in objection to the application. He raised his concerns over the light impact on neighbouring properties and he was not clear on how the light study had been taken into consideration. The existing building had many features that could be restored, rather than demolishing the site. Mr Jones concluded by stating that he would be in support of the application if it provided more affordable housing, however given that the development would provide luxury flats and a small contribution of £300,000 towards affordable housing elsewhere, he requested that the Committee refuse the application.

Mark Afford addressed the Committee on behalf of the Crouch End Neighbourhood Forum in objection to the application. Shepherds Hill was included in the conservation area in 1994 to protect the remaining buildings in that area from demolition. He challenged the assertion that the existing building was a 'neutral development' and stated that there were a number of features of the building which provided a positive contribution to the conservation area. He disagreed that the new development would enhance the heritage benefit.

The Committee requested clarification from the Council's Conservation officer, Nairita Chakraborty, on the heritage status of the existing building. She informed the Committee that the appraisal written by the Conservation Area Advisory Committee had identified the building as heritage neutral, and whilst there were features of the building that could be described as having heritage value, on closer inspection it was clear that these features had been compromised following poor quality additions and conversions to the building. Therefore, the building remained as a neutral development.

Councillor Arthur addressed the Committee and raised a number of points, mainly that the lack of affordable housing did not make a positive contribution to the local area. He accepted that the applicant would be making a payment of £300k towards affordable housing, but this seemed to be too low.

Councillor Hare addressed the Committee, and referred to an earlier email that he had sent to the Chair to request that the application be deferred due to the late provision of a large amount of information. He added that the proposed building would not be of a high enough standard to positively contribute to the local area.

Ben Burgerman, Lawyer, advised that there was no automatic right to defer an application based on when reports had been submitted. He advised the Committee that they could rely on officers advice when considering any application.

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

- The viability assessment showed that if affordable housing were to be provided then the development would become unviable. To offset the lack of affordable housing the developer would make a financial contribution of £300k towards affordable housing elsewhere.
- There was no evidence to suggest that there would be any impact on neighbouring properties by flooding or subsidence.

- The late information referred to by Councillor Hare was in relation to a daylight and sunlight assessment which had been provided by the applicant in addition to what had already been submitted. The information provided concurred with the officer's opinion as set out in the report.

The Applicant's agent addressed the Committee, along with one of the applicants. The proposal had been brought by existing residents of the building, who felt that the only option for the property was to rebuild it. The applicants had experienced difficulties in insuring the building due to the damp and flooding issues. Alongside the £300k contribution towards affordable housing, the applicant was also contributing £550k of CIL funding.

Councillor Bevan requested that a condition be included regarding the installation of satellite dishes. This was agreed by the Committee.

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

RESOLVED

- i) That the Committee 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.
- ii) 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.
- iii) That the section 106 legal agreement referred to in resolution (i) above is to be completed no later than 15/12/2017 or within such extended time as the Head of Development Management or the Assistant Director Planning shall in her/his sole discretion allow; and
- iv) That, following completion of the agreement(s) referred to in resolution (i) within the time period provided for in resolution (ii) above, planning permission be granted in accordance with the Planning Application subject to the attachment of the conditions.

CONDITIONS

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

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

2. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications: Sustainability Statement, Arboricultural Impact Assessment Report, Design and Access Statement, Energy Assessment, Flood Risk Assessment, Heritage Statement, Supporting Planning Statement, Statement of Community Involvement, GA001, GA002, GA003, GA 100, GA 101, GA 102, GA 103, GA 104, GA 110, GA 111, GA 120, GA 121, GA 122, GA 123, GA 124, GA 200, GA 201, GA 202, GA 203, GA 204, GA 205, GA 206, GA 300, GA 400, GA 401, GA 402, GA 403, GA 404, GA 500, GA 501, GA 502, GA 503, GA 504 & GA 505

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

CONSERVATION

3. No demolition works of the development hereby approved shall commence until a minimum of Level 3 recording of 70-72 Shepherd's Hill as per Historic England's guidance to 'Understanding Historic Buildings: A guide to good recording practice' has been submitted to, and approved in writing by the Local Planning Authority.

Reason: To ensure that the original structure is recorded appears on Council's records.

4. Details of all materials including fenestration, bricks, mortar and cladding shall be submitted to and approved by the Local Planning Authority before the relevant part of the work is begun. The development shall be implemented in accordance with the approved details or samples of materials.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2016, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of The Development Management DPD 2017.

5. Details of a scheme depicting those areas to be treated by of hard and soft landscaping shall be submitted to and, approved in writing by the Local Planning Authority and thereafter implemented in accordance with the approved details and retained thereafter. Any trees which die within a period of 5 years from the completion of the development; are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity of the area.

TRANSPORT

6. The applicant/developer are required to submit a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the local authority's approval 1 month (one month) prior to construction work commencing on site. The Plans should provide details on how construction work (including Demolition) would be undertaken taken in a manner that disruption to traffic and pedestrians in and surrounding the site is minimised. The construction management plan must include details on the construction of the development. It is also requested that construction vehicle movements should be carefully planned and coordinated to avoid the AM and PM peak periods.

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

7. Details of the cycle parking facilities, as shown on the approved plans, shall be submitted to and approved by the Local Planning Authority prior to implementation of above ground works. These cycle parking facilities shall be provided prior to first occupation of the dwellings, hereby approved and permanently retained thereafter to the satisfaction of the Local Planning Authority.

Reason: To promote sustainable modes of transport in accordance with Policies 6.1 and 6.9 of the London Plan 2015 and Policy SP7 of the Haringey Local Plan 2013.

8. Details of a scheme for the storage and collection of refuse and recycling 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 Development Management DPD Policy DM31 and Policy 5.17 of the London Plan 2015.

THAMES WATER

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

Reason: To ensure the piling does not impact on ground water, and 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.

CARBON MANAGEMENT

10. Applicant must deliver the energy efficiency standards (the Be Lean) as set out in the Energy Assessment, by Eight Associates, Issue Number 3, Dated 27/05/2016 (Ref: 1472-Energy Assessment-1605-27om.docx) The development shall then be constructed and deliver the U-values set out in this document, achieving the agreed carbon reduction of 9.3% beyond BR 2013. Confirmation that these energy efficiency standards and carbon reduction targets have been achieved must be submitted to the local authority no less than 6 months prior to practical completion of the development. 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. If the targets are not achieved on site through energy measures as set out in the afore mentioned strategy, then any shortfall should be offset at the cost of £2,700 per tonne of carbon plus a 10% management fee.

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

11. The applicant/developer are required to deliver the standards (the Be Clean) as set out in the Energy Assessment, by Eight Associates, Issue Number 3, Dated 27/05/2016 (Ref: 1472-Energy Assessment-1605-27om.docx) The details of the CHP system shall include:
 - a) location of the energy centre;
 - b) specification of equipment;
 - c) flue arrangement;
 - d) operation/management strategy; and
 - e) the method of how the facility and infrastructure shall be designed to allow for the future connection to any neighbouring heating network (including the proposed connectivity location, punch points through structure and route of the link)

Once these details are approved the Council should be notified if the applicant alters any of the measures and standards set out in the submitted strategy (as referenced above). Any alterations should be presented with justification and new standards for approval by the Council. The Combined Heat and Power 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 comply with London Plan Policy 5.2. and local plan policy SP:04

12. All gas boilers installed across the development to have a minimum SEDBUK rating of 90%. The applicant will demonstrate compliance by supplying installation specification at least 3 months' post construction. Once installed they shall be operated and maintained as such thereafter.

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

13. The applicant/developer are required to install the renewable energy technology (PV Solar Panels) as set out in the Energy Assessment, by Eight Associates, Issue Number 3, Dated 27/05/2016 (Ref: 1472-Energy Assessment-1605-27om.docx). The applicant will deliver no less than 90m² of solar PV panels, with a system capacity of 18.24 kWp and an estimated to generation capacity of 15,752 kWh/yr. 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 applicant alters any of the measures and standards set out in the submitted strategy (as referenced above). Any alterations should be presented with justification and new standards for approval by the Council. The equipment shall be maintained as such thereafter. Confirmation of the area of PV, 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.

Reason: To comply with London Plan Policy 5.7. and local plan policy SP:04

14. The applicant/developer are required to 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.

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

15. The results of dynamic thermal modelling (under London's future temperature projections) for all internal spaces must be submitted to and approved in writing by the Local Planning Authority prior to any works commencing on site and shall be operational prior to the first occupation of the development hereby approved. Details in this strategy will include measures that address the following:

- the standard and the impact of the solar control glazing;
- that the 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

This model and report should include details of the design measures incorporated within the scheme (including details of the feasibility of using external solar shading and of maximising passive ventilation) to ensure adaptation to higher temperatures are included. Air Conditioning will not be supported unless exceptional justification is given. Once approved the development shall be carried out strictly in accordance with the details so approved, shall be maintained as such thereafter and no change there from shall take place without the prior written consent of the Local Planning Authority.

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

TREES

16. Prior to the commencement of any development hereby approved and before any equipment, machinery or materials are brought onto the site for the purposes of the development hereby approved, a Tree Protection method statement incorporating a solid barrier protecting the stem of the trees and hand dug excavations shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out as approved and the protection shall be maintained until all equipment, machinery and surplus materials have been removed from the site.

Reason: In order to ensure the safety and wellbeing of the trees adjacent to the site during constructional works that are to remain after works are completed consistent with Policy 7.21 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

17. All works should be undertaken by qualified and experienced tree work contractors and be in accordance with BS 3998:2010 Recommendations for Tree Work. All construction works within root protection areas or that may impact on them, must be carried out under the supervision of the Consultant Arboriculturist.

Reason: To protect the amenity value of the trees consistent with Policy DM1 of The Development Management DPD 2017.

DRAINAGE

18. No development shall commence until a scheme of surface water drainage works including an appropriate maintenance regime have been submitted to and approved in writing by the Local Planning Authority. The sustainable drainage scheme shall be constructed in accordance with the approved details and thereafter retained.

Reason: To promote a sustainable development consistent with Policies SP0, SP4 and SP6 of the Haringey Local Plan 2013.

QUALITY REVIEW PANEL

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

Reason: In order to retain the design quality of the development in the interest of the visual amenity of the area and consistent with Policy SP11 of the Haringey Local Plan 2013 and DM1 of the Development Management DPD 2017.

20. Prior to the installation of any microwave antenna / satellite dish on the dwellings hereby approved details of its siting and appearance shall be submitted to, and approved in writing by the Local Planning Authority, and thereafter implemented only in accordance with the agreed details.

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

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 £71,597 (1612 sqm x £35 x 1.269) and the Haringey CIL charge will be £464,772 (1612sqm x £265 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.

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

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

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

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

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

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

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

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

INFORMATIVE: Reinstatement of redundant crossovers, any street furniture, amendments to parking bays or CPZ changes, or other work required on public Highways to facilitate the proposed development, will require a separate application to the Highway Authority subsequent to the planning application.

INFORMATIVE: If this planning application is approved, highways licences, and/or temporary Traffic Orders may be required, such as: crane licence, hoarding licence, on-street parking suspensions etc. The applicant must check and apply direct to the Highway Authority.

INFORMATIVE: This permission is subject to a S106 Agreement pertaining to an affordable housing contribution; highways works; travel plan; resident permit restriction; carbon reduction; construction skills /training and a viability review.

Section 106 Heads of Terms:

- 1) An **affordable housing contribution** of £300,000
 - 2) **Highway** - A S.278 to be agreed and secured with the council for works related to the construction of proposed changes to public highway, vehicle and pedestrian.
 - 3) **A residential travel plan** - As part of the detailed travel plan the following measures must be included in order to maximise the use of public transport:
 - a) The developer must appoint a travel plan co-ordinator, working in collaboration with the Facility Management Team to monitor the travel plan initiatives annually.
 - b) Provision of welcome induction packs containing public transport and cycling/walking information like available bus/rail/tube services, map and time-tables to all new residents.
 - c) The applicants are required to pay a sum of, £3,000 (three thousand pounds) per travel plan for monitoring of the travel plan initiatives.
 - 4) **Establishment or operation of a car club scheme** - The developer must offer free membership to all residents of the development for at least the first 2 years, and provide £50 (fifty pounds in credit for each member of the car club), per year for two years evidence of which must be submitted to the Transportation planning team.
 - 5) **On-street parking permits** - Residents restricted from purchasing the on-street parking permits.
 - 6) **Carbon Reduction** - A sum of £37,233.00 (upon commencement) to deliver carbon reduction projects across the borough of Haringey.
 - 7) **Construction training / local labour initiatives** Participation in Construction Training and Local Labour Initiatives.
 - 8) **Viability review mechanism** should the proposal not be implemented within 18 months of the date of decision.
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- v) 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 Section 278 Agreement for highways works, the proposal would have an unacceptable impact on the highway and fail to provide a sustainable mode of travel. As such, the proposal would be contrary to Local Plan policy SP7 and London Plan policies 6.9, 6.11 and 6.13.
 2. In the absence of the provision of a residential travel plan, the proposal would have an unacceptable impact on the highway and fail to provide a

sustainable mode of travel. As such, the proposal would be contrary to Local Plan policy SP7 and London Plan policies 6.9, 6.11 and 6.13.

3. In the absence of participation in car club membership, the proposal would have an unacceptable impact on the highway and fail to provide a sustainable mode of travel. As such, the proposal would be contrary to Local Plan policy SP7, and London Plan policies 6.9, 6.11 and 6.13.
 4. In the absence of on-street parking permit restrictions, the proposal would have an unacceptable impact on the highway and fail to provide a sustainable mode of travel. As such, the proposal would be contrary to Local Plan policy SP7 and London Plan policies 6.9, 6.11 and 6.13.
 5. In the absence of a financial contribution towards carbon management, the proposal would fail to address climate change and secure a sustainable development. As such, the proposal would be contrary to Local Plan policies SP4, London Plan policies 5.1, 5.2, 5.3 and 5.7 and DM policy DM21.
 6. In the absence of an agreement to work with Construction Training and Local Labour Initiatives, the proposal would fail to support local employment, regeneration and address local unemployment by facilitating training opportunities for the local population contrary to Local Plan Policies SP8 and SP9.
- vi) In the event that the Planning Application is refused for the reasons set out in resolution (v) 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.

109. LAND AT REAR OF YEW TREE CLOSE, N22 7UY

The Committee considered an application for the erection of 4 detached houses with basements and provision of off-street parking.

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

Gordon Best addressed the Committee in objection to the application. There were a number of serious flaws with the application, namely that there was no safe access or egress from the site via Yewtree Close. Part of the development included land which belonged to Mr Best and this inaccuracy had implications for safe vehicle movement within the development. There were safety issues to anyone crossing the entrance to Yewtree Close and vehicles moving in and out of the site, as the road was not easily visible from Alexandra Park Road. This was particularly concerning due to the close proximity of two schools.

Robert Bell addressed the Committee in objection to the application. This application had been submitted on two previous occasions and had been refused. The current application showed not material change from the previous two proposals. The building height was not appropriate for the setting, and would cause a material loss of amenity to neighbouring properties.

Following a query from the Committee, Ben Burgerman, Lawyer, explained that the ownership of land was not a material planning consideration.

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

- There were two houses already on Yewtree Close, with existing access. Following traffic analysis, it was expected that the new development would result in 4 additional car movements. There had been no collisions at the access point in the past 5 years, and it was not considered to have any visibility concerns.
- An objection had been received from the headteacher of a nearby school, and this had been included with the public objections.
- The swept path analysis was provided by the applicant and demonstrated that if Veolia were not to provide refuse collection then a private company could be used. However, it was very unlikely that Veolia would not provide refuse collection.

Councillor McShane addressed the Committee in her capacity as ward councillor and spoke in objection to the application. The application was out of character for the area, and there were concerns for the safety of students crossing Yewtree Close particularly with the increase in vehicles during the building stage and afterwards. She requested that the Committee refuse the application.

The Applicant's agent addressed the Committee. He advised that the applicant had been developing the application since 2015, and there had been 2 refusals, and 2 appeals dismissed. This new application addressed previous issues, and had been prepared in consultation with the Planning Authority. The access and egress arrangements did not prejudice existing road conditions. As stated by the Local Authority lawyer, the ownership of land was immaterial, however, the applicant did not require a turning area over the disputed land.

Councillor Bevan requested that a condition be included relating to the installation of satellite dishes. The Committee agreed with this.

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

RESOLVED

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

CONDITIONS

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

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

- 2) The approved plans comprise drawing nos. (433115-1, 12 Rev C, 13, 14, 15, 17 Rev B and 9310-002 Rev B). The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

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

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

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

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

Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme). Such an approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be retained thereafter.

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

- 5) Details of the proposed boundary treatment shall be submitted to, and approved in writing by the Local Planning Authority prior to the commencement of the development. The approved boundary treatment shall thereafter be installed and retained in perpetuity prior to occupation of the new residential units.

Reason: In order for the Local Planning Authority to assess the acceptability of the boundary details and in the interest of the visual amenity of the area and residential amenities of neighbouring occupiers.

- 6) The servicing of the site shall be in accordance with the refuse management plan titled 'Waste Concern' dated March 2017 and swept path analysis ref. 9310-002 Rev B.

Reason: Any larger vehicles in size are unable to enter and leave the site in forward gear which will prejudice road users and pedestrians using the junction at Yewtree Close and Alexandra Park Road.

- 7) No development shall commence until a Chartered Civil Engineer (MICE) or Chartered Structural Engineer (MI Struct.E) has been appointed to supervise the construction works throughout their duration and their appointment confirmed in writing to the Local Planning Authority. In the event that the appointed engineer ceases to perform that role for whatever reason before the construction works are completed those works will cease until a replacement chartered engineer of the afore-described qualification has been appointed to supervise their completion and their appointment confirmed in writing to the Local Planning Authority. At no time shall any construction work take place unless an engineer is at that time currently appointed and their appointment has been notified to this Authority in accordance with this condition.

Reason: The details are considered to be material to the acceptability of the proposal, and for safeguarding the amenity of neighbouring residential properties.

- 8) Fencing for the protection of the trees shown to be retained shall be erected in accordance with tree reports ref. MUKL_YTC_AIA_001 and MUKL_YTC_AIA_001_ADD before any materials, equipment or machinery are brought onto the site for the purposes of the development. The fencing shall be retained in position until the development is complete, and nothing shall be placed within the fencing, nor shall any ground levels within the fencing be altered, nor shall any excavation within the fencing be made, without the prior written consent of the Local Planning Authority.

Reason: In order to ensure the safety and well-being of the trees adjacent to the site during constructional works that are to remain after works are completed.

- 9) The residential units hereby approved 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 accessible and adaptable homes.

- 10) Before the first occupation of the dwelling on 'Plot 2' hereby permitted, the first and second floor windows in the side flank elevation as shown on drawing no. 433115-14 shall be fitted with obscured glazing and any part of the windows that is less than 1.7 metres above the floor of the rooms in which they are installed shall be non-opening and fixed shut. The windows shall be permanently retained in that condition thereafter.

Reason: To avoid overlooking into the adjoining properties.

- 11) Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 2015 or any Order revoking or re-enacting that Order, no extensions or outbuildings shall be built and no new window or door openings inserted into any elevation of the buildings (other than that development expressly authorised by this planning permission).

Reason: To safeguard the amenities of neighbouring occupiers and the general locality.

- 12) Prior to the installation of any microwave antenna / satellite dish on the dwellings hereby approved details of its siting and appearance shall be submitted to, and approved in writing by the Local Planning Authority, and thereafter implemented only in accordance with the agreed details.

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

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: Land Ownership

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

INFORMATIVE: CIL : Based on the information given on the plans, the Mayoral CIL charge will be £29,180.66 (657sqm x £35 x 1.269) and the Haringey CIL charge will be £189,426.24 (657sqm x £265 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: With regards to surface water drainage, it is the responsibility of a developer to make proper provision for drainage to ground, water course, or a suitable sewer. In respect of surface water, it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

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

110. UPDATE ON MAJOR PROPOSALS

RESOLVED that the report be noted.

111. NEW ITEMS OF URGENT BUSINESS

None.

112. DATE OF NEXT MEETING

28 November 2017.

CHAIR: Councillor Natan Doron

Signed by Chair

Date

Planning Sub Committee

Item No.

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE**1. APPLICATION DETAILS****Reference No:** HGY/2017/2182**Ward:** Woodside**Address:** Land at the rear of 132 Station Road N22 7SX

Proposal: Demolition of existing structures and redevelopment of the site to provide 3 no. family sized dwellings (over two levels) and associated refuse shelters, cycle parking and additional landscaping (2nd AMENDED PROPOSAL, Revision E: relocation of Houses 2 and 3, obscure glazing to rear of House 3, levelling off site ground level, relocation of House 2 lighwell to avoid Root Protection Zone of Tree 004)

Applicant: Mr Danny Sofizade**Ownership:** Private**Case Officer Contact:** Duncan McKane**Site Visit Date:** 08/09/2017 and 17/10/2017**Date received:** 25/07/2017 **Last amended date:** 10/11/2017

Drawing number of plans: 132SR-PP2-01 Rev E, 02 Rev E, 03 Rev E, 03A Rev E, 03B Rev E, 04, 05 Rev E, 06 Rev E; Location Plan; Heritage Statement; Arboricultural Impact Assessment & Method Statement; Basement Impact Assessment and appendices (Parts A, B and C); Design and Access Statement; Planning Statement and appendices

1.1 This application has been brought before the committee following councillor referral (Cllr. Charles Wright).

1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of backland development is considered acceptable in this location
- The proposed development would be of an acceptable design and would preserve the character and appearance of the Conservation Area
- The impact of the development on residential amenities is acceptable
- The proposal would offer a high quality of accommodation for future occupants
- There would be no significant impact on parking or the transport/highways network
- The proposal would not have a significant impact on biodiversity, would not result in the loss of any designated nature conservation or open land

- The excavations to create the proposed basements would not cause significant harm to adjoining properties or increase flood risk
- Site access arrangements would be adequate
- Potential land contamination issues will be dealt with via condition.
- Satisfactory waste collection arrangements can be secured by way of condition
- The development would have no significant long term impact upon the functioning of the adjoining business

2. RECOMMENDATION

2.1 That the Committee GRANT planning permission subject to the conditions below.

Conditions (the full text of recommended conditions is contained in Section 8 of this report)

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans
- 3) Materials submitted for approval
- 4) Green roof details to be submitted for approval
- 5) Lighting details to be submitted for approval
- 6) Cycle parking details to be submitted for approval
- 7) Waste storage and collection arrangement details to be submitted for approval
- 8) Landscape and planting details to be submitted for approval
- 9) Construction Logistics Plan to be submitted for approval
- 10) Site Waste Management Plan to be submitted for approval
- 11) Air Quality and Dust Management Plan to be submitted for approval
- 12) Considerate Constructors scheme registration
- 13) Ultra Low NOx boilers details to be submitted for approval
- 14) Land contamination condition 1 (Desktop Study)
- 15) Land contamination condition 2 (Remediation)
- 16) Tree Protection Method Statement to be submitted for approval
- 17) Basement Excavation to be undertaken in line with recommendations outlined in BIA

Informatives

- 1) Land ownership
- 2) Hours of construction
- 3) Party Wall Act
- 4) CIL liable
- 5) Street naming and numbering
- 6) Thames Water
- 7) Tree Works
- 8) Sprinkler System

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

CONTENTS

- 3.0 PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS
- 4.0 CONSULTATION RESPONSE
- 5.0 LOCAL REPRESENTATIONS
- 6.0 MATERIAL PLANNING CONSIDERATIONS
- 7.0 COMMUNITY INFRASTRUCTURE LEVY
- 8.0 RECOMMENDATION
- 9.0 PLANNING CONDITIONS & INFORMATIVES

APPENDICES:

Appendix 1: Consultation Responses

Appendix 2: Plans and images

3.0 PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

This is an application for the demolition of existing structures and redevelopment of the site to provide 3 no. family sized dwellings (2 no. 3 bed 6 person dwellings and 1 no. 3 bed 4 person) with basement floors and lightwells. The proposal also includes refuse shelters, cycle parking and associated landscaping.

Following issues raised by officers an amended proposal was received 27/09/2017 which included the removal of the on-site car and cycle parking and refuse area originally located to the west of the site, the retention of the brick perimeter wall along the west side of the access passage and the reduction of one of the proposed 3 bed units to providing 4 bed spaces.

This second amended proposal, received 10/11/2017 (Revision E) includes the above amendments in addition to the relocation of Houses 2 and 3, installation of obscure glazing to rear of House 3, levelling off site of ground level and the relocation of a lightwell serving House 2 to avoid the Root Protection Zone of Tree 004 (Horse Chestnut, north-east corner of site).

3.2 Site and Surroundings

The site is a backland plot which previously served as a private garden belonging to 132 Station Road. Mapping and site visit evidence suggest it has not been used as a residential garden for some time. The site is located to the east of the New River, and to the rear of gardens serving terraced houses along Station Road to the south, Park Avenue to the north west and Barrett Avenue to the north. The site is accessed via a passageway which opens on to Station Road currently serving 140 Station Road which adjoins the site to the west.

The site is within the Wood Green Common conservation area. Whilst there are no listed buildings within the site, the Grade II listed New River tunnel entrance is located on land which adjoins the site to the west. The New River itself is a locally listed building of merit.

3.4 Relevant Planning and Enforcement history

Planning

- OLD/1964/0977 REFUSED 132 Rear of Station Road N22 – Erection of one dwelling house

- HGY/2016/2870 WITHDRAWN 20/10/2016 Land R/O 132 Station Road London N22 7SX - Erection of 4 single family dwellings with associated car parking and refuse and cycling facilities

Pre-application Advice

- PRE/2016/0044 PRE-APP NOTE SENT 08/03/2016 Land rear of Station Road, N22 7SY - The proposed development consists of the construction of 4no. 2-storey semi-detached single-family dwellings with rooms in the roof space, accessed from the existing access road (right of way) to the site. Also proposed are the related site alterations to sub-divide the existing site and the creation of associated site works such as secure and sheltered refuse area and communal driveways.
- PRE/2016/0457 PRE-APP NOTE SENT 05/04/2017 Land rear of Station Road, N22 7SY - 4no. new-built single family dwellings with associated car parking and soft landscaping.

TPO

- VOID/2017/1732 NOT PROCEEDED WITH 21-06-2017 Rear of 132 Station Road N22 7SX - Please see the Arboricultural Method Statement (AMS) and Arboricultural Impact Analysis (AIA) Reports produced by Skerratt for details, which have been submitted in support of this application.

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

- LBH Conservation Officer
- LBH Transportation Team
- LBH Building Control
- London Fire and Emergency Planning
- Thames Water

The following responses were received:

Internal:

- 1) LBH Conservation Officer:

No objection subject to conditions securing details relating to materials, details of the roof profile and proposed green roof and landscape/surface treatment.

2) LBH Transportation Team:

No objection subject to conditions relating to cycle storage and a construction management plan

3) LBH Building Control: No objection received

4) LBH Environmental Services and Community Safety – Pollution Team:

No objection subject to conditions around management and control of dust, combustion and energy plant details and contaminated land, informative relating to asbestos.

External:

1) London Fire and Emergency Planning Authority:

The Brigade is not satisfied with the proposal for fire fighting access as compliance with Part B5 of the building regulation is not shown. The Authority strongly recommends that the installation of a sprinkler system is considered by developers to mitigate damage caused by fire and risk to life.

2) Thames Water: No objection received

5. LOCAL REPRESENTATIONS

5.1 The following were consulted:

62 Neighbouring properties

1 Residents Association

2 site notices were erected close to the site

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

No of individual responses: 52

Objecting: 52

Supporting: 0

5.3 Cllr. Charles Wright has submitted an objection on the following grounds:

- The application is detrimental to the character of the Wood Green Common Conservation Area, to which this backland area makes a

significant contribution. Cllr. Wright raises appeal decisions for two dismissed appeals for similar development at an adjoining site (APP/Y5420/A/11/2151794 and APP/Y5420/A/12/2178823).

- Amenity impacts in terms of light pollution, creation of a perceived sense of enclosure and additional tree planting overshadowing of adjoining gardens.
- Site layout overcrowded
- Poor quality of accommodation within basement level rooms
- Development would be on backland garden plot (not brownfield land as stated in planning statement) and would not accord with the presumption against this form of development in the NPPF or protection afforded by Local Plan policy DM DPD 2017 DM7
- Proposed site layout is not consistent with surrounding character
- Access for safe parking and emergency vehicles not adequate
- Security concerns
- Design would not be ancillary to surrounding buildings.
- Basement Impact Assessment relies on a desktop study only and does not fully consider drainage issues, impact on New River or adjoining properties, archaeological implications or nearby historic buildings
- Concerns over development on land not within developer's ownership and issues with neighbour's right of way
- Negative impact upon adjoining local business No 140 Station Road in terms operation as a music studio and to possible damage endangering building
- Widening of the access track would impact upon a neighbouring designated area of Significant Local Open Land (SLOL) and a Site of Importance for Nature Conservation (SINC) involving removal of trees and a wall
- The development site abuts the curtilage of a listed building (New River Tunnel)
- The application does not make reference to the removal of the Thames Water Pumping Station.

Additional comments received following re-consultation on 1st amended scheme received 27/09/2017:

- The amended proposal still fails to protect the adjoining SINC and open land designated land and would impact the setting of the listed New River Tunnel
- The proposal would still fail to provide good access and would create a gated development
- The proposal is not compliant with requirements for access by emergency service and refuse collection arrangements are inadequate
- Flood risk has not been sufficiently addressed

- The benefits of development do not outweigh the harm caused to the conservation area particularly given the small number of houses provided

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

- Garden land development
- Security risks
- Impact upon character and appearance of the conservation area
- Impact to surrounding buildings from excavation of basements
- Light pollution created by proposed lightwells
- Noise pollution
- Loss of privacy enjoyed by adjoining occupants
- Loss of outlook
- Access arrangements for the site including for emergency vehicles
- Creation of a gated development contrary to policy
- Design out of character and impact upon visual amenity
- Poor layout and excessive site coverage
- Impact on ecology and proximity to the proposed Green Chain (Site Allocations DPD 2017 para 2.12)
- Impact upon existing trees
- Impact upon designated Significant Local Open Land and Site of Importance for Nature Conservation (SINC)
- The removal of a structure of historic significance
- Adverse impact of development upon a local business
- Parking issues
- The proposal does not make reference to the removal of the Thames Water Pumping Station on land within the red line area
- Flood risk
- Lack of affordable housing provision or suitable financial contribution
- Waste storage and collection arrangements associated with the proposed development

Following submission of the first amended proposal received 27/09/2017, the following additional concerns have been raised:

- Removal of on-site parking provision would create increased parking stress in the area
- Lack of details of lighting along the access path and potential negative impact this could have on visual amenity
- Waste and recycling storage area would be located approximately 50m from the roadside collection point, contrary to guidance

Following submission of the second amended proposal received 10/11/2017 (Revision E), the following additional concerns have been raised:

- Excessive excavation represents the overdevelopment of the site
- Amendments to the grouping of the three units and other alterations not sensitive to site
- Proposed levelling off of the site not supported by an impact assessment
- The amendment does not adequately address overlooking issues
- The large numbers of homes granted permission on allocated sites within Wood Green means that permission should not be granted for a minor development which does not accord with local policy
- The development would not accord with findings of the DCLG 'Building a Safer Future: Independent Review of Building Regulations and Fire Safety' (December 2017)

5.5 The following issues raised are not material planning considerations:

- The land should be designated as a communal garden/allotment land to serve local residents (Officer comment: the planning authority can only comment on the application before it. This is not material to the determination of this planning application)
- Disruption caused throughout construction period (Officer Comment: Problems arising from the construction period of any works, e.g. noise, dust, construction vehicles, hours of working are covered by Control of Pollution Acts and are not material planning considerations. A Construction Management Plan would be secured via condition)
- The development would result in issues relating to sewerage and drainage given excavations proposed. Pumping facilities have not been included on plans (Officer comments: Matters controlled under building regulations or other non-planning legislation e.g. structural stability, drainage details, fire precautions, matters covered by licences etc are not material to this planning application. The plans received are issued for planning purposes only and more detailed technical drawings would be provided to ensure compliance with Building Regulations should planning permission be granted)
- The proposed development area includes land within the demise of adjoining properties, including rights of way via the access track to the west of the site, and is therefore not within the sole ownership of the applicant (Officer comment: land disputes constitute a civil matter which the planning authority cannot be party to. As such this is not a material planning consideration).
- Concerns have been raised as to the further loss of green space within the site through the laying of hardstanding under permitted development (Officer comments: the planning authority can only consider the application put before us. Permitted development rights could be removed via condition should permission be granted).

- Rights to light issues (Officer comment: Private issues between neighbours, e.g. land/boundary disputes, damage to property, private rights of access, covenants, ancient and other rights to light etc., are not material planning considerations)
- The land has been left derelict by the owner in order to encourage redevelopment (Officer report: this is not a material planning consideration)
- Procedural matters involving lack of clarity on submitted plans, error on pre-application advice notes relating to 'householder' development, lack of annotations showing changes made between amendments on plans, lack of 3D modelling etc (Officer Comment: the submitted plans are considered to be sufficiently detailed and accurate to enable officers to make an informed decision. The errors identified have no bearing on the assessment of the planning application)

6 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of the development;
2. The impact of the proposed development on the character and appearance of the conservation area and any other designated heritage assets;
3. The impact on the amenity of adjoining occupiers;
4. Living conditions for future occupants;
5. Parking and highway safety;
6. Ecological Impact & Trees;
7. Basement Impact;
8. Site access and Security;
9. Waste and Recycling;
10. Land Contamination;
11. Other matters

6.2 Principle of the development

6.2.1 The principle of the creation of additional housing is supported by Policy SP2 (Housing) of the Local Plan 2017 sets out the Council will aim to provide homes to meet Haringey's housing need with a target of 8,200 dwellings between 2011 and 2021. Part D of Policy 3.3 (Increasing Housing Supply) of the London Plan 2016 sets housing delivery targets that London Boroughs should aim to meet and exceed which increases the 2015-2025 target for the Borough to 15,019 (1,502 per year). Windfall development will be considered acceptable where this complies with the relevant policies of this Plan.

- 6.2.2 The National Planning Policy Framework (2012) recognises that the supply of new homes may be best achieved through planning for larger scale development (paragraph 52) and allows local planning authorities to set out policies which resist inappropriate development of residential gardens (paragraph 53). Furthermore, the NPPF encourages the effective use of land by encouraging the re-use of previously-developed sites and allows local planning authorities to set out local targets for the use of previously-developed land (paragraph 111). The definition of previously-developed land contained within the NPPF specifically excludes private residential gardens (annex 2).
- 6.2.3 Policy 3.5 of the London Plan (2016) states that individual London boroughs may introduce a presumption against development on private residential gardens where this can be locally justified. Pursuant to these provisions of the NPPF and the London Plan, Haringey's Development Management DPD (2017) Policy DM7 includes a presumption against development on garden land '*...unless it represents comprehensive redevelopment of a number of whole land plots*'.
- 6.2.4 Comments received from neighbour consultation have raised concerns as to the site being defined as 'brownfield' within the submitted Planning Statement. Objectors instead state that the site was formerly a private garden used by the occupants of No 132 Station Road and, as such, should be treated as garden land for the purposes of DM7.
- 6.2.5 Whilst it is acknowledged that the site has for a significant period of time served as a large private garden for No 132 in addition to the original rear garden of this property, it is considered that this is a unique situation resulting from the history of the development of the local area; the land to the rear of Station Road appears to have been land left over following completion of the adjoining terraced housing around the site. The plot has since been within the ownership of multiple adjoining properties over the past 100 or so years.
- 6.2.6 Despite the plot having been used as a private garden in recent history, it should be noted that this arrangement does not conform with the pattern of development in the area which is instead characterised by terraced houses on rectangular plots with regularly sized garden areas to the front and rear.
- 6.2.7 The land parcel has been separated from No 132 and no longer serves any adjoining property as a private garden. Furthermore, it should be noted that the development of this land would not result in No 132 losing any of the original garden space belonging to this property and occupants would still benefit from a generous rear garden of a comparable size to those of adjoining properties along the terrace.

- 6.2.8 In light of the above and given the unique circumstances of the plot of land to the rear of No 132 Station Road, the site can be considered a backland site for the purposes of policy DM7.
- 6.2.9 Given the above, the principle of residential use on this site is considered to be acceptable subject to detailed considerations outlined in policy DM7 and those relating to design and appearance, impact to the character and appearance of the conservation area and designated heritage assets, amenity impact, living conditions, ecology impact, parking and highways, basement impact and any other matters.

6.3 The impact of the proposed development on the character and appearance of the conservation area and any designated heritage assets;

- 6.3.1 London Plan Policy 7.8 requires that development affecting heritage assets and their settings to conserve their significance by being sympathetic to their form, scale and architectural detail. Haringey Local Plan Policy SP12 requires the conservation of the historic significance of Haringey's heritage assets. Policy DM9 of the Development Management, Development Plan Document (2015) states that proposals for alterations and extensions to existing buildings in Conservation Areas should complement the architectural style, scale, proportions, materials and details of the host building and should not appear overbearing or intrusive.
- 6.3.2 Local Plan (2017) 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 (2016) Policies 7.4 and 7.6. DM DPD Policy (2015) DM1 and DM12 continue this approach.
- 6.3.3 Policy DM7 states that development proposals for infill, backland and garden land must relate appropriately and sensitively to the surrounding area and established street scene, provide a site specific and creative response to the built and natural features of the area, and incorporate at least one street frontage or be ancillary to the host dwelling and the adjacent houses/terraces.

Impact upon the conservation area

- 6.3.4 The Wood Green Common Conservation Area character appraisal describes the adjoining Victorian terraces along Park Avenue, Barratt Avenue and later built Edwardian terrace to Station Road. The appraisal does not describe the site itself, this being almost entirely obscured by surrounding built and thus not visible within the street scene. The appraisal does describe No 140 Station Road as a "... small attractive Victorian outbuilding... behind an unsympathetic entranceway". The adjoining New River and park are identified as adding visual interest to the area.
- 6.3.5 The conservation officer has been consulted and their comments are summarised in the relevant section above. The officer acknowledges that the significance of this part of the conservation area is derived from the openness and any new development should ideally preserve this 'open' character. Having assessed the scheme, the officer considers that the proposed development, as amended, would be of an appropriate bulk, massing and architectural quality and would retain the verdant character as far as possible in order to preserve the character and appearance of the conservation area. The conservation officer concludes that the development would not cause any harm to the conservation area and raises no objection, subject to a number of conditions around materials, detailing and hard/soft landscaping.
- 6.3.6 A number of objections have been received relating to the impact that the proposed development would have upon the character and appearance of the conservation area.
- 6.3.7 The application site is to the rear of adjoining terraces to the north, east and south. Existing trees and dense vegetation to land between the western boundary and on the eastern bank of the New River effectively screens the site from view from the public realm.
- 6.3.8 Following amendments removing the car parking area which would have involved the removal of existing trees to the west of the site, it is considered that the scale of the proposed development and the screening provided by existing built form and vegetation ensure the development would not be visible from the public highway. As such the proposal would not have a harmful impact upon the established street scene. The removal of the unsympathetic entranceway onto Station Road would, from a conservation point of view, represent an improvement to the streetscene at this point.
- 6.3.9 Several objectors make reference to appeal decisions for two refused (and subsequently dismissed) applications on an adjoining piece of land 'Rear of 108-126 Station Road London N22 7SX': HGY/2010/1614 ('Erection of single storey 3

bedroom dwellinghouse with green roof and associated landscaping') and HGY/2012/0331 ('Erection of single storey two bedroom dwellinghouse').

- 6.3.10 In the appeal decision, the Inspector dismissed the appeal against the decision on application HGY/2012/0331 given that "...*the development as proposed would result in the loss of a small area of open space that makes a positive contribution to the character and appearance of the Wood Green Conservation Area.*" In both instances, Inspectors also found that whilst the streetscene impact was limited, the impact upon adjoining residents' visual amenity should be considered as material in assessing harm caused. The proposed designs were also considered to be out of character with the established pattern of surrounding development in terms of its form, layout and design.
- 6.3.11 A site visit attended by both the officer and the conservation officer was undertaken, during which the green and verdant character of the site and the positive contribution this makes was noted.
- 6.3.12 Each application must be assessed on its own merits; whilst the host site adjoins the appeal site referred to, the current site is larger, further from the street frontage and the proposed development differs materially in terms of both total site coverage and the amount of soft landscaping and planting to be provided. Crucially, the application site is already partially covered by modest structures including a garage, large shed and other smaller outbuildings. This was not the case with the adjoining appeal site which was at the time of the application largely open ground, with a small lean-to shed on the northern boundary.
- 6.3.13 Following amendments, the proposed site coverage is considered to be more acceptable than in the case of both of the refused and dismissed development proposals to the adjoining site. The proposed Houses 1 and 3 now largely share the same footprints as the existing garage and larger shed, whilst House 2 has been pushed further into the site. Whilst some small trees would be removed from the centre of the site, additional planting within the plot and on the boundaries, as well as green roofs to each dwelling, ensures that the development responds appropriately to its back land context.
- 6.3.14 The layout is considered to be more sensitive to local context compared with previous proposals for the site. Formal pre-application advice (reference: PRE/2016/0457) in which the officer noted that the buildings should read as single storey and the footprint '*...should be reduced to reflect the layout of the terraced houses which have large garden areas and give the area a spacious character*' has been followed: Houses 1 and 2 have similar footprints to surrounding terraced properties with House 3 has a smaller footprint. The

proposed arrangement would provide similarly sized garden areas to adjoining properties allowing a sufficiently spacious character to be preserved.

6.3.15 Given the scale of the proposed dwellinghouses, their location within the plot, the provision of additional planting and the amount of open land retained as private amenity space, it is considered that the development would not differ too greatly from the current balance of built form to open ground and would thus ensure that the green and open character of the site is preserved and the visual amenity of adjoining occupants is sufficiently protected, in accordance with policy.

Impact upon adjoining listed buildings

6.3.16 Third party comments have been received in relation to the harmful impact given the proximity of the development to the Grade II listed New River Tunnel Entrance (and the locally listed New River).

6.3.17 The Tunnel Entrance is located approximately 29m from the nearest proposed dwelling (House 1). Both the residential garden of 69 Park Avenue, the two storey property 140 Station Road and a number of trees on land immediately adjoining the listed building are located between the site and the listed structure. These features effectively screen the proposed development from view to the point where no part would be visible within the setting of the Tunnel Entrance.

6.3.18 It is considered that following amendments removing the car parking area on land to the west of the site, the development would have no impact on the setting of the listed structure.

6.3.19 Objections have also been raised as to the impact created by the removal of the non designated retaining wall to the west of the access path, which is believed to date from the 17th century. Following amendments, this element is to be retained and no development is proposed on land immediately adjoining the locally listed New River.

6.3.20 Given the scale of development, the separation involved and the shielding provided by existing built form and vegetation, the proposed development would have no harmful impact upon the setting of the Grade II listed structure or the locally designated New River.

General design comments

- 6.3.21 The design of the proposed 3 no. dwellings has been informed by pre-application advice (reference no's. PRE/2016/0044 and PRE/2016/0457).
- 6.3.22 The simple, contemporary design taken forward is in line with previous advice given and is supported in this setting. The design remains sensitive to local context whilst avoiding a pastiche approach. The use of similar brickwork to the rear elevations of surrounding terraces is also welcomed, whilst the incorporation of green roofs helps the dwellings to better relate to the back land context of the site.
- 6.3.23 The proposed dwellings would be read as single storey buildings (with additional habitable space provided at basement level). As such the development would follow advice given and would appear subservient to the adjacent two storey terraced housing in accordance with policy DM7(f). The lack of a street frontage is noted, however it is recognised that the site does not allow for this to be achieved. The alterations made to the site layout (latest 10/11/2017 Revision E) have been addressed above.
- 6.3.24 Following a site visit and feedback from the conservation officer further amendments have been received including the incorporation of decorative brickwork detailing to better articulate the elevations of the proposed dwellings, removing large expanses of otherwise blank brickwork. Further details of the proposed brick type for this decorative detailing can be requested as part of a pre-commencement condition.
- 6.3.25 Whilst a number of trees in the centre of the site will be lost as a result of development, it is considered that sufficient attention to soft landscaping including additional tree and hedge planting to the site boundaries as well as the incorporation of green roofs would ensure that the development would still retain a suitably green and verdant character. Further details in the form of a landscape plan can be secured via condition to ensure the proposed landscaping and planting is of a sufficiently high quality.

Design Summary

- 6.3.26 In summation, the development is considered to be of a high quality design, providing a site specific and creative response to the built and natural features of the area as per policy DM1, DM7 and DM12. The development would have no impact upon the streetscene, would remove poor quality structures on site and the proposed layout ensures that the green and spacious character of the plot

would be protected. The development would therefore preserve and enhance the character and appearance of the conservation area.

6.4 Impact on the amenity of adjoining occupiers

6.4.1 The London Plan (2016) Policy 7.6 *Architecture* states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. DM Policy (2017) DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours. The Council will support proposals that provide appropriate sunlight, daylight and open aspects (including private amenity space where required) to all parts of the development and adjacent buildings and provide an appropriate amount of privacy to their residents and neighbouring properties to avoid overlooking and loss of privacy detrimental to the amenity of neighbouring residents and the residents of the development. Development must also address issues of vibration, noise, fumes, odour, light pollution and microclimatic conditions likely to arise from associated uses and activities.

Overshadowing impact / overbearing structures

6.4.2 Objections have been received in relation to the proposed height of the dwellings (3.5m) in terms of overshadowing impact and overbearing adjoining properties. In particular, the impact of House 1 upon Nos 69 and 67 Park Avenue and No 27 Barrett Avenue and the impact of House 3 upon Nos 132-136 Station Road has been raised.

6.4.3 Following concerns raised in relation to the scale and location of House 3 (as shown on superseded plan PP2-02 Rev B), a revised proposal has been submitted involving the relocation of Houses 2 and 3 so that the smaller of the proposed units now sits furthest to the south. A 2m set-in from the boundary to the south is now proposed and the site has been levelled off (approximate 150mm reduction to overall height of House 3 and 420mm reduction to House 1 from adjoining garden ground level, respectively).

6.4.4 The proposed dwellinghouses would read as single storey bungalows, with basement floors providing further habitable rooms below ground level. The proposed Houses 1 and 3 are located on land adjoining the rear boundaries of surrounding properties, with both now set-in approximately 2m from the shared boundary. A new 1.8m high fence and additional planting is proposed to the site boundaries.

- 6.4.5 Given the location at the rear of gardens to adjoining properties, the set in from shared boundaries, the reduction to the scale of the proposed dwellings closest to the boundary and their orientation within the site it is not considered that the proposed dwellinghouses would result in significant overshadowing impact or the creation of an overbearing wall close to a shared boundary.

Overshadowing Impact - trees

- 6.4.6 Issues around the potential overshadowing impact created by proposed semi mature trees along the site boundaries affecting adjoining garden areas were raised by objectors.
- 6.4.7 There are already a number of large mature trees on site, including many close to the boundary shared with adjoining properties. Given the orientation of the site, any new trees proposed would only likely create an overshadowing impact affecting rear gardens to the north, rather than windows serving habitable rooms and therefore it is not considered that this would result in significant harm to neighbouring amenity.

Lightwells

- 6.4.8 Objections have been received relating to the potential for light pollution created by the 6 no. lightwells serving basement rooms within the proposed dwellinghouses during night time hours. The lightwells would serve domestic living spaces including rooms to be used as bedrooms and bathrooms of the 3 no. dwellinghouses. Any light entering the lightwells from habitable rooms would be created by uses associated with these rooms; the lightwells themselves do not emanate light, therefore any additional light would be refracted up from the windows looking out on to the lightwells, rather than be directed into habitable room windows.
- 6.4.9 Given the domestic use of the proposed buildings, the separation involved between these elements and surrounding rear elevation habitable room windows and boundary screening proposed, it is not considered that any significant light pollution would be created that would be harmful to the amenity of adjoining occupiers.

Overlooking / privacy impact

- 6.4.10 Objections have been received relating to the potential for additional overlooking opportunities created by proposed ground floor windows injurious to the privacy of existing occupiers. Particular concern is raised in relation to the impact from the large north-east facing window to House 1 upon the rear elevation of No 27 Barrett Avenue which lies approximately 13.8m away at this point.
- 6.4.11 All windows are located at ground floor level. The new 1.8m high fences and planting along the boundaries shared with adjoining properties, including the 2 new semi mature trees on the boundaries with No 27 and 25 Barrett Avenue, would ensure that any residual views from this window into adjoining properties would be effectively obscured. A condition ensuring that this vegetative screening must be retained in perpetuity could be attached to any grant of permission to further ensure that the privacy enjoyed by neighbours is adequately protected.
- 6.4.12 Obscure glazing has also been introduced to the rear elevation window of House 3 (south facing window on to rear of properties along Station Road) as part of amendments received 10/11/2017. No overlooking injurious to the privacy of adjoining occupiers would be created.

Noise impact

- 6.4.13 Objections have been raised in relation to concerns around an increase in noise associated with the occupation of the currently vacant backland site. It should be noted that this is a residential area and the development will only be adding domestic properties to a residential area, therefore the development would not result in significant harm to surrounding residential occupiers.
- 6.4.14 The potential impact affecting the adjacent sound studio is noted, however the noise created would not be considered any more harmful than noise associated with the use of existing properties in the immediate vicinity, in particular that associated with the use of existing rear garden areas.
- 6.4.15 In light of the above, it is considered that the proposed development would not lead to any detrimental impact leading to a significant level of harm to the amenity of adjoining occupiers.

6.5 Living conditions for future occupants

- 6.5.1 London Plan (MALP 2016) policy 3.5 states that design of housing should enhance the quality of local places, and that planning decisions should take into account physical context, local character, density, tenure and land-use mix. This

includes a requirement that new housing must meet minimum space standards, as set out in DCLG's Nationally Described Space Standards (2015). Local Plan (2017) policy SP2 continues this approach by seeking to promote excellence in design quality for new housing, with especial regard to density and housing standards – again, as outlined in London Plan and Mayor of London's Housing SPG (now amended 2016).

- 6.5.2 Development Management DPD (2017) policy DM1 requires development proposals to provide a high standard of privacy and amenity for the development's users, including the provision of appropriate sunlight, daylight, open aspects and privacy. Policy DM12 requires ground floor family housing to provide access to private garden/amenity space which is followed by policy DM7(e), with the additional provision that backland development must safeguard the provision of adequate amenity space of new and existing occupants.
- 6.5.3 The gross internal area of both units, as amended, is as follows:
- House 1 (3 bed, 6 person, 2 storeys) = **114m²** (minimum GIAm² = 102m²)
 - House 2 (3 bed, 6 person, 2 stories) = **115m²** (minimum GIAm² = 102m²)
 - House 3 (3 bed, 4 person, 2 stories) = **88.9m²** (minimum GIAm² = 84m²)
- 6.5.4 All units exceed minimum space standards set out in London Plan policy 3.5 and Nationally Described Space Standards (2015). All bedrooms are in excess of the minimum floor areas set out in the technical requirements.
- 6.5.5 Concerns have been raised during consultation as to the standards of accommodation for habitable rooms at basement level. Basement level habitable rooms would benefit from large windows looking out on to sufficiently sized lightwells allowing sufficient natural light to enter these rooms throughout the day.
- 6.5.6 All units would benefit from private gardens/amenity spaces of a comparable size to rear gardens of adjoining properties. All proposed garden areas would be far in excess of the minimum private outdoor space standards set out in the Mayor's SPG (minimum of 5m² per 1-2 person dwelling plus 1 additional 1m² per additional occupant - Standard 26).
- 6.5.7 As addressed in the principle section of this report, whilst the site had originally served as private garden land for occupiers of 132 Station Road, this is now a separate land parcel. The occupants of No 132 now benefit from a private rear garden of a comparable size to those enjoyed by adjoining properties along the terrace. As such, the development would provide adequate amenity space for new and existing occupants in line with policy DM7(e).

6.6 Parking and highway safety

- 6.6.1 Local Plan (2017) 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 is supported by DM Policy (2017) DM31 'Sustainable Transport'.
- 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 Council's Transportation Team has been consulted and had initially voiced concerns as to the layout of the parking area affecting vehicle entry and egress to the site. Following the removal of this area as part of the amended proposal (received 27/09/2017) the officer was re-consulted and advised that these issues are no longer relevant.
- 6.6.4 The removal of on-site car parking would mean that no car parking provision is proposed. Objections received following amendments have raised issues around the potential for increased on street parking stress in the area as a result.
- 6.6.5 Whilst policy DM32 seeks to apply rigorous parking standards to restrain car use in order to reduce congestion, to improve road safety and promote sustainable transport more widely, the supporting text of the policy does state that the Council will only require a section 106 or other legal agreement to secure "... all new car-free developments of more than 4 residential units". As the development would result in the creation of 3 units the planning authority often do not recommend a legal agreement to secure the development as car free.
- 6.6.6 Furthermore, having reviewed local parking conditions, and given the high public transport accessibility of the site, it is considered that the development would not lead to a significant increase in parking pressure that would necessitate securing the development as car free.
- 6.6.7 The transport officer also requests that further details of cycle parking and a Construction Logistics Plan be submitted as pre-commencement conditions should the application proceed to approval.
- 6.6.8 In light of the above, the development proposal is not considered to result in a severe cumulative impact on the transport and highways network.

6.7 Ecological Impact & Trees

- 6.7.1 Haringey local Plan (2013) policy SP13 'Open Space and Biodiversity' requires that all new development shall protect and improve Haringey's parks and open spaces. The Council has a duty to have regard for conserving biodiversity and will not permit development on SINCS and LNRs unless there are exceptional circumstances and where the importance of any development coming forward outweighs the nature conservation value of the site. In such circumstances, or where a site has more than one designation, appropriate mitigation measures must be taken and, where practicable and reasonable, additional nature conservation space must be provided.
- 6.7.2 The site is adjoined by a designated area of Significant Local Open Land (SLOL) and a Site of Importance for Nature Conservation (SINC) of Metropolitan Importance. Whilst the car parking and waste and recycling area was originally located within this area, amendments to the proposal received 27/09/2017 now indicate that no part of the development would be on land within the designated SLOL or SINC, however the site does adjoin land within these designations.

SINC

- 6.7.3 The development would be located on land adjacent to a SINC. Policy DM19 'Nature Conservation' states that development on sites adjacent to a SINC should still aim to protect and enhance the nature conservation value of that site. From officer observations made during multiple site visits it is not considered that the existing structures to be demolished as part of the development proposal provide a suitable habitat for protected wildlife species, in particular roosting bats.
- 6.7.4 The site is not an intrinsically dark landscape as it is surrounded by residential properties to the north and south, with associated light coming from existing windows of neighbouring properties as well as street lighting. Mindful of this and the nature of the structures currently on site, the site has limited potential to support a bat population/ habitat. It is accepted that the trees next to the New River may provide a foraging habitat for bats. These trees are not affected by the proposal and therefore foraging routes through and next to the New River will not be affected here. A condition will be imposed in respect of lighting across the site.
- 6.7.5 It should also be noted that approval given by the Council does not provide any exemption from the requirements to comply with the Wildlife and Countryside Act 1981 (as amended), or any other Acts offering protection to wildlife.

Open Land

6.7.6 Policy DM20 'Open Land and Green Grid' states that development adjacent to open space should seek to protect and enhance the value and visual character of the open land. As outlined in the section relating to the impact on the character and appearance of the conservation area, the amended proposal would now not involve the removal of trees on the adjoining SLOL designated land and as such the application site would protect the value and visual character of this land.

Trees

6.7.7 DM DPD 2017 policy DM1 requires development proposals to demonstrate how the landscaping and planting are integrated into the development as a whole. Specifically, the Council will expect development proposals to respond to Trees on and close to the site and to carefully consider any impact that might be created.

6.7.8 An Arboricultural Impact Assessment and Arboricultural Method Statement (draft) have been submitted as part of this application. These documents specify the number and type of trees on site and indicates that 10 no. trees are to be removed to facilitate the development.

6.7.9 It should be noted that an application for tree works was submitted under application CON/2017/0268 to include the removal of the trees identified in the submitted report. As the authority did not consider it necessary to place a tree protection order on the trees in question within the relevant 6 week period the applicant is entitled to undertake the trees works specified.

6.7.10 Additional tree planting and related soft landscaping is proposed for the site. A condition requiring a Landscape Management Plan to be submitted and approved prior to the commencement of works on site will be attached to any grant of approval to ensure that the proposed planting and landscaping is appropriate and of a high quality.

6.7.11 Subject to conditions, the proposal would not have any significant adverse impact upon open land or biodiversity and would therefore be in accordance with the above policies.

6.8 Basement Impact

6.8.1 Development Management DPD (2017) policy DM18 sets out the Council's requirements for residential basement development, including new basements, extensions to existing basements and the creation of lightwells. All proposed basement development must be undertaken in a way that that does not harm the amenity of neighbours, compromise the structural stability of adjoining properties,

increase flood risk or damage the character of the area or natural environments. A Basement Impact Assessment (BIA) containing all relevant information around potential impacts must be submitted as part of the application.

- 6.8.2 The development involves the excavation of 3 no. basements with associated lightwells to the 3 residential units proposed.
- 6.8.3 A BIA has been submitted as part of this application. The report found that there is no risk of flooding from either surface water or from rivers or seas (including the New River) resulting from the excavation of the basements and lightwells that might affect future occupiers.
- 6.8.4 In terms of ground movements resulting from the excavation work affecting adjacent properties, the report states that existing residential properties lie outside of the distance from which horizontal and vertical ground movements would result in a significant impact.
- 6.8.5 Comments received by neighbours state that the BIA does not take into account existing extensions to adjoining properties and the impacts that the excavation work proposed would have upon these structures. A site visit undertaken by officers suggests that any existing rear additions would be located sufficiently far away from the areas to be excavated. Given the separation involved, the recommendations outlined in the BIA should also be sufficient to further mitigate any residual risk.
- 6.8.6 The BIA suggests that the proposed excavation and construction of House 1 may result in Category 1 or very slight movement, potentially resulting in very slight damage to the adjoining recording studio (No 140 Station Road) given the 5m separation involved between the existing building and the proposed development. Calculations have been included in the BIA appendix C.
- 6.8.7 Given the very slight movement anticipated and the mitigation measures outlined, which include monitoring throughout the construction phase to ensure ground movements are within the limits of the calculations undertaken, the potential impact to No 140 Station Road is not considered to be significant and any residual risk would be mitigated.
- 6.8.8 The latest amendment (Revision E) includes the levelling off of the site by approximately 400mm across the site in order to further reduce the impact of the development in terms of the height of the proposed dwellings where these are closest to boundaries shared with adjoining properties. Comments received from neighbours state that the impact of this has not been included in a revised BIA,

therefore any impact – including to retained trees on site and surrounding gardens/structures – has not been sufficiently addressed.

6.8.9 The levelling off proposed would not be of a significant scale and would not have any significant implications in terms of adjoining structures. The applicant has stated that where this might impact upon existing trees to be retained on site, existing soil level around each tree would be maintained to ensure no impact to the root system of these trees would be created. A condition will be attached to secure this.

6.8.10 In light of the above, and subject to conditions securing adequate mitigation measures and the safe removal of spoil from the site, the development would not result in any unacceptable impact to residential amenity, flood risk or structural stability of adjoining properties.

6.9 Site access and Security

6.9.1 DM DPD 2017 policy DM2 ‘Accessible and Safe Environments’ states that all proposals should ensure that new developments:

- a. Can be used safely, easily and with dignity by all;
- b. Are designed so that the layout improves people’s access to social and community infrastructure, including local shops and public transport;
- c. Protect, improve and create, where appropriate, safe and accessible pedestrian and cycling routes and should not impede pedestrian and cycling permeability; and
- d. Have regard to the principles set out in ‘Secured by Design’

6.9.2 In terms of access and security, policy DM7 requires backland development to ensure good access and retain existing through routes where possible (a), to repair or re-provide street frontages where appropriate and provide additional passive surveillance and increased security (c) and to not result in ‘gated’ developments that prevent access which would normally be provided by a publicly accessible street (g).

6.9.3 The site is accessed via an access track opening on to Station Road to the south. The proposal would involve the repaving of this track and the removal of the existing locked gate securing the track from the highway.

6.9.4 Those issues raised at consultation which are material to the determination of this application relate to the condition of the access track, the creation of a gated development, site security and access for emergency vehicles.

Access track and security

- 6.9.5 New hardscaping is proposed to the track to improve accessibility and further details of this will be secured by condition. The proposal would involve the removal of the existing gate, which serves a private access route. The development would therefore not prevent access which would normally be provided by a publicly accessible street and therefore concerns around the creation of a gated development are unfounded.

Security

- 6.9.6 It is considered that whilst the removal of the existing gate to the entranceway onto Station Road would provide easier access to a backland site which is currently secured by a locked gate (installed by the owner of No 140 Station Road), the creation of a residential use in this location would have other material benefits to the security of the area including increasing activity in what is currently a disused backland plot, increased passive surveillance by future residents and the creation of a greater sense of ownership. As such the proposal would be in line with the principles of 'Secured By Design' and therefore would accord with policies DM2 and DM7.

Access for emergency services

- 6.9.7 Concerns are raised in relation to proposed access arrangements for emergency services. In particular, comments received point to the inability of emergency vehicles, such as fire engines, to safely access the site in an emergency, including the lack of an adequate turning circle within the site. Third m[parties make reference to DCLG 'Building a Safer Future: Independent Review of Building Regulations and Fire safety', by Dame Judith Hackitt, December 2017.
- 6.9.8 The London Fire and Emergency Planning Authority have been consulted. The Brigade state that they are not satisfied with the proposal for fire fighting access as compliance with Part B5 of the Building Regulations is not shown. The Brigade goes on to advise that sprinkler systems be installed to reduce damage to property and reduce loss of life.
- 6.9.9 Compliance with Building Regulations is not a material planning consideration and cannot be considered here. It should be noted that the findings of the DCLG review outlined in the neighbour representation do not represent policy and are recommendations only. Installation of a sprinkler system in each of the dwellings proposed would be required by building regulations to mitigate fire risk.

Summary

6.9.10 In light of the above, it is considered that, subject to conditions, access arrangements and site security for the development would be in accordance with policy.

6.10 Waste and Recycling

6.10.1 London Plan Policy 5.16 indicates the Mayor is committed to reducing waste and facilitating a step change in the way in which waste is managed. Local Plan Policy SP6 Waste and Recycling and DPD Policy DM4, requires development proposals make adequate provision for waste and recycling storage and collection.

6.10.2 The location of the waste and recycling storage area has been amended following concerns that the original location would be on land that is designated as a SINC and SLOL. Amendments to the proposal made on 27/09/2018 (and continued with the latest Revision E proposal received 10/11/2017) have relocated this area further within the site.

6.10.3 Plans indicate that the new storage area would be approximately 44m from the footway. Whilst this exceeds the 25m distance set out in LB Haringey's Waste Space Requirements (set out in Appendix A3, Sustainable Design and Construction SPD), it is noted that new hardstanding would improve access along the track and that there is potential for intermediary storage of waste closer to the site entrance. Further details of collection arrangements will be secured via pre-commencement condition to ensure these are satisfactory.

6.10.4 Subject to conditions, the waste storage arrangements would be satisfactory in this instance.

6.11 Contaminated Land

6.11.1 Saved Policy ENV1 and draft DM Policy DM32 require 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.

6.11.2 The applicant has assessed the potential for Contamination on the site and the impact of such contamination as part of the submitted BIA. The Council's Environmental Health Pollution officer raises no objection subject to conditions.

6.12 Other matters

6.12.1 Issues have been raised during neighbour consultation around the impact of the development upon the functioning of the adjoining business operating from No

140 Station Road ('Alchemy Recording Studio Ltd.'). Specific reference is made to the disturbance caused as a result of the construction of the development, noise generated during ongoing use, security issues and the potential for damage caused by the development as identified within the BIA.

6.12.2 The proposal would not involve the loss of any designated or non designated employment floorspace. Whilst potential for disturbance during construction is noted, this would be temporary and is, in any case, controlled by separate legislation.

6.12.3 The proposed use would be residential and as such any noise generated by this use would not be materially different to the existing situation given the predominantly residential character of the area, therefore this impact is not considered to be unduly harmful to the functioning of the business.

6.12.4 The impact of the excavation of the basements and security issues have been addressed in the relevant sections of the report above.

6.12.5 In light of the above it is not considered that the development would have any long term detrimental impact upon the adjoining business.

6.13 Conclusion

6.13.1 The principle of the creation of additional family sized housing is considered acceptable. The development would comply with policy DM7, therefore the principle of backland development would be acceptable in this location. Taking into account all material considerations, the proposal is considered acceptable and is in accordance with policy

6.13.2 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

6.6 CIL

Based on the information given on the plans, the Mayoral CIL charge will be £15,189.93 (342sqm x £35 x 1.269) and the Haringey CIL charge will be £61,395.84 (342sqm 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.

8.0 RECOMMENDATIONS

GRANT PERMISSION subject to conditions

Applicant's drawing No.(s) 132SR-PP2-01 Rev E, 02 Rev E, 03 Rev E, 03A Rev E, 03B Rev E, 04, 05 Rev E, 06 Rev E; Location Plan; Heritage Statement; Arboricultural Impact Assessment & Method Statement; Basement Impact Assessment and appendices (Parts A, B and C); Design and Access Statement; Planning Statement and appendices

Subject to the following condition(s)

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

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

2. The approved plans comprise drawing nos 132SR-PP2-01 Rev E, 02 Rev E, 03 Rev E, 03A Rev E, 03B Rev E, 04, 05 Rev E, 06 Rev E; Location Plan; Heritage Statement; Arboricultural Impact Assessment & Method Statement; Basement Impact Assessment and appendices (Parts A, B and C); Design and Access Statement; Planning Statement and appendices. The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

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

3. Samples of materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include fenestration, sample panels of brick types, mortar, timber panelling and any other facing materials 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. Section drawings drawn to a relevant scale (1:10 or 1:50) showing the roof profile with full details (including type, vegetation, location and maintenance schedule) of the proposed green roof shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. The green roofs shall be adequately maintained thereafter.

Reason: In order for the Local Planning Authority to retain control over detailed design of the proposal and 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.

5. Full details of the lighting across the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the approved development. The details shall include the location and full specification of all lamps; light levels/spill lamps, floodlights, support structures. The lighting measures shall be carried out strictly in accordance with the details so approved, shall be installed prior to occupation of the development and shall be maintained as such thereafter.

Reason: To ensure that any resulting general or security lighting is appropriately located, designed do not adversely impact neighbouring residential amenity and are appropriate to the overall design of the buildings as well as protecting the biodiversity value of the site.

6. No development shall take place until details of the type and location of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until a minimum of 6 no. cycle parking spaces for users of the development, have been installed in accordance with the approved details. Such spaces shall be retained thereafter for this use only.

Reason: To promote sustainable modes of transport in accordance with Policies 6.1 and 6.9 of the London Plan 2016 and Policy SP7 of the Haringey Local Plan 2017.

7. 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.

8. 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, the maintenance of trees to be retained on site and appropriate hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. 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

9. No development shall take place, including any works of demolition, until a Construction Logistics Plan, 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.

10. No development shall take place until a Site Waste Management Plan, confirming how demolition and construction waste will be recovered and re-used on the site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be implemented in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

Reason: To promote a sustainable development consistent with Policies SP0, SP4 and SP6 of the Haringey Local Plan 2017.

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

Reason: To Comply with Policy 7.14 of the London Plan

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

Reason: In the interests of residential amenity.

13. Prior to their installation details of Ultra Low NOx boilers shall be submitted to and approved in writing by the Local Planning Authority. The specification of any such boilers shall ensure that they have dry NOx emissions not exceeding 40 mg/kwh

Reason: To prevent an increase in local problems of air quality within an Air Quality Management Areas (AQMAs) as required by The London Plan 2016 Policy 7.14.

14. 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:-

- i) a risk assessment to be undertaken,
- ii) refinement of the Conceptual Model, and
- iii) 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.

15. 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.

16. Prior to the commencement of any development hereby approved and before any equipment, machinery or materials are brought onto the site for the purposes of the development hereby approved, a Tree Protection method statement incorporating a solid barrier protecting the stem of the trees and hand dug excavations shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out as approved and the protection shall be

maintained until all equipment, machinery and surplus materials have been removed from the site.

Reason: In order to ensure the safety and well being of the trees adjacent to the site during constructional works that are to remain after 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.

17. The excavation works required for the proposed basements and lightwells shall be undertaken in line with the recommendations outlined in the submitted Basement Impact Assessment.

Reason: To ensure the works do not lead to any adverse impacts to the structural stability of adjoining buildings and to safeguard the amenities of the area consistent with Policy SP0 of the Haringey Local Plan 2017 and Policies DM1 and DM18 of The Development Management DPD 2017.

Informatives:

INFORMATIVE: Land Ownership

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

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 : CIL

Based on the information given on the plans, the Mayoral CIL charge will be £15,189.93 (342sqm x £35 x 1.269) and the Haringey CIL charge will be £61,395.84 (342sqm 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 : With regards to surface water drainage, it is the responsibility of a developer to make proper provision for drainage to ground, water course, or a suitable sewer. In respect of surface water, it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

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

Appendix 1 Consultation Responses from internal and external agencies

| Stakeholder | Question/Comment | Response |
|-----------------------|---|--|
| INTERNAL | | |
| Transportation | <p>The site is located within the Wood Green Outer CPZ, which has operating hours of Monday to Saturday, 0800 - 1830. It has a PTAL value of 5 which is considered 'very good' access to public transport services. 2 bus services are accessible within two minutes' walk of the site, a third is a seven minute walk away, and Alexandra Palace station is only 3 minutes away. Wood Green Underground Station is 8 minutes away.</p> <p>The Transportation Team officer highlighted the following as part of their initial assessment of the application:</p> <ul style="list-style-type: none"> • Issues with access/parking area in terms of entry and egress to/from the proposed parking spaces identified. No access way widths or swept path plots have been provided to demonstrate the ability to make the required manoeuvres for access off Station Road. • Access for emergency services could be an issue given access route width. Relevant statutory bodies should be consulted • Issues with security of proposed cycle parking • The site has very good accessibility to public transport services, and it would be appropriate as a permit free site. Although the dwellings proposed are family sized units, it could be | <p>Noted. Conditions for cycle parking and construction logistics plan attached. Emergency Services consulted.</p> |

| Stakeholder | Question/Comment | Response |
|---------------------|---|--|
| | <p>appropriate for lower car parking to be provided at the site considering likely car ownership and the very good accessibility to public transport services. However, this would need to be considered carefully to avoid adding parking stress in the locality.</p> <ul style="list-style-type: none"> • A detailed Construction Logistics Plan will be required to detail how the works will be carried out, and safely accessed. <p>Following submission of amended proposal 27/09/2017 the Transportation Team were asked for further comments. The officer stated that issues around the layout of the parking area affecting vehicle entry and egress are no longer relevant given the removal of the on-site parking area.</p> <p>The removal of on site car parking and the securing of the site as car free was discussed with the Transport Team. Having reviewed local parking conditions and considering intended occupation it was considered that the development would not lead to increased parking pressure which would necessitate securing the development as car free via legal agreement.</p> | |
| Conservation | The site lies within the Wood Green Common Conservation Area. The site would have been part of rear gardens but is now a 'land locked' site at the end of existing rear gardens. The site is accessed separately via an existing access road and already contains some | Noted, conditions around materials, roof details and landscaping attached. |

| Stakeholder | Question/Comment | Response |
|-------------|--|----------|
| | <p>ad hoc ancillary structures, that could be best described as 'run down garden sheds'. The general openness of the site adds to the verdant character of the rear of the gardens and contributes to the conservation area.</p> <p>The conservation officer states that it is debateable whether the site should be considered as a 'land locked' site rather than a backland site as it has existing structures and has a separate existing access. From a conservation point of view, the officer acknowledges that the significance of this part of the conservation area is derived from the openness and any new development should ideally preserve this 'open' character.</p> <p>The proposal seeks to demolish the run down garden sheds and replace them with three small single storey houses, with basements and lightwells, at the same locations as the sheds. The officer notes that the buildings would contain green roofs that would retain the 'verdant' character within the conservation area. The buildings are of a low scale and 'profile' and have been designed carefully to ensure that the site's appearance remains as far as possible dominant of the green space rather than 'built up' surfaces. The officer notes that the elevations have been articulated with use of different patterns in bricks to avoid bland facades. As such the development is considered to fit within the existing character so that the development does not detract from the conservation area. The officer states that the development is therefore acceptable from a conservation point of view.</p> | |

| Stakeholder | Question/Comment | Response |
|--|---|-----------------------------|
| | <p>Overall, the proposed development is considered to be of appropriate bulk, massing and architectural quality that would preserve the character and appearance of the conservation area. It is considered that the development would not cause any harm to the conservation area. The removal of the dilapidated sheds would marginally enhance the significance of the conservation area. Since the proposal is not considered to cause any harm, NPPF tests do not apply. In coming to this conclusion the officer has given great weight to the conservation of the heritage asset and, on balance, the proposal is acceptable with the following conditions.</p> <ol style="list-style-type: none"> 1) Details of all materials including fenestration, bricks, mortar and cladding should be submitted to the Council for further approval. 2) Sectional details showing the roof profile with the proposed green roof should be submitted to the Council for approval. 3) Further details of the landscape treatment along with the surface treatment should be submitted to the Council for approval. | |
| Environmental Services and Community Safety – Pollution Team | <p>The Pollution Team recommend the following conditions be attached to any grant of permission:</p> <ul style="list-style-type: none"> • Management and Control of Dust (Air Quality and Dust Management plan) • Combustion and Energy Plant details • Contaminated Land (Con 1: Desk Top Study/ | Noted, conditions attached. |

| Stakeholder | Question/Comment | Response |
|--|---|---|
| | <p>Conceptual Model, Site Investigation, Method Statement – site remediation; Con 2: Remediation).</p> <ul style="list-style-type: none"> • INFORMATIVE: asbestos survey to be undertaken prior to demolition of existing buildings | |
| Building Control | No objection received | |
| EXTERNAL | | |
| London Fire and Emergency Planning Authority | <p>The Brigade is not satisfied with the proposal for fire fighting access as compliance with Part B5 of the building regulations is not shown.</p> <p>The Authority strongly recommends that the installation of a sprinkler system is considered by developers to mitigate damage caused by fire and risk to life.</p> | Noted. Compliance with Building Regulations is not a material planning consideration. Informative recommending installation of sprinkler system attached. |
| Thames Water | No objection received | |
| LOCAL REPRESENTATIONS | | |
| Cllr. Charles Wright | <ul style="list-style-type: none"> • The proposal is detrimental to the character of the Wood Green Common Conservation Area, noting appeal decisions for similar development at an adjoining site (APP/Y5420/A/11/2151794 and APP/Y5420/A/12/2178823). Impact on setting of a listed building (New River Tunnel) • Concerns relating to amenity impacts in terms of light pollution, creation of a perceived sense of enclosure and additional tree planting overshadowing of adjoining gardens. | <p>The proposal would maintain the green and open character of the plot and would preserve the character and appearance of the conservation area.</p> <p>Impacts from light pollution and overshadowing would not be significant. Proposal amended to address enclosure concerns.</p> |

| Stakeholder | Question/Comment | Response |
|-------------|---|--|
| | <ul style="list-style-type: none"> • The site layout is overcrowded and this would adversely impact adjoining and prospective residents. Proposal would fail to appear ancillary to surrounding houses and would not be in keeping with character. • Poor quality accommodation offered by habitable rooms at basement level • Development on backland/garden land (not brownfield land as stated in the submitted planning statement) would not accord with the presumption against this form of development in the NPPF or protection afforded by Local Plan policy DM DPD 2017 DM7. • Lack of adequate access for safe parking or for emergency vehicles. Concerns are also raised around security. • The Basement Impact Assessment (BIA) does not fully consider drainage issues, impact on New River or adjoining properties or archaeological implications or nearby historic buildings • Concerns raised over neighbours' right of way • The development would have a negative impact on adjoining local business No 140 Station Road possible damage endangering building • Proposals including the widening of the access | <p>The layout has been amended and would be acceptable. Dwellings are of a low scale, reading as single storey, and would appear ancillary.</p> <p>Basement level rooms are well proportioned and served by lightwells.</p> <p>The site is backland and the development is in accordance with policy, therefore the principle of the development is accepted.</p> <p>Off street parking removed. Emergency services have been consulted.</p> <p>The BIA is considered to adequately address these issues.</p> <p>This is a private matter and is not material.</p> <p>The impact upon the adjoining business would not be significant.</p> |

| Stakeholder | Question/Comment | Response |
|-------------|--|--|
| | <p>track would impact upon a neighbouring designated area of Significant Local Open Land (SLOL) and a Site of Importance for Nature Conservation (SINC) involving removal of trees and a wall.</p> <ul style="list-style-type: none"> • The application does not make reference to the removal of the Thames Water Pumping Station. <p>Additional comments received following re-consultation on 1st amended scheme received 27/09/2017:</p> <ul style="list-style-type: none"> • The proposal would still fail to provide good access and would create a gated development offering poor security to surrounding houses • Refuse collection arrangements are inadequate. • The benefits of development do not outweigh the harm caused to the conservation area particularly given the small number of houses provided | <p>This element removed from amended proposal. Condition attached to address potential ecological impact.</p> <p>Following amendments, no part of proposal will affect adjoining Thames Water Land</p> <p>Access would be suitable for pedestrians following laying of semi permeable hardstanding. Gate to be removed. Proposal would be in line with principles of secured by design.</p> <p>Condition requiring further waste collection details attached.</p> <p>The development would not cause harm to the conservation area</p> |
| | <p>Additional comments received following re-consultation on 1st amended scheme received 27/09/2017:</p> <ul style="list-style-type: none"> • The proposal would still fail to provide good | <p>Access would be suitable for pedestrians</p> |

| Stakeholder | Question/Comment | Response |
|-------------------------|--|---|
| | <p>access and would create a gated development offering poor security to surrounding houses</p> <ul style="list-style-type: none"> • Refuse collection arrangements are inadequate. • The benefits of development do not outweigh the harm caused to the conservation area particularly given the small number of houses provided | <p>following laying of semi permeable hardstanding. Gate to be removed. Proposal would be in line with principles of secured by design.</p> <p>Condition requiring further waste collection details attached.</p> <p>The development would not cause harm to the conservation area</p> |
| Neighbouring properties | <p>The site being incorrectly involving 'brownfield land' rather than garden land</p> <p>Security risks affecting rear gardens of adjoining properties</p> <p>The development would fail to conserve or enhance the significance of a heritage asset and would detract from the character and appearance of the conservation area</p> <p>Adverse impacts to surrounding buildings from excavation of basements</p> | <p>Noted. The site is being assessed as a back land site for the purposes of DM DPD 2017 policy DM7).</p> <p>The site is a vacant backland plot. It is considered that security would be improved given increased passive surveillance resulting from occupation</p> <p>The impact on the conservation area and any listed heritage assets would not be harmful</p> <p>A Basement Impact Assessment (BIA) has been submitted in line policy and no significant harm to surrounding buildings was identified. No further technical evidence has been submitted to refute the findings of the BIA</p> |

| Stakeholder | Question/Comment | Response |
|-------------|---|---|
| | Light pollution created by proposed lightwells | The potential for light pollution is not considered to be harmful |
| | Noise pollution from increased residential use | This is a residential area. Proposed additional residential dwellings would not lead to noise creation harmful to the amenity of neighbouring residents |
| | Loss of privacy enjoyed by adjoining occupants | All windows are at ground floor or basement level. Amendments have been received which further address this |
| | Loss of outlook enjoyed by adjoining occupants | Amendments to layout and site levels have been received which address this issue |
| | Access arrangements for the site including for emergency vehicles | Relevant statutory bodies have been consulted. The Fire Brigade have recommended a sprinkler system be installed to mitigate risk. |
| | Creation of a gated development | The gate would be removed and the access route would remain open onto Station Road. |
| | Design not in keeping and impact upon visual amenity | The design of the proposed dwellinghouses is considered to be acceptable and would not harm visual amenity |
| | Layout, site coverage and overcrowding of the site | Site coverage and layout has been amended and is now considered to be acceptable The Site Allocations DPD 2017 does not |

| Stakeholder | Question/Comment | Response |
|-------------|---|--|
| | <p>Impact on ecology and proximity to the proposed Green Chain (Site Allocations DPD 2017 para 2.12)</p> <p>Impact upon existing trees has not been adequately addressed (no survey provided)</p> <p>Impact upon designated Significant Local Open Land and Site of Importance for Nature Conservation (SINC)</p> <p>The removal of the wall abutting the new river to create the proposed parking area and bin stores would remove a structure of historic significance</p> <p>Adverse impact upon a local business ('Alchemy Recording Studio Ltd.') operating out of adjoining property No 140 Station Road</p> <p>Issues with proposed parking arrangements</p> | <p>indicate that the site is part of the proposed Green Chain area. impact on local ecology would not be harmful</p> <p>An Arboricultural Impact Assessment report has been provided and relevant consents have been applied for and granted. Conditions requiring Tree Protection Method Statement attached</p> <p>Following amendments no development is proposed within land designated as Open Land or a SINC</p> <p>Latest amended proposal indicates wall to be retained.</p> <p>Noted. The proposal would not involve the loss of any designated or non designated employment land or floorspace. The proposed use would be residential and would not be materially different to the existing situation therefore the impact is not considered to be significantly harmful</p> <p>LBH Transportation Team has been consulted. Latest amended proposal shows off street parking area removed</p> |

| Stakeholder | Question/Comment | Response |
|-------------|---|--|
| | <p>The application does not make reference to the removal of the Thames Water Pumping Station on land within the red line area to the west</p> <p>Flood risk</p> <p>Lack of affordable housing provision or financial contribution</p> <p>Waste storage and collection arrangements</p> <p><i>Following submission of the first amended proposal received 27/09/2017, the following additional concerns have been raised:</i></p> <p>Removal of on-site parking provision would create increased parking stress in the area</p> | <p>Following amendments, no part of proposal will affect adjoining Thames Water Land</p> <p>The site is within Flood Zone 1 meaning there is a low probability of flooding.</p> <p>As per DM DPD 2017 policy DM13 the Council are not in a position to require affordable housing contributions for minor residential developments (below 10 dwellings proposed). The development would be liable for both the Mayor's and Haringey CIL charge</p> <p>Condition requiring further waste collection details attached.</p> <p>LBH Transportation Team has been consulted. Officers are of the opinion that the scheme would not result in an increase in parking demand that would have an adverse impact upon supply of on street parking within the local area</p> |

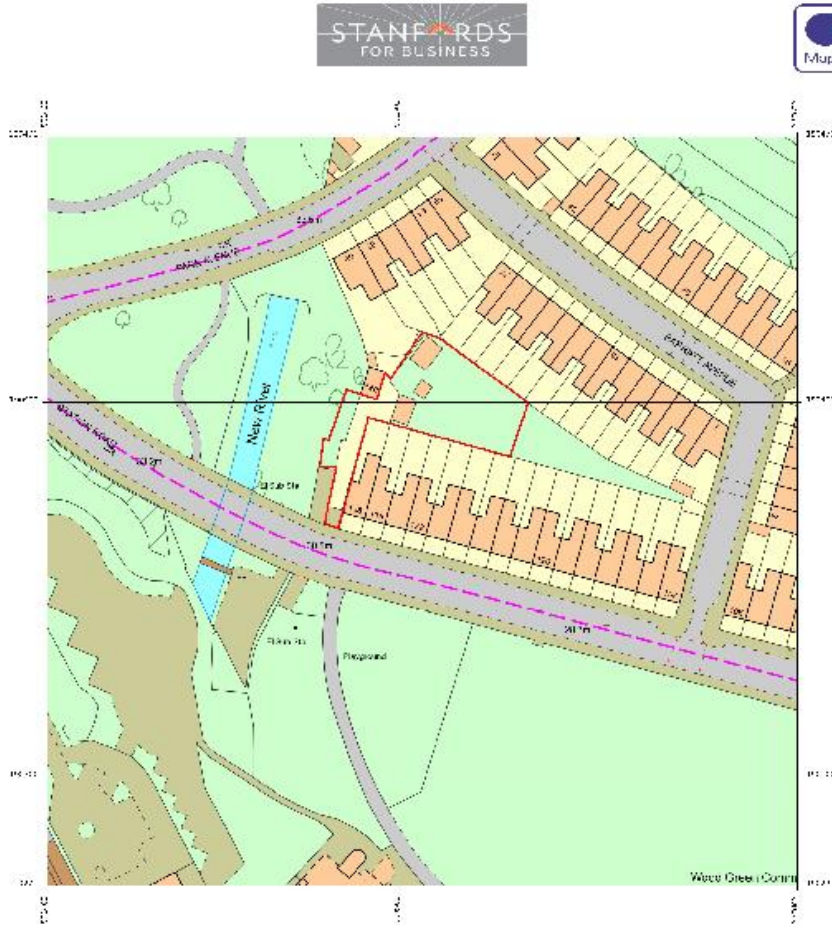
| Stakeholder | Question/Comment | Response |
|-------------|---|---|
| | <p>Lack of lighting of the access path within development proposal and potential negative impact this could have on the character and appearance of the area</p> <p>The waste and recycling storage area would now be located approximately 50m from the roadside collection point, contrary to guidance</p> <p><i>Following submission of the second amended proposal received 10/11/2017 (Revision E), the following additional concerns have been raised:</i></p> <p>The amount of land to be excavated (40% of site) represents the overdevelopment of the site</p> <p>Amendments to the grouping of the three units and the alterations to the locations of Houses 2 and 3 does not respect the built and natural features of the site and reinforces the 'monolithic form' of the proposed buildings</p> <p>Proposed levelling off of the site ground level now proposed has not been supported by an impact assessment and would therefore have an unknown effect on gardens, existing trees and properties along Barratt Avenue</p> | <p>Additional details of the lighting to be secured by condition.</p> <p>Condition requiring further waste collection details attached.</p> <p>The site coverage, including that part to be excavated, is considered to be acceptable for the site</p> <p>The amended layout is proposed as a response to issues raised around the overbearing appearance of House 3 on adjoining properties along Station Road. The new location of Houses 1 and 3 is considered to better reflect the existing built form on site and there is now more space between the proposed dwellings than the previous layout</p> <p>The levelling off of site the ground level proposed would not be substantial and a further impact assessment would not be required. Conditions securing details of the landscaping are attached.</p> |

| Stakeholder | Question/Comment | Response |
|-------------|--|---|
| | <p>The amendment to excavate the ground floor of House 1 by 460mm does not adequately address overlooking issues from north facing windows onto the rear of houses along Barratt Avenue</p> <p>The large numbers of homes granted permission within allocated sites within Wood Green in the vicinity of the site means that permission should not be granted for a minor development which does not accord with local policy</p> <p>The development does not provide adequate access for London Fire brigade and would therefore not be in accordance with findings of the DCLG 'Building a Safer Future: Independent Review of Building Regulations and Fire Safety' (December 2017)</p> | <p>Proposed units are single storey and overlooking opportunities are considered to result in minimal loss of privacy. New 1.8m high fences along the site boundary and new planting should further mitigate impact</p> <p>DM DPD 2017 policy DM2 states that, where they are deemed to comply with the relevant policies of the Plan, windfall development will continue to make a valuable contribution to Haringey's housing supply over and above the sufficient allocated sites, providing a reasonable level of contingency against delivery of the Borough's strategic housing target. The NPPF sets a presumption in favour of sustainable development</p> <p>Compliance with building regulations is not a material planning consideration. The DCLG report makes recommendations only and is not policy</p> |

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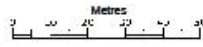
Appendix 2 Plans and Images

Location Plan



Produced 28 Jun 2017 from the Ordnance Survey MasterMap (Topography) Database and incorporating surveyed revision available at this date.

The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.



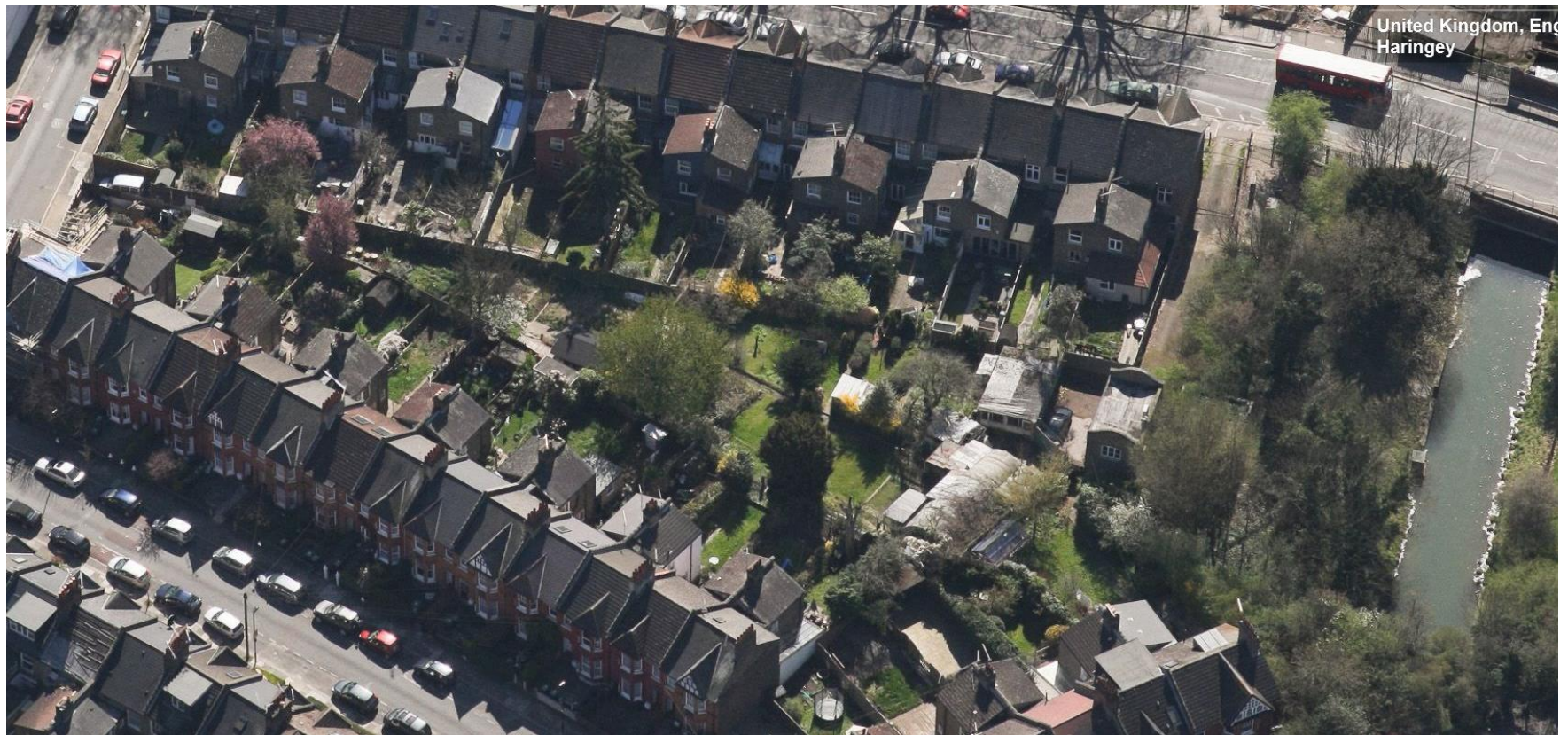
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Order Licence Reference: O1138685
Centre coordinates: 530506 190871

132, Station Rd, London
N22 7SX



Site image (looking north)



Site image (looking south)



Site visit photo – existing garage building



Site visit photo – access route (looking north) and No 140 Station Road



Site visit photo - existing structure on site (looking west)



General Notes

Local authorities (Planning or Building Control) might require additional items / information to be added / revised.
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Architect Notes

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PROJECT
 Office, non-built single storey dwellings at Land at rear of Station Road London, M20 7DX
CLIENT
 Adika Property UK Ltd.

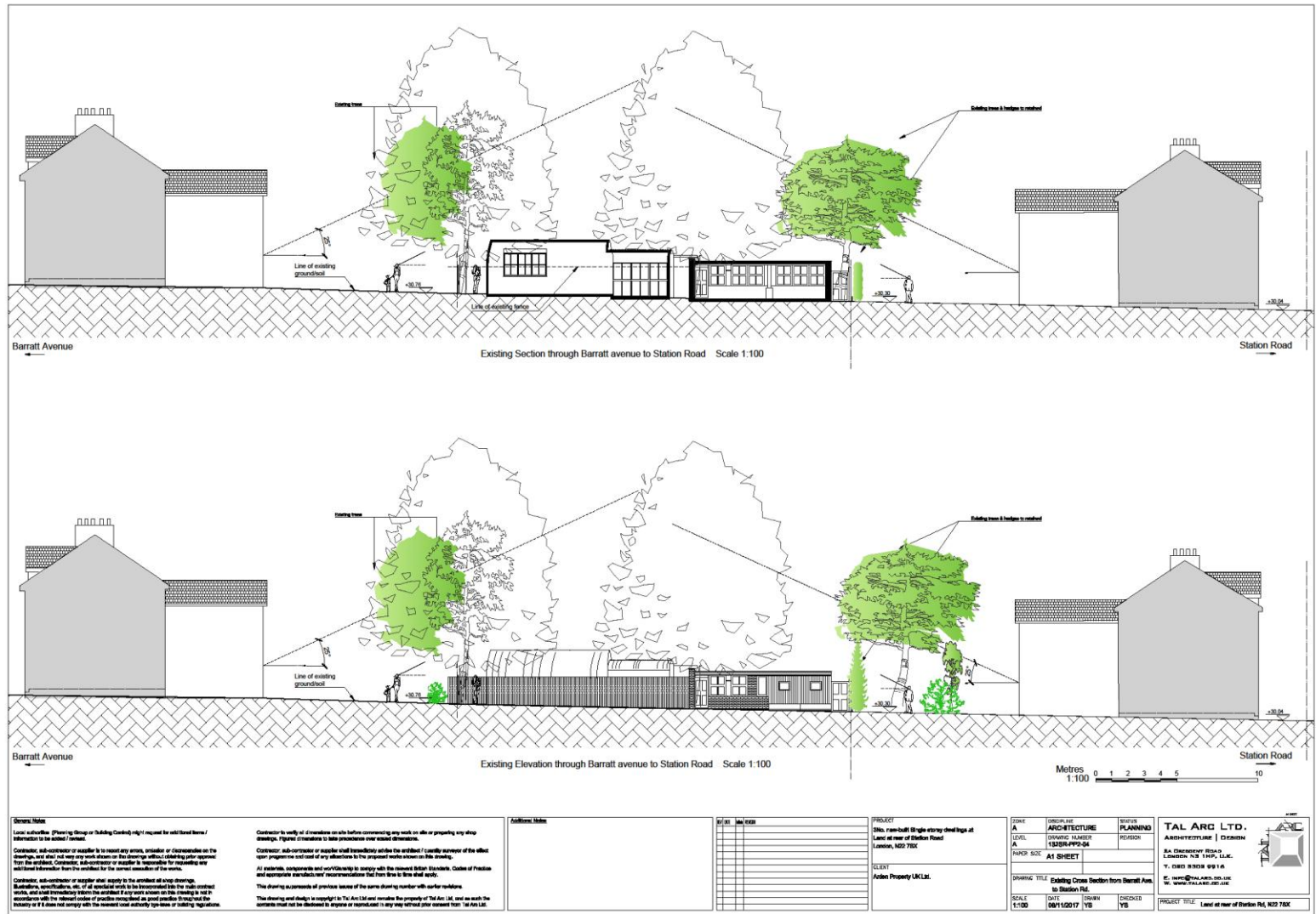
ZONE
 A
LEVEL
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PAPER SIZE
 A1 SHEET
DRAWING TITLE
 Existing and Proposed Block Plan
SCALE
 1:200
DATE
 06/11/2017
DRAWN
 YB
CHECKED
 YB
PROJECT TITLE
 Land at rear of Station Rd, M20 7DX

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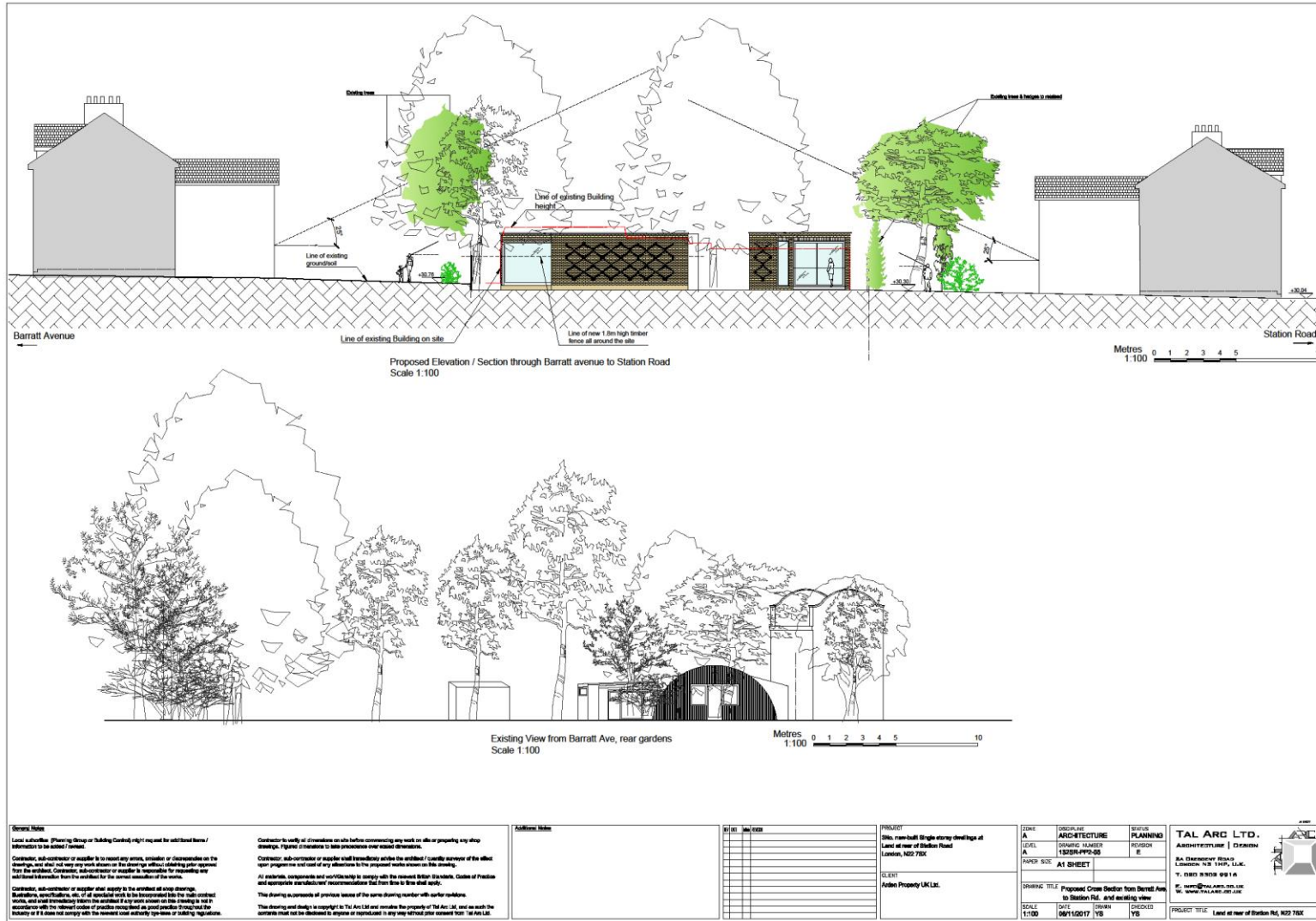
Block Plan



Proposed Ground Floor Plan

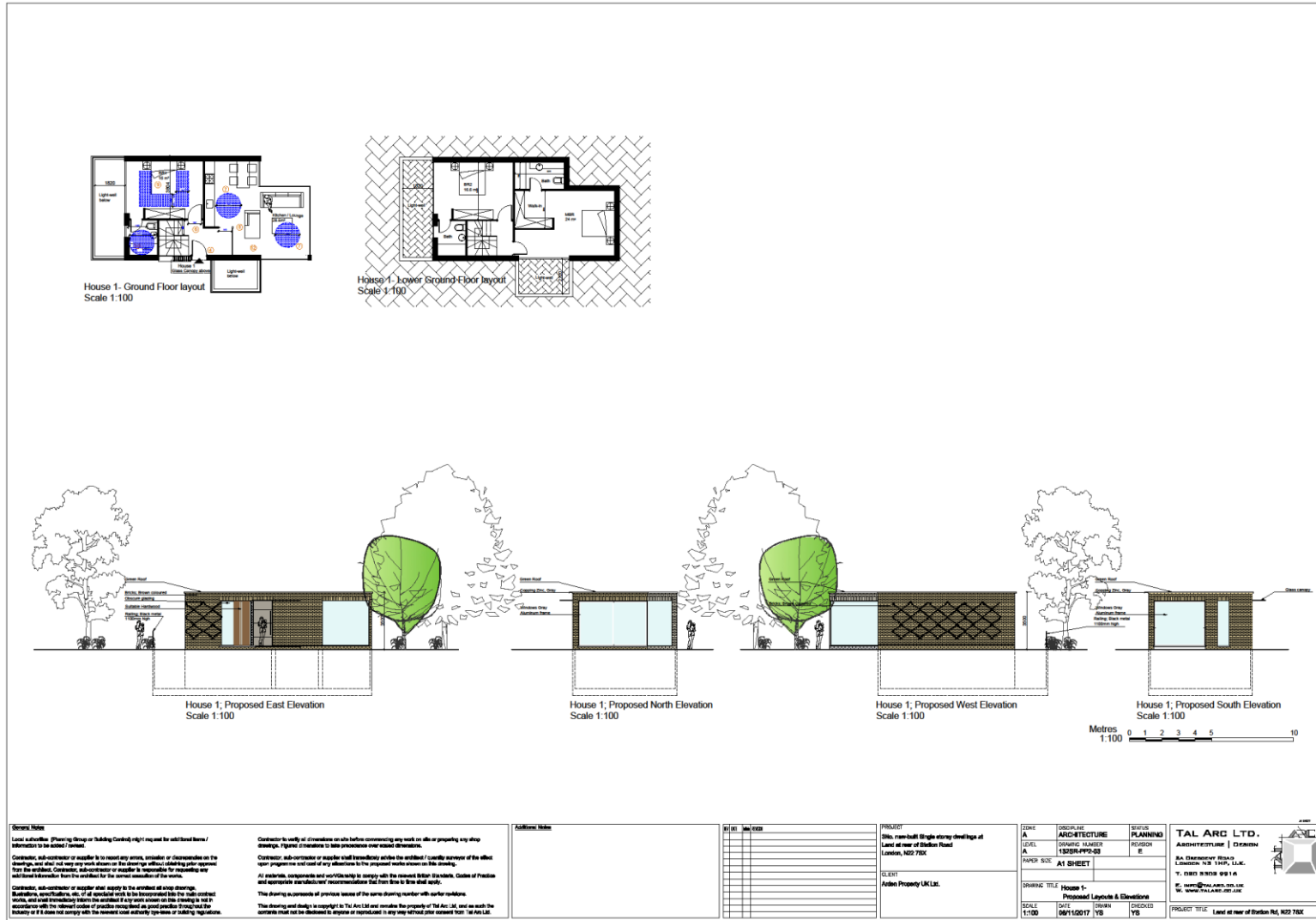


Existing site sections and elevation



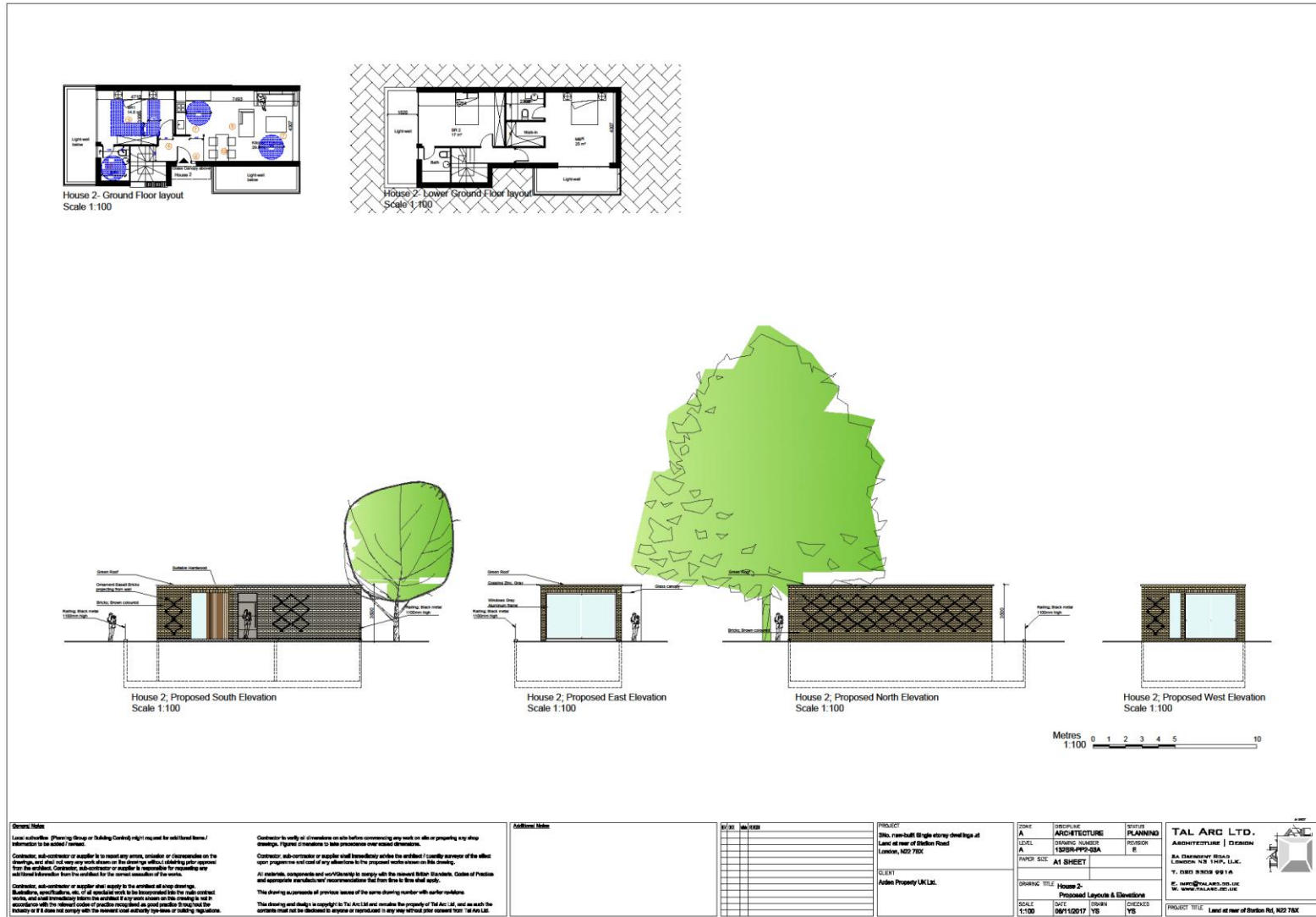
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| <p>DRAWING TITLE</p> <p>Proposed Cross Section from Barratt Ave to Station Rd. and existing view</p> | | <p>SCALE</p> <p>1:100</p> | | <p>DATE</p> <p>06/11/2017</p> | | <p>CHECKED</p> <p>VB</p> | | <p>PROJECT TITLE</p> <p>Land at rear of Station Rd, N22 7HX</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Proposed section

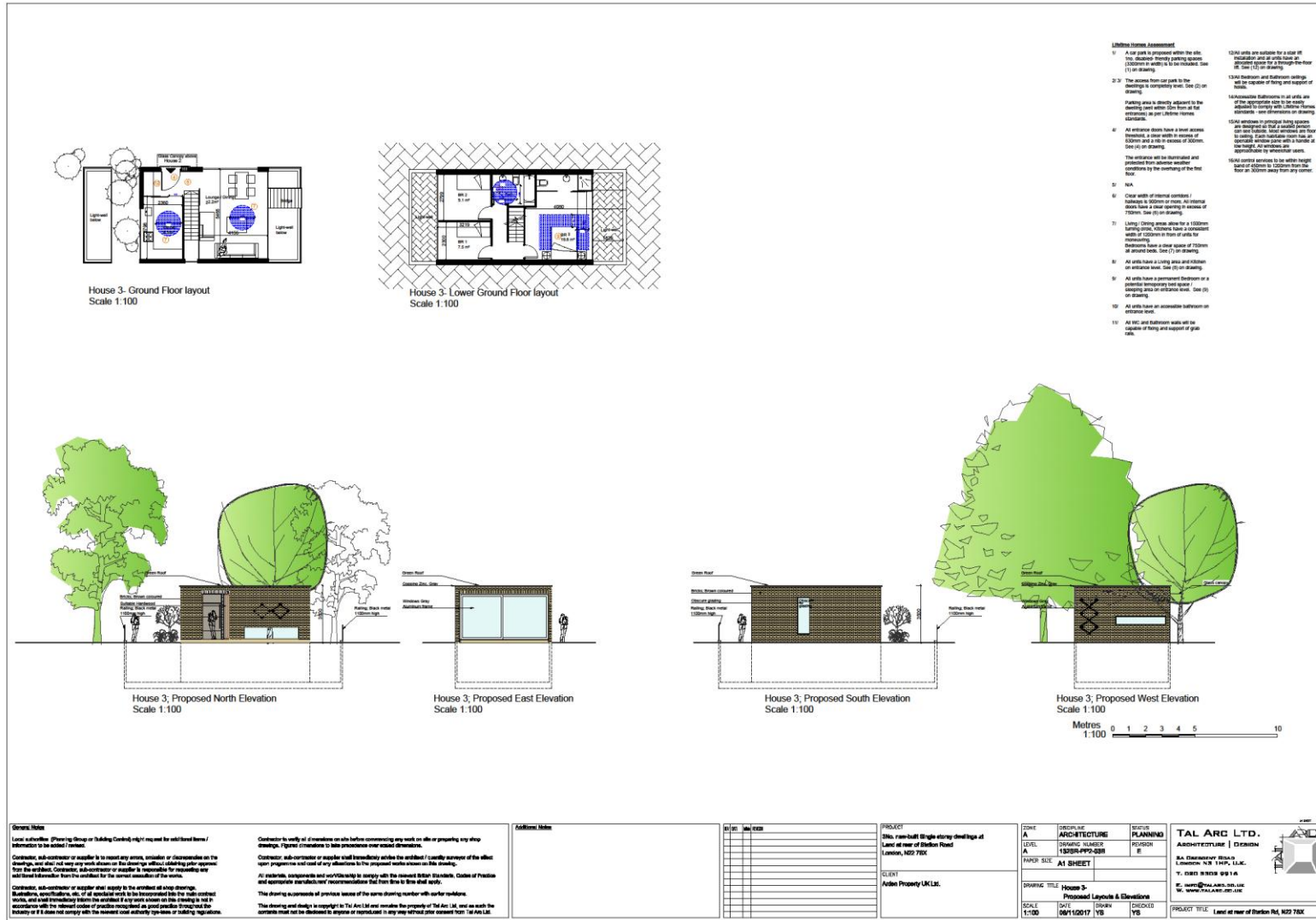


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| NO | REV | DATE | BY | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| PAPER SIZE | A1 SHEET | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Proposed Plan and Elevations – House 1




Proposed Plan and Elevations – House 2




Proposed Plan and Elevations – House 3


Public view from Station Rd - Building is hidden behind trees




Public view from Barratt Avenue - Building is hidden behind gates and trees




Materials




Green roof tiles




Green coloured bricks



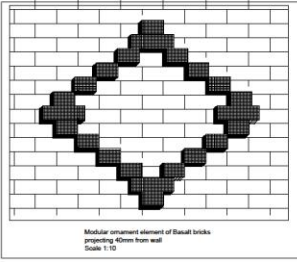
Waberberger Basalt bricks



Sustainable cladding



Metal railing 1100mm high, black

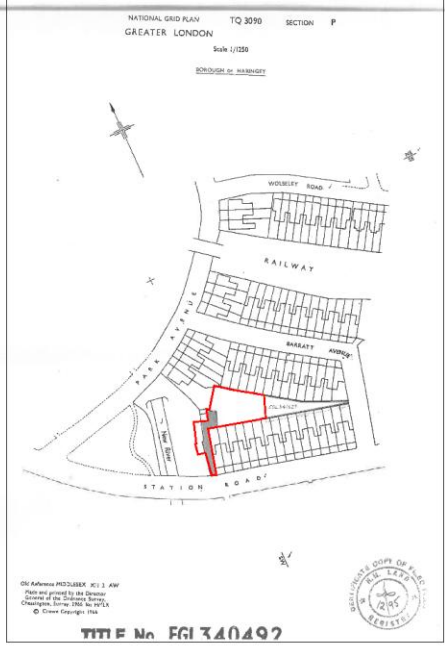


Modular ornament element of Basalt bricks projecting 60mm from wall
Scale 1:10

Areas:

- Floor areas of each unit - See proposed plans and table below
- Room sizes - See proposed plans
- Private Amenity areas - See table below
- Refuse / recycling, Cycle facilities - See proposed ground floor (storage area and collection point)

| House No. | No. of bedrooms | House area | Private Amenity area |
|-----------|-----------------|--------------------|----------------------|
| H1 | 3BR | 114m ² | 132m ² |
| H2 | 3BR | 88.9m ² | 106m ² |
| H3 | 3BR | 115m ² | 115m ² |
| | | | |



NATIONAL GRID PLAN TQ 3050 SECTION P
GREATER LONDON
Scale 1:1250
BOROUGH OF BARNET
STATION ROAD
BARRATT AVENUE
RAILWAY
WOLSELEY ROAD

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TITLE No. FGL 340492

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Address: Main

01/25 100/200

PROJECT
 2024/01/25 100/200 Single storey residential development at Land at rear of Station Road, London, N22 7BX

CLIENT
 Arden Property UK Ltd.

DATE
 2024/01/25

CONTRACT NO.
 ARCHITECTURE
 PLANNING

REVISION
 1.000/001-008
 A1 SHEET

DRAWING TITLE
 Proposed Single Storey Public Views Materials, Areas & Site plan

SCALE
 1:1250, NTC 08/1/2017 YB

CHECKED
 YB

TAL ARC LTD.
 ARCHITECTURE | DESIGN
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 LONDON N22 7BX, U.K.
 T: 020 8303 9914
 E: info@tal-arc.com
 W: www.tal-arc.com

PROJECT TITLE
 Land at rear of Station Rd, N22 7BX

Materials, site photos and site plan sheet

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Pre-application briefing to Committee

1 DETAILS OF THE DEVELOPMENT

Reference No: PRE/2017/0279 &
PPA/2017/0025

Ward: Noel Park

Address: BHS, 22-42 High Road, Wood Green, London N22 6BX

Proposal:

The redevelopment of site to provide a part 5, part 7 and part 8 storey building comprising 2,500m² of commercial floorspace, 209 residential units, and a 136 bed hotel.

The scheme is currently being revised following comments received in a recent follow-up pre-application meeting with officers and a Quality Review Panel presentation. The revised scheme includes variations to the design detailing, housing mix and preferred layout options, and retail scale and frontage design.

NB: The plans attached to this report show the current scheme iteration and the amended plans will be presented in more detail by the developer's architects on the evening of the planning sub-committee meeting.

Agents: Gerald Eve LLP and Sheppard Robson Architects

Ownership: Private

Case Officer Contact: Wendy Robinson

2 BACKGROUND

2.1 A pre-application has been received for the proposed development, and it is being reported to Planning Sub-Committee to enable members to view it at an early stage in the application phase. Any comments made are of a provisional nature only and will not prejudice the final outcome of any planning application submitted for formal determination.

3 SITE AND SURROUNDS

3.1 The location of the site is on the Wood Green High Road, a Metropolitan Town Centre designated in the London Plan, close to Turnpike Lane Station. The development site falls within Wood Green Town Centre, and within a Primary Shopping Area with a Primary Frontage in the Local Plan Proposals map.

3.2 The site consists of:

- 22-24 High Road; no. 24 contains half of a 3 storey early 19th century semi-detached villa, the other half long since demolished, and a single storey shop extension up to the High Road; no. 22 appears to be single storey throughout. These are adjacent to three further individual small

shop units, nos 16-20, not part of this application, up to the junction of Whymark Avenue with the High Road. There is a small alleyway off Whymark Ave, accessing the rear of all five;

- No. 26 (the former BHS), a 2-storey, "brutalist", bush-hammered concrete, large-floorplate, retail building from the 1960s, on an L-shaped plot containing a High Road frontage to the south-west, Whymark Avenue frontage to the south-east behind nos. 16-24 High Road, and a longer Bury Road (servicing) frontage;
- Nos. 28-34; 4no. smaller shop units similar (matching) in design and age to the BHS and also opening (like BHS and Bonmarché/Mothercare) onto a shared service yard opening onto Bury Road;
- No. 36; a small, stuccoed, 19th century, 2 storey, shop unit;
- No. 38; (Bonmarché/Mothercare) a 2 storey, 1950s, large-floorplate, retail building running through to Bury Road; and
- No. 42; (Mightypound) an intermediate-width shop unit with 4no. flats above accessed presumably from a narrow passage visible on Bury Road between the Bonmarché/Mothercare and (former) M&S building.

4 PROPOSED DEVELOPMENT

- 4.1 The comprehensive redevelopment of the site involves the creation of a residential led mixed-use scheme consisting of a part 5, part 7 and part 8 storey building comprising 2,500m² of commercial floorspace, 209 residential units, and a 136 bed hotel.
- 4.2 This scheme is currently being revised by the developer following comments received in a recent follow-up pre-application meeting with officers and a Quality Review Panel presentation.
- 4.3 The acceptable height of the High Road building frontage as well as the retail floorspace scale has yet to be agreed which will influence the final unit numbers, housing mix, and affordable housing provision. Further consideration of the phasing relationship, elevational treatment, public and amenity space design and definition, and the retail floorspace scale is required.

5 PLANNING HISTORY

- 5.1 None applicable.

6 CONSULTATION

Internal/external consultation:

- 6.1 The applicant has been advised that the requirements of the National Planning Policy Framework (NPPF) and the Council's Statement of Community Involvement (SCI) (2011), which sets out the requirement of the developer engaging with and consulting the local community in planning and development issues. As outlined in the NPPF and the Council's SCI applicants of major schemes are advised to undertake early community

involvement before submitting an application to the Council. The applicant has not undertaken their own consultation at this time.

Development Management Forum

- 6.2 The proposal will be presented to a Development Management Forum early in 2018. All feedback from the Forum will be included within the written report to a forthcoming planning sub-committee should a formal planning application be submitted for consideration and recommended for approval.

Quality Review Panel

- 6.3 On 15th of November the proposal was presented to the Quality Review Panel (QRP). The QRP was generally supportive of the proposal with the mix of uses and proportion of affordable housing. They did indicate that scope remains to refine the massing, to improve the relationship with neighbouring houses as well as views both locally and further afield. The panel encouraged further exploration of: the bulk and massing of the development as it steps back from the High Road frontage; the architectural expression; location and nature of the place space; and quality of internal circulation.

7 MATERIAL PLANNING CONSIDERATIONS

- 7.1 Following two pre-application meetings the main planning issues raised by the proposed development are detailed below:

Principle of development

- 7.2 The site is part of allocation allocations for this site, SA14 (16-54 Wood Green High Road) in the Site Allocations DPD (2017) and WGSA13 (16-54 Wood Green High Road) in the Wood Green AAP (preferred options, February 2017). The two allocations broadly agree. From Wood Green AAP SA13, the site allocation is for the Comprehensive redevelopment of current buildings for mixed use development consisting of town centre uses at ground and first floor level, with residential above.
- 7.3 The mixed use residential scheme as a whole would meet the long term land use vision for the site and would be in accordance to the strategic land use designations in the emerging site allocations DPD and Wood Green AAP. It would also be supported by Local Plan Policies SP2 and SP10 and London Plan Policy 3.3 which respectively seek to maximise the supply of housing to meet London and local housing targets. However, only proposing ground floor retail along the High Road frontage remains a problem, albeit the developer has been invited to demonstrate how the development achieves the equivalent retail and town centre floor area whilst ensuring that there is no precedent to allow High Road frontage with reduced intensities of retail and town centre uses.

Scale

- 7.4 The currently proposed scale and massing of development is generally supported by officers. Discussions are still continuing to determine if additional height could be supported to the stepped back top floor of Blocks A and D which front the High Road.

Layout, design and appearance

- 7.5 Given the location of the site, the wider master plan aspirations for the area, and the high density of the scheme, an exceptional design is required. Officers welcomed recent amendments to the elevational treatment (particularly to all three street frontages), the courtyard design and core entrance layout, accommodation layout, the material palette and improved general detailing relationship to Noel Park Conservation Area, and to communal amenity spaces. Advice to further enhance these details was provided to continue the design quality progression.
- 7.6 The general vision of masterplan heights of 6-8 storeys along the whole of the High Road frontage, only rising to tall building(s) at, or very close to, the corner of Westbury Avenue, is an appropriate interpretation of the Council's aspirations for the site allocation and wider area.

Affordable housing

- 7.7 The development currently proposes 38% affordable housing onsite provision and is seeking permission to utilise the Mayor's Fast Track route to viability. The developer has been advised that they need to amend the scheme to meet Haringey's tenure mix – namely to provide a proportion of four bed units. The Fast Track route allows developers to proceed without requiring viability assessment and would only be subject to an early viability review if an agreed level of progress is not made within two years of planning permission being granted.

Unit density

- 7.8 This site is considered to be in the 'urban' context and has a PTAL rating of 6, thus any proposed development should seek to optimise the site whilst using the density guidance ranges of 200 to 700 habitable rooms per hectare (hr/ha) as set out in the London Plan.
- 7.9 The current scheme has been kept amendable regarding the exact number of units and mix to enable prescription from design guidance and utilisation of the above Fast Track route for affordable housing.

Impact on residential amenity

- 7.10 Overlooking distances, privacy, daylight & sunlight effect of the proposal on nearby house appear acceptable, however any further submission should include an annotated site plan showing the distance between the proposed flats and the garden areas and dwellings on the neighbouring sites.
- 7.11 The scheme has been designed to provide a masterplan approach that can be carried through into the remainder of the site allocation to the north (M&S).

This allows for a scheme to carry through without prejudicing land use or amenity on the adjacent site.

- 7.12 A daylight/sunlight BRE assessment is expected to be submitted with the application in order to demonstrate that the siting and scale of the proposed buildings will maintain an acceptable level of living conditions currently enjoyed by occupiers.

Quality of accommodation

- 7.13 Policy 3.5 of the London Plan and Local Plan Policy SP2 require high quality residential development which meets the standards set out in The Mayor's Housing Supplementary Planning Guidance and Haringey Housing SPD. Any forthcoming proposal must comply with these space standards.
- 7.14 Private amenity space is currently being proposed with balconies incorporated within the design and multiple areas of communal amenity space. Further assessment of the provision and definition of each space is required to comply with these standards.

Parking and highway safety

- 7.15 The site is located in an area with a public transport accessibility level (PTAL) rating of 6 indicative of high accessibility to local public transport services. As result of the site's location and high PTAL level it is expected that the development should be 'car free' with 10% wheelchair parking spaces. It is noted that the required levels of disabled parking are currently proposed within ground floor service lane-ways. These service lane-ways require further investigation due to the proposed width and potential servicing vehicle and pedestrian conflicts.

Sustainability and drainage

- 7.16 Sustainability and energy polices would need to be met and the number of single aspect units should be kept to an absolute minimum. BREEAM / Good Home Mark or other assessment of sustainability is expected for the development with the highest possible standard being achieved.
- 7.17 Changes to the London Plan now mean that major residential developments will need to be deemed 'zero carbon' in accordance with Policy 5.2 'Minimising Carbon Dioxide emissions' of the London Plan. An energy assessment will be needed demonstrating how the targets for regulated CO2 emission reduction over and above 2013 Building Regulations will be met using the Mayor's energy hierarchy.
- 7.18 These matters are to be assessed prior to any formal submission of a planning application being reported to planning sub-committee.

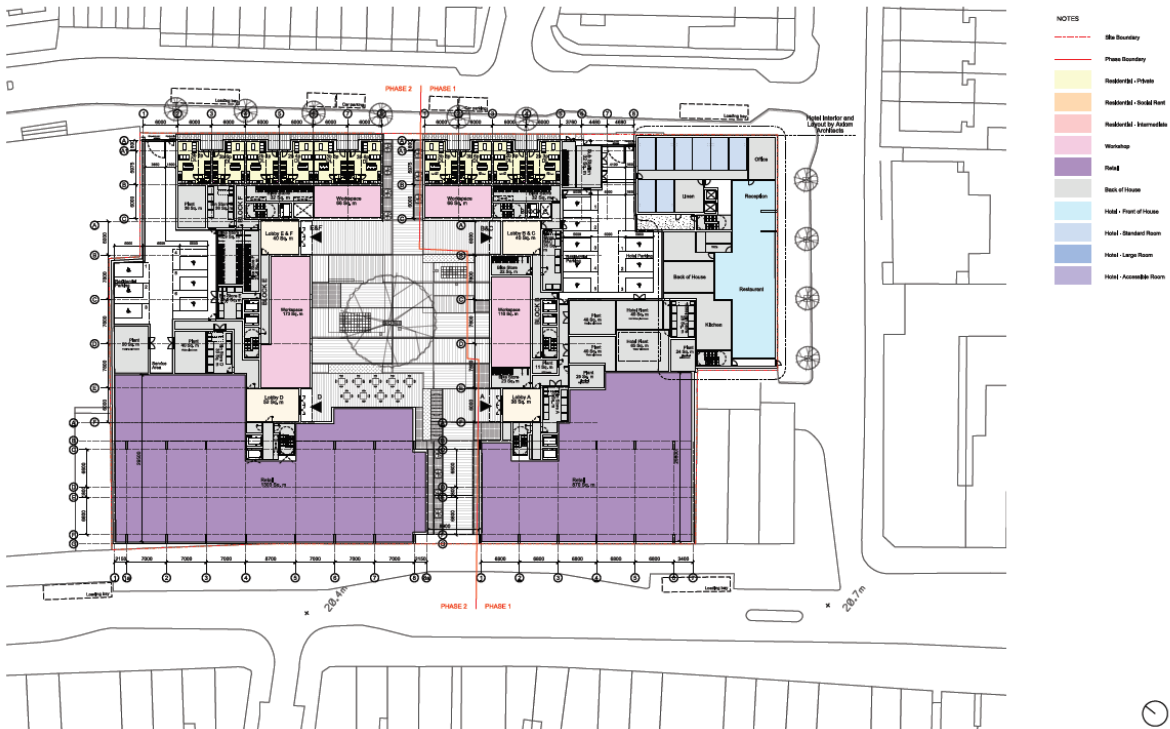
PLANS AND IMAGES

Site Plan:



General Layout and Landscaping:

GROUND FLOOR PLAN





Images:
Existing view



High Road view



Hotel view



Bury Road frontage



Proposed courtyard view



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Pre-application briefing to Committee

1. DETAILS OF THE DEVELOPMENT

Reference No: PRE/2017/0285

Ward: Bounds Green

Address: 26-28 Brownlow Road, Bounds Green, London, N11 2DE

Proposal: The pre-application proposal is for redevelopment of the site including demolition of two detached houses and erection of part 4 and part 5 storey block of 27 flats (1 x studio, 13 x 1 bed, 12 x 2 bed and 1 x 3 bed) and 3 x 3 bed houses in the rear together with new access way and associated cycle storage and car parking.

Agent: Simon Grainger, Grainger Planning

Ownership: Private

Case Officer Contact: Tobias Finlayson

2. BACKGROUND

- 2.1 The current pre-application scheme has evolved from two pre-application meetings in an attempt to address issues with a number of material planning considerations.
- 2.2 The development is being reported to Planning Sub-committee to enable members to view it at an early stage. Any comments made are of a provisional nature only and will not prejudice the final outcome of any planning application submitted for formal determination.
- 2.3 It is anticipated that the forthcoming planning application will be presented to the Planning Sub-committee later this year.

3. SITE AND SURROUNDS

- 3.1 The site consists of two deep plots on the eastern side of Brownlow Road and currently occupied by two, two storey houses. Two separate vehicle accesses will be provided to the site will be provided via an existing crossover and one additional to be created adjacent to the southern boundary with the adjoining block of flats named Beaumaris. The site is not located within any conservation area, does not fall within the curtilage of a listed building and is not subject to any other designations.
- 3.2 The surrounding area is predominantly residential in character consisting of purpose built blocks of flats, conversions and single family dwellings.

4. PROPOSED DEVELOPMENT

- 4.1 The pre-application scheme is for redevelopment of the site including demolition of two detached houses and erection of part 4 and part 5 storey block of 27 flats (1 x studio, 13 x 1 bed, 12 x 2 bed and 1 x 3 bed) and 3 x 3 bed houses in the rear together with new access way and associated cycle storage and car parking.
- 4.2 The flatted block to the front of the site will be of rectangular form with a setback 5th storey. The 3 detached houses to the rear will be semi-sunken, part 1 and part 2 storey with dual pitched roofs.

5. PLANNING HISTORY

- 5.1 Planning permission (HGY/2016/3130) was granted in October 2016/17 to the rear of 26 Brownlow Road for the erection of two x three bed detached dwellings with parking, cycle and refuse storage and formation of an access.

6. CONSULTATION

Internal/external consultation

- 6.1 The applicant has been advised of the requirements of the National Planning Policy Framework (NPPF) and the Council's Statement of Community Involvement 2017 (SCI), which sets out the requirement of the developer engaging with and consulting the local community in planning and development issues. As outlined in the NPPF and the Council's SCI, applicants of major schemes are advised to undertake early community involvement before submitting a planning application to the Council.
- 6.2 Officers understand that the applicant intends to undertake their own consultation and any feedback/comments resulting from this will be included within the forthcoming planning application.
- 6.3 Should it be available, the developer will report the outcome of their own public engagement at the Planning Sub-committee meeting pre-application briefing.

Quality Review Panel

- 6.4 A previous version of the proposal was presented to the Quality Review Panel (QRP) on 15 November 2017. The summary of the QRP views are as follows:

The Quality Review Panel feels that the combined sites at 26-28 Brownlow Road offer great potential for redevelopment due to their proximity to Bounds Green Underground Station. Whilst it welcomes the plans to replace the two low-density houses on the combined site with a higher density residential scheme, the panel considers that some further

refinements to the proposal will be required in order to ensure that the development fulfils its obvious potential.

The panel broadly supports the scale and configuration of the development; however, it feels that scope remains to improve the entrance and circulation of the main block of accommodation, the quality and accessibility of the communal garden, and the arrangements for servicing and cycle storage. The panel would also encourage further consideration of the ground floor plan in the south-eastern corner of the main block, and some refinement of the fenestration and architectural expression.

- 6.5 The proposal has been subsequently amended to respond to the points raised by the QRP. Furthermore, Council's Design Officer has reviewed the amended proposal and is of the informal opinion that it is broadly acceptable and that the amendments address the points raised by the QRP.

7. MATERIAL PLANNING CONSIDERATIONS

- 7.1 The main planning issues raised by the proposed development are as follows and are to be fully assessed prior to any forthcoming planning application being considered at a future Planning Sub-committee.

Principle of the development

- 7.2 Given the existing site is in residential use, the principle of redeveloping the land with a residential land use is considered acceptable. Furthermore, the principle of new residential development is supported by Local Plan strategic policies, notably SP1 which seeks to promote new housing providing the site is appropriate and provides a suitable mix of housing types and SP2 which seeks to maximise the supply of additional housing to meet the Council's Housing targets.
- 7.3 It is also noted that the principle of houses to the rear of the site has been established by the previous extant planning permission (reference HGY/2016/3130) granted for two houses.

Design and appearance

- 7.4 As noted above, the proposal has been amended a number of times to respond to both officer concerns and the points raised by the QRP subsequent to their review. Of particular concern with the original submission was the fifth floor, which has been subsequently been set back. The Council's Design Officer has reviewed the latest amended proposal and is of the informal opinion that the latest amendments address the points raised by the QRP.

Affordable housing

- 7.5 At this stage, the affordable housing provision is unknown but the policy position is that it should be provided on-site (40% based on habitable rooms). Any

forthcoming planning application providing less than the required affordable housing will need to demonstrate a viability case.

Density

- 7.6 The proposal site is considered to be in the “urban” context with a PTAL of 6a and therefore, the relevant density guidance as set out in the London Plan density matrix is between 200 – 700 habitable rooms per hectare (hr/ha). The density of the proposed scheme is approximately 320 hr/ha, which would be within the relevant range.

Housing mix

- 7.7 The proposed housing mix is 1 x studio unit (3%), 13 x 1 bed units (43%), 12 x 2 bed units (40%) and 4 x 3 bed units (14%), which considered acceptable and in accordance with policy.

Impact on residential amenity

- 7.8 The proposal should consider the impact on the amenity of the surrounding properties regarding loss of daylight/sunlight/enclosure overlooking, loss of privacy and noise levels.
- 7.9 The pre-application submission includes a daylight and sunlight assessment that concludes that the reduction in daylighting and sunlighting to the habitable room windows of the neighbouring buildings would be less than the value that is considered to represent a notable impact, and within the limits prescribed by the BRE Guidelines.
- 7.10 There are several windows in the northern flank elevation of the adjoining property to the south (Beaumaris) which would face the proposed development. These windows do not appear to serve habitable rooms. This would be investigated at application stage.
- 7.11 With regard to the adjoining property to the north (30 Brownlow Road), there appear to be no windows in the southern flank elevation that would otherwise face the proposed development.
- 7.12 In terms of the rear building line in relation to the habitable room windows in the rear elevations of the adjoining properties (Beaumaris and 30 Brownlow Road), the current proposal has been amended since that originally submitted so that it no longer breaches the BRE Guideline 45-degree test.
- 7.13 The relatively modest height of the proposed houses to the rear when combined with the separation distance to the adjoining terrace properties to the east (fronting Queen’s Road) means that these properties will unlikely be adversely impacted by the proposed development, however a full and proper assessment would be made at application stage.

Quality of accommodation

- 7.14 All of the proposed flats and houses meet the minimum unit size requirements as set out by Nationally Described Space Standards. However, the front three ground floor units (3 x 1 bed units) do not have any dedicated outdoor amenity space. A large area of communal amenity space is provided to the rear. It is noted that the proposed scheme includes a total of 7 single aspect units. None of the units are north facing, exposed to noise levels above which significant adverse effects on health and quality of life occur or contain three or more bedrooms.

Parking

- 7.15 The site is proposed to be a low parking site with 3 blue badge spaces and no other parking for the main block and the three houses to the rear each having their own parking in curtilage (4 in total).
- 7.16 Given the excellent PTAL (6a), location within a CPZ, permit free status and provision of car club memberships and driving credits (to be secured by s106 agreement), coupled with the provision of high quality cycle parking, officers' informal opinion is that any uplift in local on street parking demand will be minor and as recorded within the submitted Parking Stress Survey, there is sufficient capacity to accommodate any small uplift without creating any adverse impacts.

Accessibility

- 7.17 All residential units within the proposed development will be accessible and adaptable dwellings and at least 10% will be wheelchair accessible or easily adaptable for wheelchair use. Furthermore, 10% of the residential car parking spaces will be dedicated to wheelchair users.

Sustainability

- 7.18 The London Plan requires all new homes to be zero carbon and it is expected that any forthcoming planning application achieves this through lean, clean and green measures. If the zero carbon target cannot be achieved on site, then in line with policy, an offsetting payment will be required by way of financial contribution secured through a s106 agreement.

Drainage

- 7.19 London Plan policy 5.13 and Local Plan Strategic Policy SP5 require developments to utilise sustainable urban drainage systems (SUDS) unless there are practical reasons for not doing so and aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible in line with the drainage hierarchy.

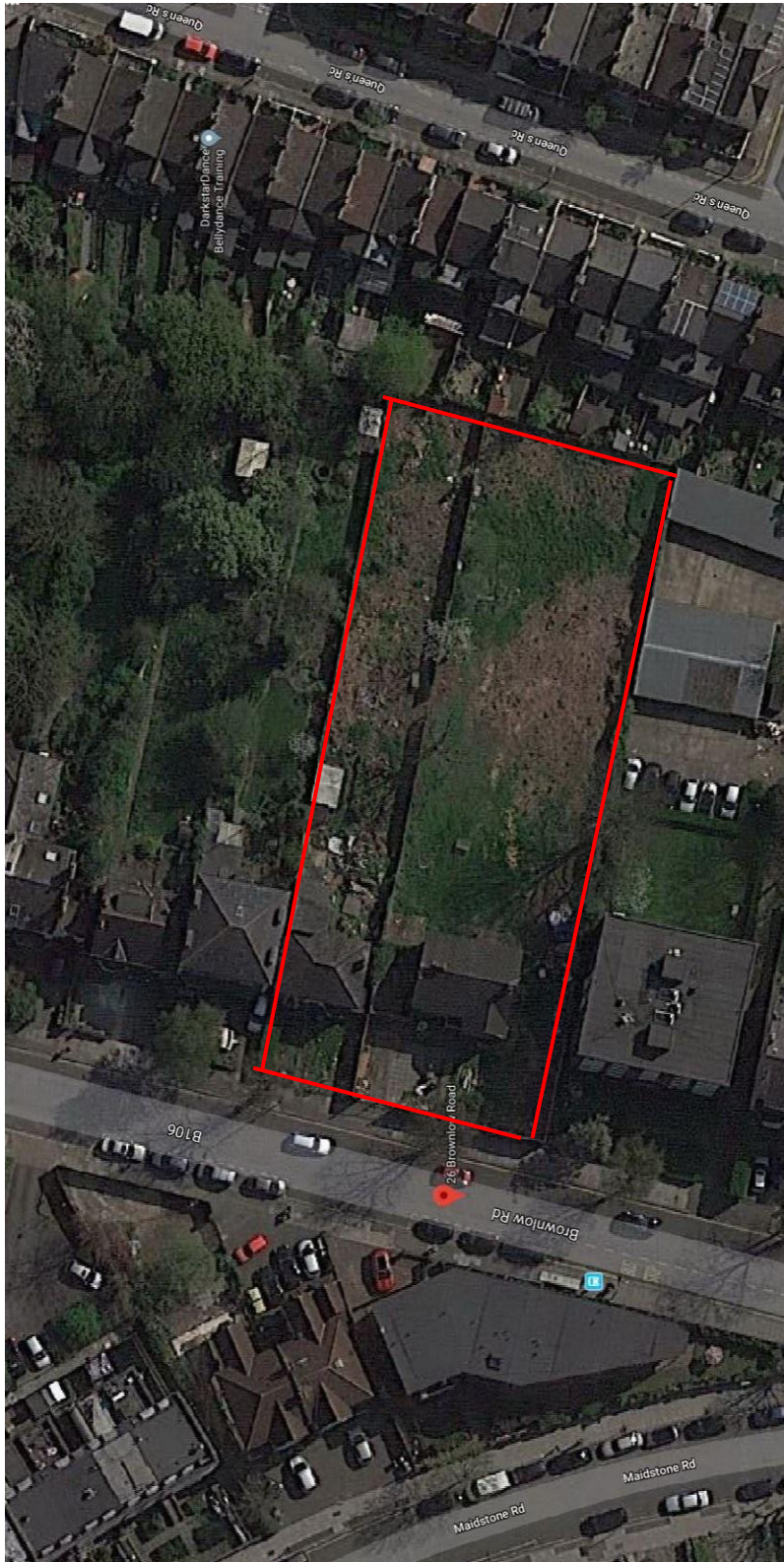
- 7.20 The applicant has maximised the use of above ground SuDS solutions and has considered all options available in the SuDS hierarchy which is welcomed by Council's Drainage Officer.

Summary

- 7.21 The above matters will be assessed further before a full planning application is submitted and considered at the Planning Sub-committee.

PLANS AND IMAGES

Existing aerial photograph



Proposed block plan



Site layout (proposed ground floor plan)



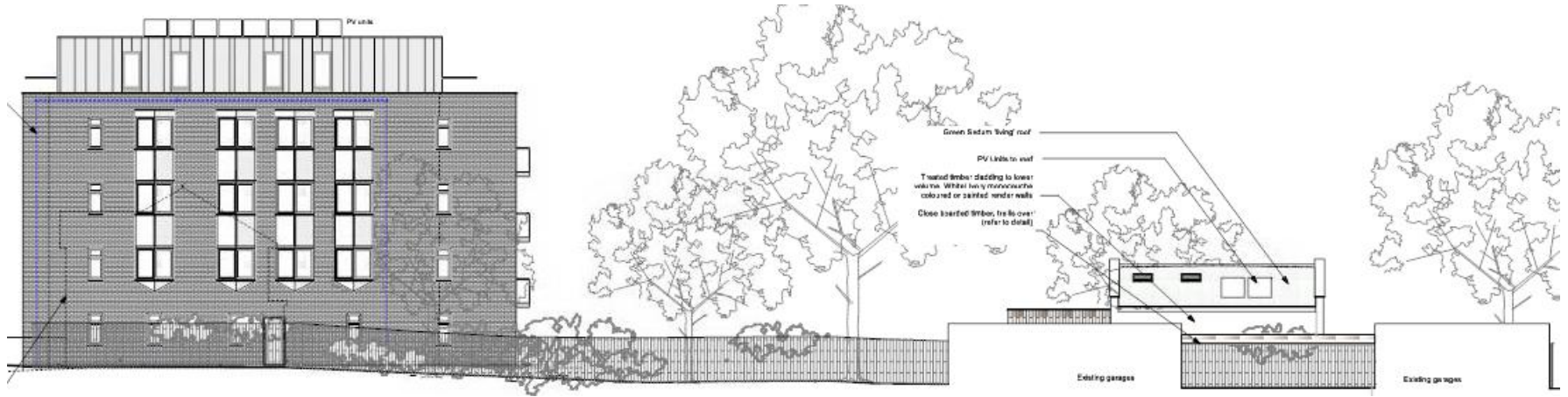
Proposed front elevation (main block)



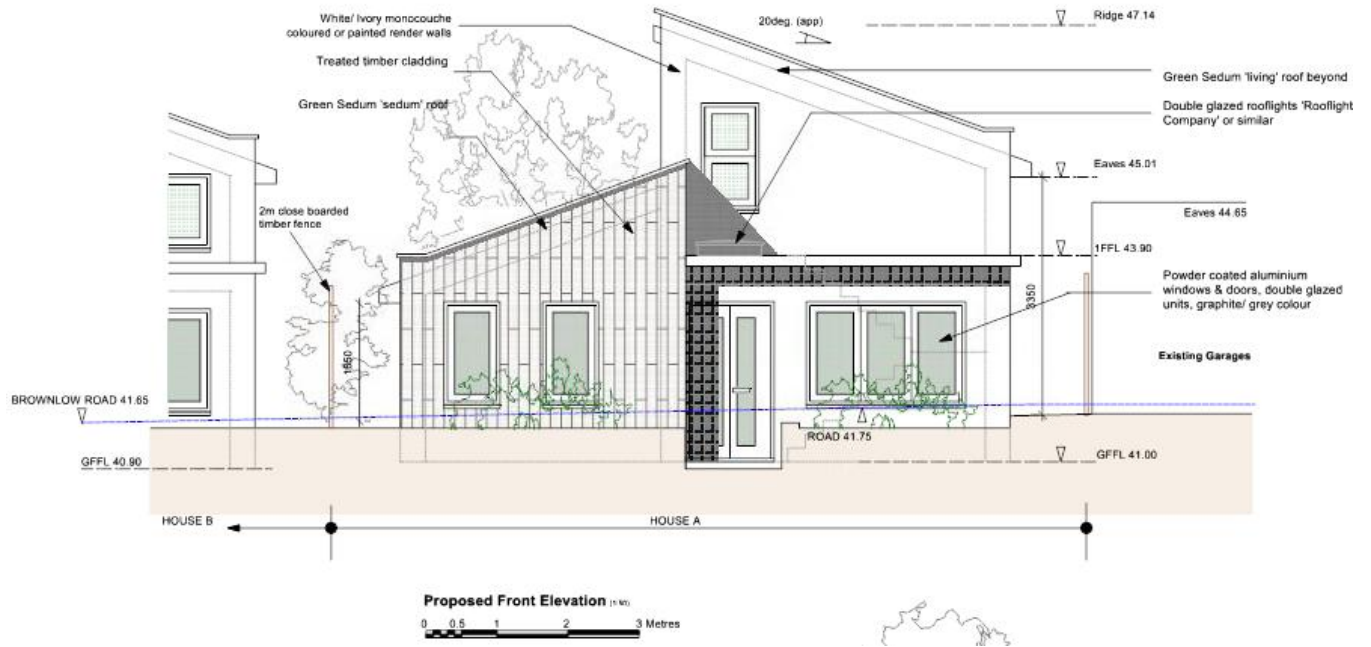
Proposed rear elevation ((main block))



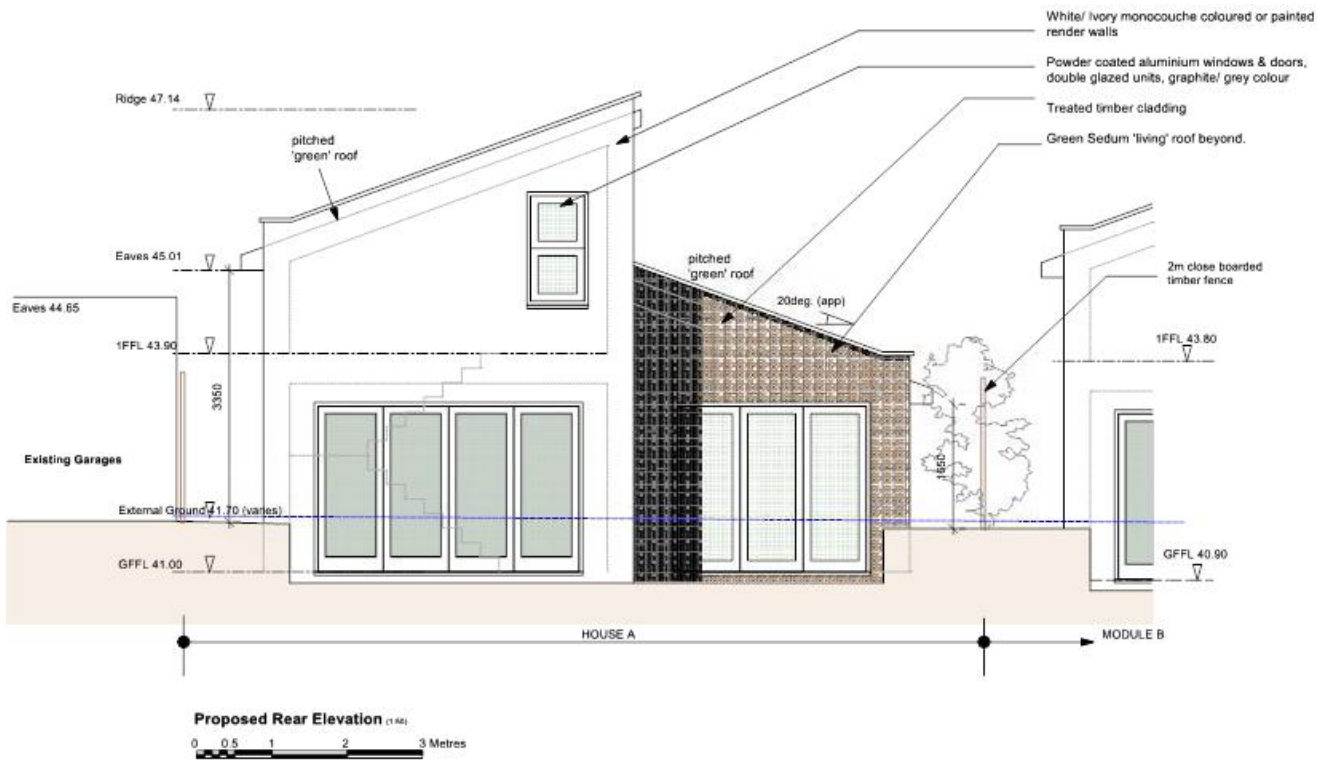
Proposed southern elevation (also showing separation to proposed 3 houses to rear)



Proposed front elevation (rear houses)



Proposed rear elevation (rear houses)



Proposed photo montage looking south east (winter view)





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| Report for: | Planning Sub Committee Date: 15 January 2018 | 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.

**Update on progress of proposals for Major Sites
2017**

December

| 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 |
| 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 |
| 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 |

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| 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 | Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed. | Wendy Robinson | John McRory |
| 70-72 Shepherds Hill, N6 HGY/2016/2081 | Demolition of existing building and redevelopment to provide 16 residential dwellings within a 5 storey building with associated landscaping, car parking and other associated works | Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed. | Gareth Prosser | John McRory |
| 163 Tottenham Lane N8 HGY/2017/2001 | 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. | Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed. | Tobias Finlayson | John McRory |
| 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 | Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed. | James Farrar | Robbie McNaugher |
| 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 | Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed. | James Hughes | John McRory |
| 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 | Members resolved to grant planning permission subject to the signing of a section | Chris Smith | Robbie McNaugher |

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| | commercial and/or community uses at ground floor. 270 units | 106 legal agreement. Not yet signed. | | |
| 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 | Determined under delegated authority. 106 to be signed | Valerie Okeiyi | John McRory |
| APPLICATIONS SUBMITTED TO BE DECIDED | | | | |
| Harris Academy HGY/2017/0140 | Section 73 application to change position of building 4 and the link bridge | To be decided under delegated authority | Robbie McNaugher | Robbie McNaugher |
| 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 | Samuel Uff | John McRory |
| Chocolate Factory, N22 HGY/2017/3020 | Partial demolition, change of use and extension of the Chocolate Factory buildings. Demolition of the remaining buildings and redevelopment to create four new build blocks ranging in height from three up to 16 storeys. Mixed use development comprising 9,376 sqm of commercial floorspace (flexible Use Classes A1, A3, B1, D1 and D2), 216 Class C3 residential units together with associated residential and commercial car parking, public realm works and access. | Currently at consultation stage | Wendy Robinson | John McRory |
| Haringey Heartlands Clarendon Road Gas Works Site HGY/2017/3117 | Comprehensive redevelopment of the site (Masterplan) Hybrid application (full and outline) | Currently at consultation stage | Adam Flynn | John McRory |

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| 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 Okeiyi | John McRory |
| 500 White Hart Lane INVALID APPLICATION | Reserved matters application for outline approval reference. HGY/2016/0828 | Application invalid | Aaron Lau | John McRory |
| Westbury Court, 423-425 Lordship Lane INVALID APPLICATION | 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. | Application Invalid | Chris Smith | 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 |
| IN PRE-APPLICATION DISCUSSIONS - TO BE SUBMITTED SOON | | | | |
| 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 |

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| Land north of Monument Way and south of Fairbanks Road | 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 |
| Former BHS, 22-42 High Road | Re-development of the site with a mix use development including a hotel | In pre-application discussions | Chris Smith | John McRory |
| Marks & Spencer 44-46 High Road | Mixed use redevelopment of 150 residential units and 2 retail units totalling 200sqm | Early pre-application discussions taking place | Wendy Robinson | 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 |
| Monohouse, 50-56 Lawrence Road | S73 to amend HGY/2016/2824 - 47 | Early pre-application discussions taking place | James Hughes | John McRory |

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| | residential units (use class C3) and 176sqm of commercial floor space (use class B1) Granted 26/05/2017. | | | |
| 168 Park View Road | Proposal for an additional residential floor comprising 1x 1 bed, 1x 2 bed and 1x 3 bed and extension of a residential unit on the second floor to an approved planning scheme (HGY/2015/3398) for part 2 and part 4 storey building to provide 12 residential units | Early pre-application discussions taking place | Tobias Finlayson | John McRory |
| Northwood Hall | Erection of an additional storey to existing building to provide 24 residential units | Pre-application discussions taking place | Chris Smith | John McRory |
| 26-28 Brownlow Road | 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 |
| 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 December. | James Hughes | Robbie McNaugher |
| Goods Yard Site 44-52 White Hart Lane | 330 residential units, 1,200m ² of non-residential floorspace, refurbish the locally listed Station Master's House | Very recently submitted – pre-app meeting scheduled December. | James Hughes | Robbie McNaugher |
| Tottenham Hale Station | Various alterations to existing consent | Pre-application discussions taking place | Gareth Prosser | Robbie McNaugher |
| Wellbourne Centre | Mixed use residential development with ground floor medical facility. | Pre-application discussions taking place | James Hughes | Robbie McNaugher |
| 157-159 Hornsey Park Road | Redevelopment of existing dilapidated construction yard to provide 40 new-build self- | Early pre-application discussions taking place | Adam Flynn | John McRory |

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| | contained flats. | | | |
| 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 |
| Pool Motors, 14 Cross Lane | Redevelopment of existing commercial property to provide up to 47 residential units and 211sqm of commercial floorspace. | Early pre-application discussions taking place | Adam Flynn | John McRory |
| Ashley House, 235-239 High Road | 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 fall-back 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 | 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 |

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| | A1010 Tottenham High Rd. | | | |
| 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 |
| Waltheof Gardens | Masterplan development for the entire site at Waltheof gardens to include re-provision of the Citizens' Advice Bureau and the Morris House Dental Surgery, a new GP surgery and 56 new build residential dwellings (mix as yet unknown). Also proposing to retain the ornamental garden at the south end of the site and to provide the relevant amenity space, parking, cycle and bin storage. | In discussions at pre-application stage. | Tobias Finlayson | Robbie McNaugher |
| 83-89 Vale Road | Redevelopment of the site with a mix use residential scheme | Acceptable in principle | Tobias Finlayson | Robbie McNaugher |

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| 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 |
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HARINGEY COUNCIL

PLANNING COMMITTEE

APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 27/11/2017 AND 29/12/2017

BACKGROUND PAPERS

For the purpose of the Local Government (Access to Information) Act 1985, the background papers in respect of the following items comprise the planning application case file.

In addition application case files are available to view print and download free of charge via the Haringey Council website:
www.haringey.gov.uk

From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility .
Enter the application reference number or site address to retrieve the case details.

The Development Management Support Team can give further advice and can be contacted on 020 8489 5504,
9.00am - 5.00pm, Monday - Friday.

Please see Application type codes below which have been added for your information within each Ward :

Application Type codes:

| | |
|------|---|
| ADV | Advertisement Consent |
| CAC | Conservation Area Consent |
| CLDE | Certificate of Lawfulness (Existing) |
| CLUP | Certificate of Lawfulness (Proposed) |
| COND | Variation of Condition |
| EXTP | Replace an Extant Planning Permission |
| FUL | Full Planning Permission |
| FULM | Full Planning Permission (Major) |
| LBC | Listed Building Consent |
| LCD | Councils Own Development |
| LCDM | (Major) Councils Own Development |
| NON | Non-Material Amendments |
| OBS | Observations to Other Borough |
| OUT | Outline Planning Permission |
| OUTM | Outline Planning Permission (Major) |
| REN | Renewal of Time Limited Permission |
| RES | Approval of Details |
| TEL | Telecom Development under GDO |
| TPO | Tree Preservation Order application works |

Recomendation Type codes:

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

WARD: **Alexandra****FUL Applications Decided: 17**

| | | | |
|-----------------|--|----------------|----------------|
| Application No: | HGY/2017/2185 | Officer: | Aaron Lau |
| Decision: | GTD | Decision Date: | 28/11/2017 |
| Location: | Land Rear of Yewtree Close N22 7UY | | |
| Proposal: | Erection of 4 detached houses with basements and provision of off-street parking | | |
| | | | |
| Application No: | HGY/2017/2842 | Officer: | Roland Sheldon |
| Decision: | GTD | Decision Date: | 27/11/2017 |
| Location: | 111 Dukes Avenue N10 2QD | | |
| Proposal: | Ground floor single storey side to rear infill extension and basement including a front light well, installation of 3 rooflights in outrigger roof of dwellinghouse. | | |
| | | | |
| Application No: | HGY/2017/2910 | Officer: | Roland Sheldon |
| Decision: | GTD | Decision Date: | 21/12/2017 |
| Location: | 44 Grosvenor Road N10 2DS | | |
| Proposal: | Proposed works to lower the existing basement level and the addition of a front and rear light well, insertion of three front and two rear windows at basement level. | | |
| | | | |
| Application No: | HGY/2017/2926 | Officer: | Roland Sheldon |
| Decision: | GTD | Decision Date: | 28/11/2017 |
| Location: | 9 Dagmar Road N22 7RT | | |
| Proposal: | Erection of single storey ground floor side to rear extension to dwellinghouse. | | |
| | | | |
| Application No: | HGY/2017/2929 | Officer: | Aaron Lau |
| Decision: | GTD | Decision Date: | 28/11/2017 |
| Location: | First Floor Flat 3 Princes Avenue N22 7SB | | |
| Proposal: | Formation of rear dormer extension and new 2 x front roof lights | | |
| | | | |
| Application No: | HGY/2017/2945 | Officer: | Aaron Lau |
| Decision: | GTD | Decision Date: | 29/11/2017 |
| Location: | 67 Grove Avenue N10 2AL | | |
| Proposal: | Erection of single storey rear extension, formation of rear dormer and part hip to gable side roof extension and installation of front rooflights | | |
| | | | |
| Application No: | HGY/2017/2958 | Officer: | Aaron Lau |
| Decision: | GTD | Decision Date: | 07/12/2017 |
| Location: | 80 Bidwell Gardens N11 2AU | | |
| Proposal: | Demolition of existing garage, erection of two-storey side extension, proposed single-storey rear extension, formation of rear dormer and 3 no.front roof lights | | |
| | | | |
| Application No: | HGY/2017/2959 | Officer: | Aaron Lau |
| Decision: | GTD | Decision Date: | 14/12/2017 |
| Location: | 10 Donovan Avenue N10 2JX | | |
| Proposal: | Change of use of No.10 Donovan Avenue (Part of Earnest Dene Care Home (8-12 Donovan Avenue) Use Class C2 to 4No. residential flats (2 x 1 bed, 1 x 2 bed and 1 x 3 bed units) Use Class C3. Erection of lower, upper ground and first floor rear extensions. Rear dormer extensions and new bin enclosure in front garden | | |

| | | | |
|-----------------|---|----------------|-----------------------|
| Application No: | HGY/2017/2971 | Officer: | Christopher Smith |
| Decision: | GTD | Decision Date: | 11/12/2017 |
| Location: | Alexandra Palace Alexandra Palace Way N22 7AY | | |
| Proposal: | The proposed installation of an attenuation tank in the North Yard of Alexandra Palace . The proposed tank is to be located beneath the ramp; an element that was approved as part of the original application for the main works in the West Yard of Alexandra Palace (HGY/2016/1574 & HGY/2016/1575). | | |
| Application No: | HGY/2017/3015 | Officer: | Kwaku Bossman-Gyamera |
| Decision: | GTD | Decision Date: | 07/12/2017 |
| Location: | Alexandra Palace Alexandra Palace Way N22 7AY | | |
| Proposal: | Installation of four transmission dishes on two support poles attached to the existing steel support frame at the base of the mast. | | |
| Application No: | HGY/2017/3094 | Officer: | Aaron Lau |
| Decision: | GTD | Decision Date: | 04/12/2017 |
| Location: | 47 Princes Avenue N22 7SB | | |
| Proposal: | Formation of rear dormer extension, second floor roof addition and 3 no. front roof lights. | | |
| Application No: | HGY/2017/3115 | Officer: | Aaron Lau |
| Decision: | GTD | Decision Date: | 08/12/2017 |
| Location: | 10 The Avenue N10 2QL | | |
| Proposal: | Erection of single storey rear extension | | |
| Application No: | HGY/2017/3116 | Officer: | Aaron Lau |
| Decision: | GTD | Decision Date: | 08/12/2017 |
| Location: | Flat A 60 Colney Hatch Lane N10 1EA | | |
| Proposal: | Erection of single storey rear extension | | |
| Application No: | HGY/2017/3166 | Officer: | Laurence Ackrill |
| Decision: | GTD | Decision Date: | 19/12/2017 |
| Location: | Flat C 72 Coniston Road N10 2BN | | |
| Proposal: | Loft conversion, including updating roof insulation and adding velux window to front roof slope | | |
| Application No: | HGY/2017/3179 | Officer: | Conor Guilfoyle |
| Decision: | GTD | Decision Date: | 14/12/2017 |
| Location: | 14 Grasmere Road N10 2DJ | | |
| Proposal: | Erection of partial-depth single storey rear extension along side return | | |
| Application No: | HGY/2017/3349 | Officer: | Aaron Lau |
| Decision: | GTD | Decision Date: | 12/12/2017 |
| Location: | Flat A 114 Victoria Road N22 7XF | | |
| Proposal: | Replacement of upper floor windows and entrance door | | |
| Application No: | HGY/2017/3421 | Officer: | Sarah Madondo |
| Decision: | GTD | Decision Date: | 20/12/2017 |
| Location: | First Floor Flat 339 Alexandra Park Road N22 7BP | | |
| Proposal: | Replacement of existing white timber windows with white UPVc windows. | | |

LBC Applications Decided: 2

Application No: **HGY/2017/2972** Officer: Christopher Smith
 Decision: GTD Decision Date: 07/12/2017
 Location: Alexandra Palace Alexandra Palace Way N22 7AY
 Proposal: Listed building consent for proposed installation of an attenuation tank in the North Yard of Alexandra Palace. The proposed tank is to be located beneath the ramp; an element that was approved as part of the original application for the main works in the West Yard of Alexandra Palace (HGY/2016/1574 & HGY/2016/1575).

Application No: **HGY/2017/3018** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 07/12/2017
 Location: Alexandra Palace Alexandra Palace Way N22 7AY
 Proposal: Listed Building Consent for the installation of four transmission dishes on two support poles attached to the existing steel support frame at the base of the mast.

RES Applications Decided: 5

Application No: **HGY/2017/2899** Officer: Christopher Smith
 Decision: GTD Decision Date: 28/11/2017
 Location: Alexandra Palace Alexandra Palace Way N22 7AY
 Proposal: Approval of details pursuant to condition 10a (details of Theatre ceiling works) attached to Listed Building Consent HGY/2014/3291

Application No: **HGY/2017/2960** Officer: Roland Sheldon
 Decision: GTD Decision Date: 30/11/2017
 Location: 62 Dukes Avenue N10 2PU
 Proposal: Approval of details pursuant to condition 4 (Method of Construction Statement) attached to planning permission HGY/2017/2207

Application No: **HGY/2017/2981** Officer: Christopher Smith
 Decision: GTD Decision Date: 28/11/2017
 Location: Alexandra Palace Alexandra Palace Way N22 7AY
 Proposal: Approval of details pursuant to condition 10a (Foyer details: Walls, Floors, Ceilings, Doors) attached to listed Building Consent HGY/2014/3291

Application No: **HGY/2017/3141** Officer: Christopher Smith
 Decision: GTD Decision Date: 21/12/2017
 Location: Alexandra Palace Alexandra Palace Way N22 7AY
 Proposal: Approval of details pursuant to condition 10a Theatre floor details, 10a Theatre window details, 10a NE Tower floor details, 10a NE Tower wall details, 10a NE Tower ceiling details, 10a NE Tower windows details and 10a NE Tower servicing details attached to listed building consent HGY/2014/3291

Application No: **HGY/2017/3148** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 20/12/2017
 Location: Anderton Court Alexandra Park Road N22 7BE
 Proposal: Approval of Details pursuant to Condition 4 (Code for Sustainable Homes), 8 (Contamination Remediation) & 10 (Boiler installation) attached to planning permission HGY/2014/3507

Total Applications Decided for Ward: 24WARD: **Bounds Green****CLUP Applications Decided: 2**

Application No: **HGY/2017/3358** Officer: Mercy Oruwari
 Decision: PERM DEV Decision Date: 19/12/2017
 Location: 1 Kingsley Court Palmerston Road N22 8RQ
 Proposal: Certificate of lawfulness for installation of an automatic arm barrier to the Kingsley Court car park proposed use

Application No: **HGY/2017/3422** Officer: Mercy Oruwari
 Decision: PERM DEV Decision Date: 19/12/2017
 Location: 28A Bounds Green Road N11 2QH
 Proposal: Certificate of lawfulness for the formation of a rear dormer, including the insertion of rooflights and single storey rear extension

COND Applications Decided: 1

Application No: **HGY/2017/3218** Officer: Wendy Robinson
 Decision: GTD Decision Date: 22/12/2017
 Location: Garages to the rear of Embassy Court Bounds Green Road N11 2HA
 Proposal: Variation of Condition 2 (approved drawings) of approved planning permission HGY/2017/2095

FUL Applications Decided: 6

Application No: **HGY/2017/3002** Officer: Samuel Uff
 Decision: GTD Decision Date: 28/11/2017
 Location: 40 Nightingale Road N22 8PU
 Proposal: Proposed single storey rear extension

Application No: **HGY/2017/3070** Officer: Wendy Robinson
 Decision: REF Decision Date: 18/12/2017
 Location: 74-76 Bounds Green Road N11 2EU
 Proposal: Erection of a two storey building consisting of four self-contained flats (2x1 bedroom and 2x2 bedroom) and associated landscaping, cycle parking, and refuse and recycling storage

Application No: **HGY/2017/3114** Officer: Aaron Lau
 Decision: GTD Decision Date: 08/12/2017
 Location: 26 Nightingale Road N22 8PU
 Proposal: Erection of ground and first floor rear extensions and formation of rear dormer with 2 no. front rooflights.

Application No: **HGY/2017/3184** Officer: Wendy Robinson
 Decision: GTD Decision Date: 11/12/2017
 Location: 123 Myddleton Road N22 8NG
 Proposal: Change of use to a Lymphatic Therapy Lounge (use class D1)

Application No: **HGY/2017/3234** Officer: Sean McCawley
 Decision: GTD Decision Date: 27/12/2017
 Location: 1 Durnsford Road N11 2EP
 Proposal: Installation of a vehicle crossover.

Application No: **HGY/2017/3277** Officer: Wendy Robinson
 Decision: GTD Decision Date: 08/12/2017
 Location: 68 Trinity Road N22 8XX
 Proposal: Retrospective infill side loft extension and amended single storey part side and rear extension

PNE Applications Decided: 1

Application No: **HGY/2017/3245** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 12/12/2017
 Location: 26 Durnsford Road N11 2EH
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 4.5m, for which the maximum height would be 2.5m and for which the height of the eaves would be 2.4m

Total Applications Decided for Ward: 10WARD: **Bruce Grove****ADV Applications Decided: 1**

Application No: **HGY/2017/3051** Officer: Emma McCready
 Decision: GTD Decision Date: 15/12/2017
 Location: 363 High Road N17 6QN
 Proposal: Installation of 2 no. new fascia panels incorporating a Letterset & Logo on each. New projecting sign.

CLUP Applications Decided: 1

Application No: **HGY/2017/3494** Officer: Marco Zanelli
 Decision: PERM DEV Decision Date: 14/12/2017
 Location: 6 Lismore Road N17 6LE
 Proposal: Certificate of lawfulness for the demolition of existing rear extension with replacement of a new single storey rear extension and an area of new decking.

FUL Applications Decided: 7

Application No: **HGY/2017/3029** Officer: Joanna Turner
 Decision: GTD Decision Date: 29/11/2017
 Location: 16 Gloucester Road N17 6DH
 Proposal: Erection of a new single storey rear extension, projection to the rear beyond existing outrigger, and infill side extension both with mono pitch roof with roof lights.

Application No: **HGY/2017/3197** Officer: Emma McCready
 Decision: REF Decision Date: 20/12/2017
 Location: Pharmacy 193 Lordship Lane N17 6XF
 Proposal: Internal alterations to existing shop, creation of a staff room to facilitate new employees. Staff room to have a flat roof and match in materials to main building

Application No: **HGY/2017/3201** Officer: Emma McCready
 Decision: GTD Decision Date: 12/12/2017
 Location: 85 Higham Road N17 6NL
 Proposal: Single storey extension

Application No: **HGY/2017/3206** Officer: Emma McCready
 Decision: GTD Decision Date: 20/12/2017
 Location: 59 Fairbourne Road N17 6TP
 Proposal: Alterations to windows and doors to rear and side elevations. Small extension to first floor to the rear.

Application No: **HGY/2017/3225** Officer: Emma McCready
 Decision: GTD Decision Date: 21/12/2017
 Location: 9 Fairbourne Road N17 6TP
 Proposal: Erection of a single storey rear infill extension

Application No: **HGY/2017/3285** Officer: Lucy Morrow
 Decision: GTD Decision Date: 19/12/2017
 Location: 201-205 Lordship Lane N17 6XF
 Proposal: Installation of new shopfront at 201-203-205 Lordship Lane, Single Storey wraparound extension at the rear of 201, 203 and 205 Lordship Lane and new rear access with new staircase for 201A-203 A (first floor flats) with the insertion of an additional first floor rear entrance door to 203A, and retrospective permission for insertion of an additional first floor rear entrance door to 201A.

Application No: **HGY/2017/3417** Officer: Gareth Prosser
 Decision: GTD Decision Date: 27/12/2017
 Location: 119 Bruce Grove N17 6UR
 Proposal: The retrospective application for the installation of an ATM installed through a white laminate composite security panel to the left hand side of the shop entrance.

PNE Applications Decided: 2

Application No: **HGY/2017/2906** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 01/12/2017
 Location: 59 St Margarets Road N17 6TY
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 3.35m and 3.4m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

Application No: **HGY/2017/3033** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 05/12/2017
 Location: 30 Steele Road N17 6YA
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 5.8m, 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/2017/0155** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 20/12/2017
 Location: 7 Bruce Grove N17 6RA
 Proposal: Approval of details pursuant to Condition 10b attached to planning permission HGY/2012/0563 / 8b attached to Listed Building Consent HGY/2012/0564 (areas and scope of repointing and trial panel showing samples of new bricks, pointing finish and mortar mix)

Total Applications Decided for Ward: 12WARD: **Crouch End****CLUP Applications Decided: 1**

Application No: **HGY/2017/3341** Officer: Duncan McKane
 Decision: PERM DEV Decision Date: 11/12/2017
 Location: 38 Womersley Road N8 9AN
 Proposal: Certificate of lawfulness for a proposed single storey rear extension

COND Applications Decided: 1

Application No: **HGY/2017/3171** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 22/12/2017
 Location: Shop 55 The Broadway N8 8DT
 Proposal: Variation of condition 1 (Hours of operation) attached to planning permission HGY/2016/1089

FUL Applications Decided: 11

Application No: **HGY/2017/2880** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 29/11/2017
 Location: Altior Court 74-76 Shepherds Hill N6 5RJ
 Proposal: Repairs to external envelope and refurbishment of building including flat roof replacement, roof railing replacement, stairwell window replacement and replacement glass to broken balconies

Application No: **HGY/2017/2974** Officer: Wendy Robinson
 Decision: GTD Decision Date: 11/12/2017
 Location: HERE Crouch End 1 Park Road N8 8TE
 Proposal: Replacement of air conditioning and extraction plant equipment and ducting

Application No: **HGY/2017/3003** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 07/12/2017
 Location: 50 Avenue Road N6 5DR
 Proposal: Basement extension including lowering of internal floor level and new external access to garden. Two storey rear extension to the existing rear bay projection and formation of terrace area and removal of existing chimney.

Application No: **HGY/2017/3004** Officer: Roland Sheldon
 Decision: GTD Decision Date: 06/12/2017
 Location: Phoenix House 5 Waverley Road N8 9QU
 Proposal: Replacement of 43 existing timber framed windows and 3 timber doors (in flats 1, 8 and 9) with UPVC units to nine flats.

Application No: **HGY/2017/3007** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 19/12/2017
 Location: 19 Hurst Avenue N6 5TX
 Proposal: Demolition of existing dwelling with retention of front facade and erection of replacement two-storey dwelling with further accommodation in roofspace and rear terrace area

Application No: **HGY/2017/3021** Officer: Wendy Robinson
 Decision: GTD Decision Date: 28/11/2017
 Location: 8-10 Park Road N8 8TD
 Proposal: Alterations to shopfront to convert window to door and creation of new door opening to rear of No. 10 Park Road to allow the subdivision into 2 units and change of use of No. 10 from A3 (restaurant) to A5 (takeaway)

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|-----------------|---|----------|------------|----------------|------------|
| Application No: | HGY/2017/3143 | Officer: | Aaron Lau | Decision Date: | 22/12/2017 |
| Decision: | REF | | | | |
| Location: | Ivor Court Crouch Hill N8 9EB | | | | |
| Proposal: | Demolition of existing derelict garages to rear of Ivor Court, and construction of three x two-storey houses and enlarged bin enclosure for the existing flats. | | | | |
| Application No: | HGY/2017/3180 | Officer: | Samuel Uff | Decision Date: | 29/12/2017 |
| Decision: | REF | | | | |
| Location: | 3 Topsfield Parade Tottenham Lane N8 8PR | | | | |
| Proposal: | First floor rear extension to create additional office space (A2 use class) and creation of roof terrace to be associated with the existing first floor residential flat. | | | | |
| Application No: | HGY/2017/3183 | Officer: | Aaron Lau | Decision Date: | 11/12/2017 |
| Decision: | GTD | | | | |
| Location: | Flat 1 125 Crouch Hill N8 9QN | | | | |
| Proposal: | Erection of single storey rear extension | | | | |
| Application No: | HGY/2017/3209 | Officer: | Aaron Lau | Decision Date: | 11/12/2017 |
| Decision: | GTD | | | | |
| Location: | Flat B 18 Coolhurst Road N8 8EL | | | | |
| Proposal: | Erection of garden studio outbuilding | | | | |
| Application No: | HGY/2017/3340 | Officer: | Aaron Lau | Decision Date: | 22/12/2017 |
| Decision: | GTD | | | | |
| Location: | Flat A 71 Weston Park N8 9TA | | | | |
| Proposal: | Lowering of existing cellar floor to create a bathroom | | | | |

NON Applications Decided: 1

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|-----------------|--|----------|------------------|----------------|------------|
| Application No: | HGY/2017/3454 | Officer: | Laurence Ackrill | Decision Date: | 20/12/2017 |
| Decision: | GTD | | | | |
| Location: | 32 Haringey Park N8 9JD | | | | |
| Proposal: | Non-material amendment following a grant of planning permission HGY/2013/0905 involving alterations to the side and rear elevation windows and amendments to the proposed design of the vehicle entrance gates and pedestrian entrance gate. | | | | |

TPO Applications Decided: 3

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|-----------------|--|----------|------------------|----------------|------------|
| Application No: | HGY/2017/3026 | Officer: | Laurence Ackrill | Decision Date: | 04/12/2017 |
| Decision: | REF | | | | |
| Location: | 139 Hornsey Lane N6 5NH | | | | |
| Proposal: | Works to tree protected by a TPO: Copper Beech: Reduce back overhang from 139 by up to 3metres. Poplar (on boundary): Reduce down by 5-6 metres | | | | |
| Application No: | HGY/2017/3164 | Officer: | Samuel Uff | Decision Date: | 19/12/2017 |
| Decision: | GTD | | | | |
| Location: | 16 Cecile Park N8 9AS | | | | |
| Proposal: | Reduce lateral spread of Horse Chestnut on aspect facing Cecile Park by approx 3.5m to rebalance crown and reduce the remainder of the crown by no more than 1.5m. | | | | |

Application No: **HGY/2017/3238** Officer: Samuel Uff
 Decision: GTD Decision Date: 27/12/2017
 Location: 28 Coolhurst Road N8 8EL
 Proposal: Works to TPO Lime tree in rear garden (T2) to re-pollard to previous points

Total Applications Decided for Ward: 17

WARD: **Fortis Green**

CLUP Applications Decided: 2

Application No: **HGY/2017/3067** Officer: Conor Guilfoyle
 Decision: PERM DEV Decision Date: 15/12/2017
 Location: 6 Firemans Cottages Fortis Green N10 3PB
 Proposal: Certificate of lawfulness for proposed erection of outbuilding in rear garden

Application No: **HGY/2017/3478** Officer: Jake Atkins
 Decision: PERM DEV Decision Date: 19/12/2017
 Location: 3 Sussex Gate Sussex Gardens N6 4LS
 Proposal: Certificate of lawfulness: proposed single storey extension with flat roof and two roof lights and the replacement of garage door with a window.

FUL Applications Decided: 9

Application No: **HGY/2017/2827** Officer: Sean McCawley
 Decision: GTD Decision Date: 07/12/2017
 Location: 25 Dukes Avenue N10 2PS
 Proposal: Demolition of existing 3 No. single storey garages. Proposed lower ground and upper ground floor level single family dwelling to provide 3 No. bedrooms.

Application No: **HGY/2017/2937** Officer: Samuel Uff
 Decision: GTD Decision Date: 12/12/2017
 Location: Flat 3 51 Queens Avenue N10 3PE
 Proposal: Erection of outbuilding at end of rear garden to be used in association with flat 3

Application No: **HGY/2017/3024** Officer: Wendy Robinson
 Decision: REF Decision Date: 28/11/2017
 Location: 486 Archway Road N6 4NA
 Proposal: Erection of raised wooden decking and steps to garden from existing first floor French windows (retrospective application).

Application No: **HGY/2017/3096** Officer: Laurence Ackrill
 Decision: REF Decision Date: 06/12/2017
 Location: Tetherdown Hall Tetherdown N10 1ND
 Proposal: Replacement of existing northern elevation window with a door and installation of external ramp to create disabled access

Application No: **HGY/2017/3172** Officer: Roland Sheldon
 Decision: GTD Decision Date: 11/12/2017
 Location: Thirlestane Court Colney Hatch Lane N10 1LH
 Proposal: Erection of additional storey above central and rear blocks to facilitate the creation of 3 studio flats.

Application No: **HGY/2017/3244** Officer: Samuel Uff
 Decision: GTD Decision Date: 19/12/2017
 Location: 2 Coleraine Cottages Fortis Green N2 9HJ
 Proposal: Installation of 80mm thick insulation on all external walls and smooth render finish

Application No: **HGY/2017/3316** Officer: Laurence Ackrill
 Decision: REF Decision Date: 22/12/2017
 Location: 24 Eastwood Road N10 1NL
 Proposal: Three storey two bedroom house to the side of no. 24 Eastwood Road

Application No: **HGY/2017/3376** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 28/12/2017
 Location: 71 Twyford Avenue N2 9NP
 Proposal: Construction of a single storey rear extension with glazed roof lantern and modified glazing to existing rear door

Application No: **HGY/2017/3385** Officer: Samuel Uff
 Decision: GTD Decision Date: 28/12/2017
 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 extension; 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

TEL Applications Decided: 1

Application No: **HGY/2017/3694** Officer: Kwaku Bossman-Gyamera
 Decision: RNO Decision Date: 29/12/2017
 Location: Chessing Court Fortis Green N2 9ER
 Proposal: Notification under the Electronic Communications Code Regulations 2003 to utilise permitted development rights for the removal and replacement of 3no. existing antenna with 3no. new antennas, the installation of 2no. ground based cabinets and ancillary works.

TPO Applications Decided: 1

Application No: **HGY/2017/3345** Officer: Samuel Uff
 Decision: GTD Decision Date: 15/12/2017
 Location: Albion Cottage Fortis Green N2 9EP
 Proposal: Proposed felling of TPO Horse Chestnut due to Meripilus fungus

Total Applications Decided for Ward: 13WARD: **Harringay****ADV Applications Decided: 1**

Application No: **HGY/2017/3232** Officer: Roland Sheldon
 Decision: GTD Decision Date: 20/12/2017
 Location: Railway Approach Hampden Road N8 0EG
 Proposal: Advertisement consent for the installation of 4 x advertisement hoardings on Railway Approach.

CLDE Applications Decided: 2

Application No: **HGY/2017/2770** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 27/11/2017
 Location: 45 Allison Road N8 0AN
 Proposal: Certificate of lawfulness for House in Multiple Occupation (HMO) existing use

Application No: **HGY/2017/3080** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 08/12/2017
 Location: 13 Wordsworth Parade N8 0SJ
 Proposal: Certificate of lawfulness for existing use of rear of ground floor as a studio flat and one bedroom flat, first floor as two bedroom flat, and second floor as two bedroom flat.

CLUP Applications Decided: 1

Application No: **HGY/2017/3425** Officer: Samuel Uff
 Decision: PERM DEV Decision Date: 12/12/2017
 Location: 13 Duckett Road N4 1BJ
 Proposal: Certificate of lawfulness for use of single dwelling (C3) for use as assisted living (C3(b)) for up to six people living together.

FUL Applications Decided: 11

Application No: **HGY/2017/2861** Officer: Samuel Uff
 Decision: GTD Decision Date: 14/12/2017
 Location: 2 Duckett Mews N4 1BP
 Proposal: Demolition of existing building and rebuilding to approximate size, in association with change of use of warehouse (B8) use to residential (C3) use, in conjunction with removal of existing ground floor timber access, to be replaced with amended window and alterations to front and rear windows and boundary fencing to create a front garden and a 1 bed dwelling

Application No: **HGY/2017/2955** Officer: Roland Sheldon
 Decision: GTD Decision Date: 29/11/2017
 Location: 49 Hampden Road N8 0HX
 Proposal: Single storey side to rear ground floor extension.

Application No: **HGY/2017/2961** Officer: Emma McCready
 Decision: REF Decision Date: 30/11/2017
 Location: 645 Green Lanes N8 0QY
 Proposal: Proposed conversion of the rear of the shop to a residential unit and associated work to the shop.

Application No: **HGY/2017/3076** Officer: Sean McCawley
 Decision: GTD Decision Date: 06/12/2017
 Location: 34 Lausanne Road N8 0HN
 Proposal: The demolition of an existing extension and erection of a single storey rear extension

Application No: **HGY/2017/3119** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 14/12/2017
 Location: 63 Lausanne Road N8 0HL
 Proposal: Formation of rear roof dormer extension

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|-----------------|--|----------------|-----------------|
| Application No: | HGY/2017/3177 | Officer: | Conor Guilfoyle |
| Decision: | REF | Decision Date: | 21/12/2017 |
| Location: | 1D Tancred Road N4 1EH | | |
| Proposal: | Erection of first floor extension with flat roof to add additional storey to existing single storey flat roof dwelling house. | | |
| Application No: | HGY/2017/3193 | Officer: | Samuel Uff |
| Decision: | GTD | Decision Date: | 22/12/2017 |
| Location: | 153 Wightman Road N8 0BB | | |
| Proposal: | Erection of single storey rear infill to rear extension | | |
| Application No: | HGY/2017/3237 | Officer: | Roland Sheldon |
| Decision: | GTD | Decision Date: | 11/12/2017 |
| Location: | First Floor Flat 62 Seymour Road N8 0BE | | |
| Proposal: | Erection of rear dormer and creation of roof terrace on 2-storey rear projection roof with glazed privacy screens, and installation of 3 front rooflights. | | |
| Application No: | HGY/2017/3347 | Officer: | Valerie Okeiyi |
| Decision: | GTD | Decision Date: | 22/12/2017 |
| Location: | 29 Warham Road N4 1AR | | |
| Proposal: | Demolition of single storey rear extension and erection of a single storey side/rear extension. | | |
| Application No: | HGY/2017/3368 | Officer: | Sean McCawley |
| Decision: | GTD | Decision Date: | 28/12/2017 |
| Location: | Flat B 27 Beresford Road N8 0AL | | |
| Proposal: | Erection of a rear dormer roof extension | | |
| Application No: | HGY/2017/3439 | Officer: | Samuel Uff |
| Decision: | GTD | Decision Date: | 28/12/2017 |
| Location: | 8 Coningsby Road N4 1EG | | |
| Proposal: | Erection of single storey rear extension | | |

Total Applications Decided for Ward: 15

WARD: Highgate

CLUP Applications Decided: 1

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|-----------------|---|----------------|----------------|
| Application No: | HGY/2017/3039 | Officer: | Roland Sheldon |
| Decision: | PERM DEV | Decision Date: | 12/12/2017 |
| Location: | 26 Sheldon Avenue N6 4JT | | |
| Proposal: | Certificate of lawfulness for proposed replacement and alterations to the windows on the front, side and rear elevations. | | |

COND Applications Decided: 1

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|-----------------|---|----------------|---------------|
| Application No: | HGY/2017/3366 | Officer: | Sarah Madondo |
| Decision: | GTD | Decision Date: | 28/12/2017 |
| Location: | 86 Milton Park N6 5PZ | | |
| Proposal: | Variation of condition 2 (approved plans) attached to planning permission HGY/2016/1622 for creation of a roof terrace on the first floor | | |

FUL Applications Decided: 12

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|-----------------|---|----------------|------------------|
| Application No: | HGY/2017/2927 | Officer: | Aaron Lau |
| Decision: | GTD | Decision Date: | 06/12/2017 |
| Location: | Garage adj. 6 Parkwood Mews N6 5UR | | |
| Proposal: | Garage conversion into habitable room, new external garage wall, replacement rear window and 3 roof lights | | |
| Application No: | HGY/2017/3001 | Officer: | Samuel Uff |
| Decision: | GTD | Decision Date: | 15/12/2017 |
| Location: | 59 Cholmeley Crescent N6 5EX | | |
| Proposal: | Side and rear roof extensions; installation of 2 x front rooflights; part two storey, part single storey rear extension | | |
| Application No: | HGY/2017/3045 | Officer: | Sean McCawley |
| Decision: | GTD | Decision Date: | 05/12/2017 |
| Location: | 17 Southwood Lawn Road N6 5SD | | |
| Proposal: | The erection of a single storey rear extension and associated raised patio; the erection of side and rear dormers and the insertion of 2no. rooflights to the front elevation; the replacement of existing single glazed timber framed windows with double glazed timber framed windows to match existing; the insertion of a new window to the side elevation and the demolition of a non-original front porch | | |
| Application No: | HGY/2017/3061 | Officer: | Laurence Ackrill |
| Decision: | GTD | Decision Date: | 05/12/2017 |
| Location: | 44 Northwood Road N6 5TP | | |
| Proposal: | Excavation of front lightwell and lowering of existing cellar. | | |
| Application No: | HGY/2017/3065 | Officer: | Sean McCawley |
| Decision: | GTD | Decision Date: | 22/12/2017 |
| Location: | 2 Bloomfield Road N6 4ET | | |
| Proposal: | Demolition of existing extension, erection of single storey side and rear extensions, boundary wall, landscaping and associated works | | |
| Application No: | HGY/2017/3082 | Officer: | Sean McCawley |
| Decision: | GTD | Decision Date: | 21/12/2017 |
| Location: | 103-107 North Hill N6 4DP | | |
| Proposal: | The replacement of windows and external cladding to the south west elevation of the Garden Wing at Mary Feilding Guild | | |
| Application No: | HGY/2017/3152 | Officer: | Roland Sheldon |
| Decision: | GTD | Decision Date: | 11/12/2017 |
| Location: | 23B North Hill N6 4BS | | |
| Proposal: | Removal and replacement of ground floor rear door, removal of glazing and replacement with inward opening doors and Juliette balcony in rear roof elevation. | | |
| Application No: | HGY/2017/3181 | Officer: | Samuel Uff |
| Decision: | GTD | Decision Date: | 19/12/2017 |
| Location: | 77 Cholmeley Crescent N6 5EX | | |
| Proposal: | Demolition of existing garage and excavation of the land to enable the erection of a single storey side to rear extension (garage with green roof); single storey rear extension; part two storey side extension; excavation of rear garden (creation of patio and outbuilding); erection of front boundary treatment; installation of side access gate; alterations to window frames; re-roofing in clay tiles; and removal of chimney | | |

Application No: **HGY/2017/3189** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 19/12/2017
 Location: (Land between 24 Hampstead Lane & Highgate Junior School) Highgate School North Road N6 4 AY
 Proposal: Replacement boundary treatment involving replacement railings, brick wall and access gate off Hampstead Lane

Application No: **HGY/2017/3191** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 19/12/2017
 Location: 65 Cholmeley Crescent N6 5EX
 Proposal: Erection of a single-storey rear extension and a new garden store to rear.

Application No: **HGY/2017/3195** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 19/12/2017
 Location: 33 Stormont Road N6 4NR
 Proposal: Relocation and enlargement of 2 No. existing windows and infill of existing door to the existing single storey side extension

Application No: **HGY/2017/3331** Officer: Sean McCawley
 Decision: GTD Decision Date: 22/12/2017
 Location: 24 Southwood Lawn Road N6 5SF
 Proposal: The demolition of existing side and rear extensions and the erection of a single storey side/rear extension

LBC Applications Decided: 1

Application No: **HGY/2017/3327** Officer: Lucy Morrow
 Decision: GTD Decision Date: 28/12/2017
 Location: Flat 29 Cholmeley Lodge Cholmeley Park N6 5EN
 Proposal: Listed Building Consent for internal alterations to the bathroom

NON Applications Decided: 2

Application No: **HGY/2017/3205** Officer: Aaron Lau
 Decision: GTD Decision Date: 04/12/2017
 Location: 55 Sheldon Avenue N6 4NH
 Proposal: Non-material amendment following a grant of planning permission HGY/2016/0801 to reduce basement floor area and front lightwell, increase size of rear lightwell and front boundary amendments

Application No: **HGY/2017/3471** Officer: Matthew Gunning
 Decision: GTD Decision Date: 20/12/2017
 Location: 16 Hampstead Lane N6 4SB
 Proposal: Non-material amendment: Alter the footprint of the rear extension Relocation and enlarge rooflights over lounge Remove rooflight over office studio Substitute window for glazed doors to East elevation Change in external material to East an West elevations

PNC Applications Decided: 1

Application No: **HGY/2017/3019** Officer: Conor Guilfoyle
 Decision: PN REFUSED Decision Date: 18/12/2017
 Location: 200 Archway Road N6 5BA
 Proposal: Prior approval for change of use of property from B1 (a) (offices) to C3 (residential)

RES Applications Decided: 2

Application No: **HGY/2017/3263** Officer: Aaron Lau
 Decision: GTD Decision Date: 05/12/2017
 Location: 191-201 Archway Road N6 5BN
 Proposal: Approval of details pursuant to condition 18 (programme of archaeological evaluation) attached to planning permission HGY/2015/2517

Application No: **HGY/2017/3362** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 28/12/2017
 Location: 361 Archway Road N6 4EJ
 Proposal: Approval of details pursuant to condition 3 (Construction Management Plan and Construction Logistics Plan) attached to planning permission HGY/2016/4115

TPO Applications Decided: 4

Application No: **HGY/2017/3046** Officer: Roland Sheldon
 Decision: GTD Decision Date: 13/12/2017
 Location: Hillsgate Courtenay Avenue N6 4LR
 Proposal: Works to trees protected by an Area TPO: Rear Garden: T1: Oak: Approximately 19.00m. Located nearest to house. Remove major dead wood throughout crown and raise crown by approximately 1.50m. T2: Oak: Approximately 16.00m. Remove major dead wood throughout crown and raise crown by approximately 1.50m. T3: Oak: Approximately 14.00m. Remove major dead wood throughout crown and raise crown by approximately 1.00m. Reasons: Some maintenance work is warranted to manage the tree's hazard potential

Application No: **HGY/2017/3077** Officer: Roland Sheldon
 Decision: GTD Decision Date: 14/12/2017
 Location: 9 Sheldon Avenue N6 4JS
 Proposal: Works to trees protected by an Area TPO: Beech (T1): Fell to ground level. Tree is growing in narrow gap between two houses and causing damage to surroundings. Potential for subsidence is very high in it's locality. Additional safety concerns due to interactions of crown with building. Re-plant a 4-5m Beech in rear garden Oak (T2): Lift by 2-3m over lawn

Application No: **HGY/2017/3169** Officer: Matthew Gunning
 Decision: GTD Decision Date: 19/12/2017
 Location: Kempton House 52 Cholmeley Park N6 5AD
 Proposal: Works to tree protected by a TPO: T19: Common Lime: Reduce overextending branches over the road by 2m

Application No: **HGY/2017/3431** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 28/12/2017
 Location: 6 Sheldon Avenue N6 4JT
 Proposal: Works to trees covered by an Area TPO: T1 - Oak - Remove Epicormic growth from stem. T2 - Oak - Remove Epicormic growth from stem, deadwood and cut back from the building by 3m T3 - Oak - Reduce the crown 3m. T4 & T5 - Cherry - Reduce crown by 2m - T6 - Oak - Reduce to previous reduction points (approx 3m). T7 & T8 - Silver Birch - reduce crown 3m.

Total Applications Decided for Ward: 24WARD: **Hornsey****ADV Applications Decided: 1**

Application No: **HGY/2017/3391** Officer: Duncan McKane
 Decision: GTD Decision Date: 12/12/2017
 Location: Flat 4 Candish Court Miles Road N8 7FR
 Proposal: Display of marketing signage consisting of 3 no. hoarding boards and 1 no. PVC banner

CLDE Applications Decided: 1

Application No: **HGY/2017/3336** Officer: Wendy Robinson
 Decision: REF Decision Date: 01/12/2017
 Location: 128 Middle Lane N8 7JP
 Proposal: Certificate of lawfulness for existing use as three self-contained flats

CLUP Applications Decided: 2

Application No: **HGY/2017/3305** Officer: Fatema Begum
 Decision: PERM DEV Decision Date: 05/12/2017
 Location: 56 South View Road N8 7LT
 Proposal: Certificate of lawfulness: roof addition and front roof lights x 2.

Application No: **HGY/2017/3493** Officer: Marco Zanelli
 Decision: PERM DEV Decision Date: 11/12/2017
 Location: 1 Linzee Road N8 7RG
 Proposal: Certificate of lawfulness for the formation of dormer extensions in rear roof slope and over rear outrigger and insertion of 3 x rooflights to the front roofslope.

FUL Applications Decided: 8

Application No: **HGY/2017/1912** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 05/12/2017
 Location: 12 Rathcoole Gardens N8 9NB
 Proposal: Erection of single storey rear and partial side return extension

Application No: **HGY/2017/2935** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 28/11/2017
 Location: 14 Priory Road N8 7RD
 Proposal: Conversion of second and third floors from a 4-bed flat into 1x 2-bed and 1x 1-bed flat.

Application No: **HGY/2017/3126** Officer: Roland Sheldon
 Decision: GTD Decision Date: 07/12/2017
 Location: Ground Floor Flat A 22 Priory Road N8 7RD
 Proposal: Replacing ground floor rear windows and single uPVC patio door with 2 x uPVC patio doors.

Application No: **HGY/2017/3185** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 14/12/2017
 Location: 80 Beechwood Road N8 7NG
 Proposal: Erection of part single, part two storey rear extension; formation of rear roof dormer extension; installation of two front rooflights

Application No: **HGY/2017/3207** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 20/12/2017
 Location: Unit 21 Cranford Way N8 9DG
 Proposal: Installation of 10no. commercial kitchen units and 3no. ancillary units to form a commercial kitchen facility (use class B1c) for a temporary period of five years.

Application No: **HGY/2017/3230** Officer: Sean McCawley
 Decision: GTD Decision Date: 27/12/2017
 Location: 73 Hawthorn Road N8 7LY
 Proposal: Erection of a single storey rear extension

Application No: **HGY/2017/3446** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 28/12/2017
 Location: 50A Topsfield Parade Tottenham Lane N8 8PT
 Proposal: Conversion of residential unit into 2 no self-contained flats comprising of x 1no one bedroom flat and x 1no 2 bedroom flat to include roof extension.

Application No: **HGY/2017/3488** Officer: Wendy Robinson
 Decision: GTD Decision Date: 28/12/2017
 Location: 86 North View Road N8 7LP
 Proposal: Alterations to rear elevation to provide double doors to rear garden

PNE Applications Decided: 2

Application No: **HGY/2017/3240** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 12/12/2017
 Location: 32 Lightfoot Road N8 7JN
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 4m, for which the maximum height would be 3m and for which the height of the eaves would be 2.9m

Application No: **HGY/2017/3254** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 20/12/2017
 Location: 9 Hermiston Avenue N8 8NL
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 5m, for which the maximum height would be 3.353m and for which the height of the eaves would be 3m

RES Applications Decided: 2

Application No: **HGY/2017/1795** Officer: Adam Flynn
 Decision: GTD Decision Date: 15/12/2017
 Location: Hornsey Reuse and Recycling Centre High Street N8 7QB
 Proposal: Approval of details pursuant to conditions 13(4) and 14 (both concerning verification report) attached to planning permission HGY/2013/2019 (entire site, excluding Block D)

Application No: **HGY/2017/2881** Officer: Adam Flynn
 Decision: GTD Decision Date: 11/12/2017
 Location: Hornsey Reuse and Recycling Centre High Street N8 7QB
 Proposal: Approval of details (partial discharge of condition relating to the dwellings in Building C (Cores M and N), pursuant to condition 33 (Level 4 of the Code for Sustainable Homes) attached to planning permission HGY/2013/2019.

Total Applications Decided for Ward: 16WARD: **Muswell Hill****ADV Applications Decided: 2**

Application No: **HGY/2017/3224** Officer: Sean McCawley
 Decision: GTD Decision Date: 22/12/2017
 Location: 123 Muswell Hill Broadway N10 3RS
 Proposal: Display of fascia shop sign and externally illuminated projecting sign

Application No: **HGY/2017/3627** Officer: Wendy Robinson
 Decision: GTD Decision Date: 20/12/2017
 Location: Supermarket 14-20 Fortis Green Road N10 3HN
 Proposal: Display of 6No. non-illuminated signs

CLUP Applications Decided: 1

Application No: **HGY/2017/3178** Officer: Laurence Ackrill
 Decision: PERM DEV Decision Date: 11/12/2017
 Location: 42 Redston Road N8 7HJ
 Proposal: Certificate of lawfulness for a proposed wraparound side and rear dormer and rooflights

FUL Applications Decided: 11

Application No: **HGY/2017/1388** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 01/12/2017
 Location: Cornerways Ellington Road N10 3DD
 Proposal: Erection of 2 no. dwellinghouses following the substantial demolition of the existing dwellinghouse

Application No: **HGY/2017/2060** Officer: Samuel Uff
 Decision: GTD Decision Date: 08/12/2017
 Location: 181 Cranley Gardens N10 3AG
 Proposal: Conversion of single dwelling into 3 x self contained flats, in conjunction with excavation of basement with associated front lightwell and subterranean entrance to basement; part single, part two storey rear extension; alterations to existing rear dormer roof extension; insertaion of Juliet balconies and reconfiguration of the existing forecourt to create two parking bays

Application No: **HGY/2017/2978** Officer: Roland Sheldon
 Decision: GTD Decision Date: 07/12/2017
 Location: 8 Lynton Road N8 8SL
 Proposal: Erection of ground floor single storey rear side infill extension to dwellinghouse.

Application No: **HGY/2017/3072** Officer: Sean McCawley
 Decision: REF Decision Date: 20/12/2017
 Location: 109 Priory Road N8 8LY
 Proposal: Formation of a vehicle crossover

Application No: **HGY/2017/3165** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 29/11/2017
 Location: 20 Danvers Road N8 7HH
 Proposal: Construction of a single storey rear extension following the demolition of an existing rear projection. Re-cladding of existing roof extension.

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| Application No: | HGY/2017/3186 | Officer: | Samuel Uff |
| Decision: | GTD | Decision Date: | 22/12/2017 |
| Location: | 16 Park Avenue South N8 8LT | | |
| Proposal: | Single storey rear extension (following demolition of existing outrigger); excavation of basement and front lightwell, with associated boundary treatment, to create additional space to existing lower ground floor flat | | |
| Application No: | HGY/2017/3190 | Officer: | Wendy Robinson |
| Decision: | GTD | Decision Date: | 12/12/2017 |
| Location: | 46 Cascade Avenue N10 3PU | | |
| Proposal: | Installation of a side elevation window to attached garage | | |
| Application No: | HGY/2017/3228 | Officer: | Sean McCawley |
| Decision: | GTD | Decision Date: | 22/12/2017 |
| Location: | 33 Park Avenue North N8 7RU | | |
| Proposal: | Erection of a single storey side/rear infill extension | | |
| Application No: | HGY/2017/3296 | Officer: | Roland Sheldon |
| Decision: | REF | Decision Date: | 28/12/2017 |
| Location: | 57 Woodland Rise N10 3UN | | |
| Proposal: | Single storey rear extension to existing basement flat. | | |
| Application No: | HGY/2017/3445 | Officer: | Laurence Ackrill |
| Decision: | GTD | Decision Date: | 28/12/2017 |
| Location: | 34 Redston Road N8 7HJ | | |
| Proposal: | Extension of existing garage | | |
| Application No: | HGY/2017/3620 | Officer: | Laurence Ackrill |
| Decision: | REF | Decision Date: | 21/12/2017 |
| Location: | 178 Park Road N8 8JT | | |
| Proposal: | Construction of a single storey rear extension; re-roofing of existing rear extension and re-positioning of existing fire escape stairs | | |

NON Applications Decided: 3

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| Application No: | HGY/2017/2919 | Officer: | Gareth Prosser |
| Decision: | GTD | Decision Date: | 21/12/2017 |
| Location: | Land To Rear of 3 New Road N8 | | |
| Proposal: | Non-material amendment: Introduction of 'living wall' to front facade of 4x mews houses (south west elevation). 'Closing in' on 2x terraces of the mews houses on the first floor Small alteration to size of second floor rear velux windows (mews houses) | | |
| Application No: | HGY/2017/3030 | Officer: | Gareth Prosser |
| Decision: | GTD | Decision Date: | 21/12/2017 |
| Location: | Land To Rear of 3 New Road N8 8TA | | |
| Proposal: | Non-material amendment to Condition 16 attached to planning permission HGY/2016/1562. Condition 16 to refer to one dwelling rather than all. | | |

Application No: **HGY/2017/3634** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 27/12/2017
 Location: 35 Grand Avenue N10 3BD
 Proposal: Non-material amendment following a grant of planning permission HGY/2015/0850 to replace the existing 2 rear facing sash windows with 2 identical new double glazed sash windows

RES Applications Decided: 1

Application No: **HGY/2017/0811** Officer: Gareth Prosser
 Decision: GTD Decision Date: 22/12/2017
 Location: Land To Rear of 3 New Road N8
 Proposal: Approval of details for partial discharge of condition 4 (4a and 4b - Pollution) of planning permission HGY/2016/1562

TPO Applications Decided: 3

Application No: **HGY/2017/3219** Officer: Sean McCawley
 Decision: GTD Decision Date: 22/12/2017
 Location: 96 Cranley Gardens N10 3AH
 Proposal: Works to TPO trees:

T1 Pyrus sp. (Pear) - Poor: Two cavities at 3m, decay extends more than 30cm into trunk, client concerned about dropping branches over boundary - Fell and treat stump. T2 Tilia sp. (Lime) - Fair: Pollarded - Reduce height by 1m. T3 Malus sp. (Apple) - Fair - Prune back extension growth to two buds.

Application No: **HGY/2017/3252** Officer: Wendy Robinson
 Decision: GTD Decision Date: 01/12/2017
 Location: Eveline Court Connaught Gardens N10 3LA
 Proposal: Tree works to include reduction to clear building by 2-3 metres and thin by 20% to Horse Chestnut (T1), reduction to clear building by 2-3 metres and thin by 20% to Sycamore (T2), and reduction to clear building by 2-3 metres and thin by 20% to Horse Chestnut (T3) each covered by Tree Protection Orders

Application No: **HGY/2017/3253** Officer: Wendy Robinson
 Decision: GTD Decision Date: 01/12/2017
 Location: 80 Onslow Gardens N10 3JX
 Proposal: Tree works to include crown reduce overextending branches by 1.5m, crown thin by 20%, remove major dead wood, and crown lift to 3m covered by a Tree Preservation Order

Total Applications Decided for Ward: 21WARD: **Noel Park****ADV Applications Decided: 1**

Application No: **HGY/2017/3044** Officer: Emma McCready
 Decision: GTD Decision Date: 11/12/2017
 Location: McDonald's Restaurant 97-101 High Road N22 6BB
 Proposal: Installation of 1 no. new high level projecting sign, internally illuminated golden arch and lettering on non-illuminated khaki green background and other associated internally illuminated signage inside the premises.

CLDE Applications Decided: 1

Application No: **HGY/2017/3202** Officer: Duncan McKane
 Decision: GTD Decision Date: 13/12/2017
 Location: 1 Willingdon Road N22 6SG
 Proposal: Certificate of lawfulness for the use of the property as 7 no. self-contained studio flats

CLUP Applications Decided: 2

Application No: **HGY/2017/3384** Officer: Laurence Ackrill
 Decision: PERM DEV Decision Date: 29/11/2017
 Location: 35 Cobham Road N22 6RP
 Proposal: Certificate of lawfulness for a proposed rear dormer

Application No: **HGY/2017/3440** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 18/12/2017
 Location: 77 Morley Avenue N22 6NG
 Proposal: Certificate of Lawfulness for proposed outbuilding

FUL Applications Decided: 10

Application No: **HGY/2017/2941** Officer: Emma McCready
 Decision: REF Decision Date: 29/11/2017
 Location: 7 Willingdon Road N22 6SG
 Proposal: Extension and Conversion of a Single Dwelling into Two Self-Contained Flats

Application No: **HGY/2017/2953** Officer: Emma McCready
 Decision: REF Decision Date: 01/12/2017
 Location: 23 Coleraine Road N8 0QJ
 Proposal: Single storey rear extension and dormer roof extension to facilitate conversion into two self contained dwellings.

Application No: **HGY/2017/2983** Officer: Emma McCready
 Decision: REF Decision Date: 13/12/2017
 Location: Flat A 4 Malvern Road N8 0LA
 Proposal: New extension in rear of building

Application No: **HGY/2017/3016** Officer: Sarah Madondo
 Decision: GTD Decision Date: 11/12/2017
 Location: Upper Flat B 24 Courcy Road N8 0QH
 Proposal: Replacement of all timber sash windows with double glazed uPVC windows.

Application No: **HGY/2017/3043** Officer: Emma McCready
 Decision: GTD Decision Date: 11/12/2017
 Location: McDonald's Restaurant 97-101 High Road N22 6BB
 Proposal: Refurbishment of shopfront to include the removal of the timber window slats, new full height glazing installed with new black glazed tile stallriser and khaki green trespa cladding to columns. the existing shopfront frames to be redecorated with a small 1 sqm extension to form a new entrance lobby, with automated sliding door.

Application No: **HGY/2017/3084** Officer: Sarah Madondo
 Decision: GTD Decision Date: 06/12/2017
 Location: Flat B 22 Alexandra Road N8 0PP
 Proposal: Erection of a rear dormer.

Application No: **HGY/2017/3088** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 04/12/2017
 Location: Cambridge House 109 Mayes Road N22 6UR
 Proposal: Replacement of existing dilapidated double glazed aluminium frame windows with new double glazed powder coated (dark grey) aluminium windows to both flank and rear elevations, restoration works to the existing single glazed timber frame casement windows to the front elevation (including replacement of existing single glazed panes with double glazed panes), and installation of extract flues to the side and rear elevations only.

Application No: **HGY/2017/3268** Officer: Duncan McKane
 Decision: REF Decision Date: 27/12/2017
 Location: 8 The Avenue N8 0JR
 Proposal: Conversion of semi detached dwelling to 1x3 bed flat, 1x2bed, 1x1bed, loft conversion and extension, ground floor extension, garden studio and associated waste and cycle storage to front

Application No: **HGY/2017/3322** Officer: Duncan McKane
 Decision: GTD Decision Date: 20/12/2017
 Location: 40 Malvern Road N8 0LA
 Proposal: Erection of single storey side and rear 'wrap-around' extension

Application No: **HGY/2017/3335** Officer: Wendy Robinson
 Decision: GTD Decision Date: 20/12/2017
 Location: 43 Morley Avenue N22 6LY
 Proposal: Replacement of windows

LCD Applications Decided: 12

Application No: **HGY/2017/3133** Officer: Laina Levassor
 Decision: GTD Decision Date: 28/11/2017
 Location: 72 + 76 Westbeech Road N22 6HT
 Proposal: Replacement of timber windows and doors with timber to front elevation and PVCU to rear

Application No: **HGY/2017/3135** Officer: Laina Levassor
 Decision: GTD Decision Date: 28/11/2017
 Location: 111 + 113 Westbeech Road N22 6HU
 Proposal: Replacement of timber windows and doors with timber to front elevation and PVCU to rear

Application No: **HGY/2017/3136** Officer: Laina Levassor
 Decision: GTD Decision Date: 28/11/2017
 Location: 18a + 18b Gladstone Avenue N22 6LL
 Proposal: Replacement of timber framed windows and doors with timber to front elevation and UPVC to rear

Application No: **HGY/2017/3137** Officer: Laina Levassor
 Decision: GTD Decision Date: 01/12/2017
 Location: 73 Pelham Road N22 6LP
 Proposal: Replacement of timber framed windows and doors with timber to front elevation and UPVC to rear

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| Application No: | HGY/2017/3138 | Officer: | Laina Levassor |
| Decision: | GTD | Decision Date: | 28/11/2017 |
| Location: | 29 + 31 Bury Road N22 6HS | | |
| Proposal: | Replacement of timber framed windows and doors with timber to front elevation and UPVC to rear | | |
| Application No: | HGY/2017/3139 | Officer: | Laina Levassor |
| Decision: | GTD | Decision Date: | 01/12/2017 |
| Location: | 6 Westbeech Road N22 6HT | | |
| Proposal: | Replacement of timber framed windows and doors with timber to front elevation and UPVC to rear | | |
| Application No: | HGY/2017/3188 | Officer: | Sarah Madondo |
| Decision: | GTD | Decision Date: | 15/12/2017 |
| Location: | 1 Ashley Crescent N22 6LJ | | |
| 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/2017/3194 | Officer: | Sarah Madondo |
| Decision: | GTD | Decision Date: | 15/12/2017 |
| Location: | 87 Bury Road N22 6HS | | |
| 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/2017/3221 | Officer: | Sarah Madondo |
| Decision: | GTD | Decision Date: | 15/12/2017 |
| Location: | Maisonette 23 Salisbury Road N22 6NL | | |
| Proposal: | Replacement of windows to the front elevation with new timber framed windows and the replacement of windows to rear with new upvc windows. | | |
| Application No: | HGY/2017/3223 | Officer: | Sarah Madondo |
| Decision: | GTD | Decision Date: | 15/12/2017 |
| Location: | Lower and Upper Flats 52 Salisbury Road N22 6NX | | |
| Proposal: | Replacement of windows and doors to the front elevation with new timberframed windows and doors; and the replacement of windows and doors to rear with new upvc windows and doors. | | |
| Application No: | HGY/2017/3231 | Officer: | Sarah Madondo |
| Decision: | GTD | Decision Date: | 15/12/2017 |
| Location: | Flat A 1 Vincent Road N22 6NE | | |
| Proposal: | Replacement of windows to the front elevation with new timber framed windows/door and the replacement of windows to rear with new upvc windows | | |
| Application No: | HGY/2017/3326 | Officer: | Duncan McKane |
| Decision: | GTD | Decision Date: | 19/12/2017 |
| Location: | 44 Vincent Road N22 6PA | | |
| Proposal: | Installation of replacement of timber framed windows with like-for-like timber framed windows to front elevation and upvc framed windows to rear and replacement timber door | | |

NON Applications Decided: 1

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|-----------------|--|----------------|------------|
| Application No: | HGY/2017/3302 | Officer: | Adam Flynn |
| Decision: | GTD | Decision Date: | 12/12/2017 |
| Location: | Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Clarendon Road and the Kings Cross N8 | | |
| Proposal: | Non-material amendment to conditions 8, 14, 26, 27, 47 and 65 of planning permission HGY/2016/0026 to facilitate the commencement of Building C7 | | |

PNC Applications Decided: 1

Application No: **HGY/2017/3105** Officer: Sarah Madondo
 Decision: PN REFUSED Decision Date: 15/12/2017
 Location: 105-107 High Road N22 6BB
 Proposal: Prior notification for change of use from A1 (retail) to C3 (dwellinghouse)

Total Applications Decided for Ward: 28WARD: **Northumberland Park****CLUP Applications Decided: 2**

Application No: **HGY/2017/3079** Officer: Sarah Madondo
 Decision: PERM DEV Decision Date: 06/12/2017
 Location: 32 Manor Road N17 0JJ
 Proposal: Certificate of lawfulness for erection of a rear dormers on rear roof slope and outrigger including 2 x rooflights to the front elevation including construction of an outbuilding.

Application No: **HGY/2017/3483** Officer: Jake Atkins
 Decision: PERM REQ Decision Date: 20/12/2017
 Location: 30 St Pauls Road N17 0NJ
 Proposal: Certificate of lawfulness: proposed single storey rear extension.

FLEX Applications Decided: 1

Application No: **HGY/2017/3388** Officer: Kwaku Bossman-Gyamera
 Decision: FLEXGTD Decision Date: 06/12/2017
 Location: 775 High Road N17 8AH
 Proposal: Flexible Change of use under Class D of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 starting from 01/01/2018: Existing Use A1 (retail) - Proposed Use A3 (cafe / restaurant)

FUL Applications Decided: 3

Application No: **HGY/2017/2993** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 27/11/2017
 Location: 11 Chalgrove Road N17 0NP
 Proposal: Single storey side and rear extensions. An alteration to a ground floor extension approved in application HGY/2017/1039.

Application No: **HGY/2017/3276** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 19/12/2017
 Location: 21 St Pauls Road N17 0ND
 Proposal: First floor rear extension above existing outrigger and rear dormer to facilitate loft conversion.

Application No: **HGY/2017/3278** Officer: Kwaku Bossman-Gyamera
 Decision: REF Decision Date: 22/12/2017
 Location: 31 Peshurst Road N17 8BT
 Proposal: Single storey rear extension (Retrospective)

LBC Applications Decided: 1

Application No: **HGY/2017/3109** Officer: James Hughes
 Decision: GTD Decision Date: 18/12/2017
 Location: Land to the rear of 790-796 High Road N17 0DH
 Proposal: Section 19 Listed Building Consent to update the approved drawings listed under Condition 2 of HGY/2016/3540 to reflect changes to approved ticket office building (approved under planning reference HGY/2017/3108)

PNE Applications Decided: 2

Application No: **HGY/2017/2977** Officer: Laina Levassor
 Decision: PN REFUSED Decision Date: 13/12/2017
 Location: 32 Manor Road N17 0JJ
 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 3.39m and for which the height of the eaves would be 2.98m

Application No: **HGY/2017/3198** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 18/12/2017
 Location: 162 Park Lane N17 0JN
 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 2.95m and for which the height of the eaves would be 2.95m

TEL Applications Decided: 1

Application No: **HGY/2017/3279** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 22/12/2017
 Location: Yard to rear of 824-828 High Road N17 0EY
 Proposal: Installation of 2no. equipment cabinets and development ancillary thereto, to include 1 no. small electrical meter cabinet

Total Applications Decided for Ward: 10WARD: **St Anns****CLDE Applications Decided: 1**

Application No: **HGY/2017/3227** Officer: Duncan McKane
 Decision: GTD Decision Date: 07/12/2017
 Location: 33 Clarendon Road N15 3JX
 Proposal: Certificate of lawfulness for an L-shaped rear roof extension

CLUP Applications Decided: 1

Application No: **HGY/2017/3579** Officer: Wendy Robinson
 Decision: PERM DEV Decision Date: 19/12/2017
 Location: 10 Chesterfield Gardens N4 1LP
 Proposal: Certificate of lawful development for a proposed single storey rear extension

FUL Applications Decided: 7

Application No: **HGY/2017/2943** Officer: Emma McCready
 Decision: REF Decision Date: 06/12/2017
 Location: 6 Southdown Villas St Anns Road N15 3SS
 Proposal: Demolition of existing garage and new build residential dwelling proposed

| | | | |
|-----------------|---|----------------|-----------------------|
| Application No: | HGY/2017/2946 | Officer: | Emma McCready |
| Decision: | GTD | Decision Date: | 30/11/2017 |
| Location: | First and Second Floor Flat 450A West Green Road N15 3PL | | |
| Proposal: | Proposed conversion of the upper floor unit to a HMO | | |
| Application No: | HGY/2017/2990 | Officer: | Duncan McKane |
| Decision: | GTD | Decision Date: | 07/12/2017 |
| Location: | 29 Warwick Gardens N4 1JD | | |
| Proposal: | Erection of single storey side and rear infill extension and reinstatement of pediment gable over bay window to front elevation | | |
| Application No: | HGY/2017/3056 | Officer: | Emma McCready |
| Decision: | REF | Decision Date: | 18/12/2017 |
| Location: | 30 Woodlands Park Road N15 3RT | | |
| Proposal: | Dropped kerb to provide off street parking for 2 cars | | |
| Application No: | HGY/2017/3145 | Officer: | Emma McCready |
| Decision: | REF | Decision Date: | 14/12/2017 |
| Location: | 75 North Grove N15 5QS | | |
| Proposal: | Change of use of the existing A1 retail shop to residential C3; Change of use of the entire building to form 2no. two bedroom residential flats: FLAT 1 ground floor; FLAT 2 first floor and loft; FLAT 1: New painted timber front door and front bay with UPVC sash windows to FLAT 1 ground floor front elevation to match the neighbouring houses; New garden wall with entrance gate and second gate to access bin store to match the neighbouring houses; New UPVC french doors to replace existing ground floor rear bedroom window; Replace existing side entrance door to form a bedroom window with obscured glazing to 1800mm from street level; FLAT 2: Rear dormer roof extension to accommodate a shower room and loft bedroom; New UPVC window to stairwell at loft floor level to Alexandra Road elevation; Installation of 2no. new Velux roof lights to the front elevation pitched roof; | | |
| Application No: | HGY/2017/3271 | Officer: | Kwaku Bossman-Gyamera |
| Decision: | GTD | Decision Date: | 19/12/2017 |
| Location: | Ground Floor Flat A 127 Haringay Road N15 3HP | | |
| Proposal: | Single-storey wrap around rear extension with rooflight and reconfiguration of a ground floor flat. Replacement glazing to rear. | | |
| Application No: | HGY/2017/3319 | Officer: | Mercy Oruwari |
| Decision: | GTD | Decision Date: | 07/12/2017 |
| Location: | 140 Haringay Road N15 3HL | | |
| Proposal: | Single storey rear and side infill extension | | |
| NON | Applications Decided: | 1 | |
| Application No: | HGY/2017/3272 | Officer: | Samuel Uff |
| Decision: | GTD | Decision Date: | 12/12/2017 |
| Location: | First Floor Flat B 28 Conway Road N15 3BA | | |
| Proposal: | Non-material amendment to condition 2 (approved plans) of planning permission granted for a rear dormer roof extension (HGY/2016/3951) to change the material from Rheinzinc to hanging tile | | |

Total Applications Decided for Ward: 10

WARD: **Seven Sisters**

CLUP Applications Decided: 2

Application No: **HGY/2017/3212** Officer: Mercy Oruwari
 Decision: PERM REQ Decision Date: 28/12/2017
 Location: 17 Franklin Street N15 6QH
 Proposal: Certificate of lawfulness for the formation of a dormer window to the rear, the insertion of rooflights to the front and the erection of a two storey rear extension

Application No: **HGY/2017/3213** Officer: Mercy Oruwari
 Decision: PERM REQ Decision Date: 22/12/2017
 Location: 7 Cadoxton Avenue N15 6LB
 Proposal: Certificate of lawfulness for the formation of a rear roof extension and single storey rear extension

COND Applications Decided: 1

Application No: **HGY/2017/3022** Officer: Duncan McKane
 Decision: GTD Decision Date: 18/12/2017
 Location: Land adjacent to 31 Riverside Road N15 6DA
 Proposal: Removal of Condition 6 ('The dwelling hereby approved shall achieve Level 4 of the Code for Sustainable Homes') attached to planning permission HGY/2015/1638

FUL Applications Decided: 7

Application No: **HGY/2017/2952** Officer: Emma McCready
 Decision: GTD Decision Date: 30/11/2017
 Location: 45 Hillside Road N15 6LU
 Proposal: Erection of single storey side and rear extension.

Application No: **HGY/2017/3091** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 05/12/2017
 Location: Flat A 31 Hermitage Road N4 1DF
 Proposal: Erection of a single storey rear/side infill extension to the ground floor flat

Application No: **HGY/2017/3132** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 19/12/2017
 Location: 97 Wargrave Avenue N15 6TU
 Proposal: Erection of additional storey 'Type 3'.

Application No: **HGY/2017/3144** Officer: Kwaku Bossman-Gyamera
 Decision: REF Decision Date: 05/12/2017
 Location: Upper Flat 113 Craven Park Road N15 6BL
 Proposal: Retrospective planning permission for the change of use of a single flat dwelling (C3 use-class) into offices (B1 use-class)

Application No: **HGY/2017/3269** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 19/12/2017
 Location: 18 Clifton Gardens N15 6AP
 Proposal: Erection of additional storey 'Type 3'

Application No: **HGY/2017/3348** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 27/12/2017
 Location: 168 Vartry Road N15 6HA
 Proposal: Erection of a rear dormer and roof extension to the rear outrigger. Insertion of x 2 velux windows to the front elevation

Application No: **HGY/2017/3423** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 28/12/2017
 Location: 166 Hermitage Road N4 1NL
 Proposal: Construction of a single storey side and rear extension

NON Applications Decided: 1

Application No: **HGY/2017/3436** Officer: Emma McCready
 Decision: GTD Decision Date: 20/12/2017
 Location: 69 Wargrave Avenue N15 6TU
 Proposal: Erection of new external walls adjacent to existing external walls to provide cavity insulation to existing walls and to retain existing bay-window, changes to the doors and windows previously approved under application HGY/2015/3267.

PNE Applications Decided: 8

Application No: **HGY/2017/2980** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 28/11/2017
 Location: 24 Howard Road N15 6NL
 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/2017/3028** Officer: Laina Levassor
 Decision: PN REFUSED Decision Date: 04/12/2017
 Location: 37 Craven Park Road N15 6AA
 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/2017/3120** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 05/12/2017
 Location: 18 Howard Road N15 6NL
 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 3m and for which the height of the eaves would be 3m

Application No: **HGY/2017/3170** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 05/12/2017
 Location: 47 Elm Park Avenue N15 6UW
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

Application No: **HGY/2017/3248** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 18/12/2017
 Location: 18 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 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

Application No: **HGY/2017/3249** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 18/12/2017
 Location: 20 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 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

Application No: **HGY/2017/3250** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 19/12/2017
 Location: 36 Wargrave Avenue N15 6UD
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by part 2.92m, part 6m, for which the maximum height would be 2.95m and for which the height of the eaves would be 2.95m

Application No: **HGY/2017/3320** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 28/12/2017
 Location: 44 Craven Park Road N15 6AB
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by part 3.4m, part 3m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

Total Applications Decided for Ward: 19

WARD: **Stroud Green**

COND Applications Decided: 1

Application No: **HGY/2017/3124** Officer: Duncan McKane
 Decision: GTD Decision Date: 05/12/2017
 Location: Flat A 12 Albert Road N4 3RW
 Proposal: Variation of condition 2 (approved plans) attached to planning permission HGY/2017/1918

FUL Applications Decided: 8

Application No: **HGY/2017/2799** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 01/12/2017
 Location: 3 Connaught Road N4 4NT
 Proposal: Erection of 2.7m long wooden privacy trellis above part of existing 1.57m high side boundary wall along rear garden ,extending to a maximum height of 2.2m

Application No: **HGY/2017/3127** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 08/12/2017
 Location: 109 Stapleton Hall Road N4 4RD
 Proposal: Loft extension involving the addition of new rear dormer and 2 conservation skylights to front of roof.

Application No: **HGY/2017/3157** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 27/12/2017
 Location: 91 Woodstock Road N4 3EU
 Proposal: Replacement of back wall, erection of rear ground and upper level extensions and refurbishment of HMO

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|-----------------|---|----------------|-----------------------|
| Application No: | HGY/2017/3167 | Officer: | Laurence Ackrill |
| Decision: | GTD | Decision Date: | 18/12/2017 |
| Location: | 52 Stapleton Hall Road N4 3QG | | |
| Proposal: | Construction of a single storey rear extension and installation of new roof windows in rear & side roof slopes | | |
| Application No: | HGY/2017/3210 | Officer: | Wendy Robinson |
| Decision: | GTD | Decision Date: | 12/12/2017 |
| Location: | 31 Lancaster Road N4 4PJ | | |
| Proposal: | Conversion of single dwellinghouse to provide 3 self-contained flats (consisting of 1 x 1 bed and 2 x 2 bed), involving single storey side and rear extension and the erection of a rear roof dormer extension, together with the provision of refuse storage and cycle parking (amended description) | | |
| Application No: | HGY/2017/3267 | Officer: | Kwaku Bossman-Gyamera |
| Decision: | REF | Decision Date: | 19/12/2017 |
| Location: | 20 Charter Court Stroud Green Road N4 3SG | | |
| Proposal: | Proposed single storey side extension | | |
| Application No: | HGY/2017/3303 | Officer: | Valerie Okeiyi |
| Decision: | GTD | Decision Date: | 21/12/2017 |
| Location: | 4 Victoria Terrace N4 4DA | | |
| Proposal: | Erection of a single storey rear infill extension | | |
| Application No: | HGY/2017/3387 | Officer: | Wendy Robinson |
| Decision: | GTD | Decision Date: | 29/12/2017 |
| Location: | 171 Mount View Road N4 4JT | | |
| Proposal: | Erection of a single storey rear extension and excavation of existing sub-depth basement with front lightwell and external staircase | | |

TPO Applications Decided: 1

| | | | |
|-----------------|--|----------------|------------|
| Application No: | HGY/2017/3086 | Officer: | Samuel Uff |
| Decision: | GTD | Decision Date: | 27/12/2017 |
| Location: | 32 Ridge Road N8 9LH | | |
| Proposal: | Proposed removal of London plane (T1) tree and grind out stump to below ground level | | |

Total Applications Decided for Ward: 10WARD: **Tottenham Green****CLDE Applications Decided: 2**

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|-----------------|---|----------------|-----------------------|
| Application No: | HGY/2017/3085 | Officer: | Kwaku Bossman-Gyamera |
| Decision: | GTD | Decision Date: | 12/12/2017 |
| Location: | 67 Broad Lane N15 4DJ | | |
| Proposal: | Lawful development certificate for existing use of property as four self-contained flats. | | |
| Application No: | HGY/2017/3412 | Officer: | Duncan McKane |
| Decision: | REF | Decision Date: | 22/12/2017 |
| Location: | 31 West Green Road N15 5BY | | |
| Proposal: | Certificate of lawfulness for the use of the ground floor as a hot food takeaway (use class A5) | | |

CLUP Applications Decided: 1

Application No: **HGY/2017/3528** Officer: Jon Skapoullis
 Decision: PERM DEV Decision Date: 20/12/2017
 Location: 67 Seaford Road N15 5DU
 Proposal: Certificate of lawfulness for proposed single storey side/rear extension and rear dormer extension, including front roof lights.

COND Applications Decided: 1

Application No: **HGY/2017/3274** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 20/12/2017
 Location: 1 Wakefield Road N15 4NN
 Proposal: Variation of Condition 2 (approved plans) attached to planning permission HGY/2016/0900 to raise the roof for house A to match height of house B and small basement extension to house A.

FUL Applications Decided: 8

Application No: **HGY/2017/2982** Officer: Emma McCready
 Decision: GTD Decision Date: 14/12/2017
 Location: First Floor Flat 32 Beaconsfield Road N15 4SJ
 Proposal: Conversion of loft space to form habitable accommodation

Application No: **HGY/2017/3048** Officer: Gareth Prosser
 Decision: REF Decision Date: 01/12/2017
 Location: 89 Philip Lane N15 4JR
 Proposal: Erection of a two storey building with basement providing three three-bedroom houses. No change of use.

Application No: **HGY/2017/3083** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 14/12/2017
 Location: Flat 2 72 Lansdowne Road N17 9XL
 Proposal: Loft conversion with a rear dormer window including front roof lights to existing first floor self-contained residential unit.

Application No: **HGY/2017/3090** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 29/11/2017
 Location: Zenith House 69 Lawrence Road N15 4TG
 Proposal: Proposed changes to the windows and re-cladding of the existing building.

Application No: **HGY/2017/3158** Officer: Gareth Prosser
 Decision: REF Decision Date: 28/11/2017
 Location: Flat 2 21 Harold Road N15 4PL
 Proposal: Erection of first floor terrace and full height obscured glass balustrade to rear of first floor flat.

Application No: **HGY/2017/3160** Officer: Gareth Prosser
 Decision: GTD Decision Date: 28/11/2017
 Location: Shop 675 Seven Sisters Road N15 5LA
 Proposal: Erection of single storey rear extension to the commercial unit

Application No: **HGY/2017/3163** Officer: Duncan McKane
 Decision: GTD Decision Date: 19/12/2017
 Location: 151 West Green Road N15 5EA
 Proposal: Erection of single storey rear extension to ground floor commercial unit

Application No: **HGY/2017/3339** Officer: Jake Atkins
 Decision: GTD Decision Date: 27/12/2017
 Location: 88 Clyde Road N15 4JX
 Proposal: Replacement of existing rear windows, back door and front door with new uPVC replacement windows and doors.

PND Applications Decided: 1

Application No: **HGY/2017/3556** Officer: Valerie Okeiyi
 Decision: PN NOT REQ Decision Date: 21/12/2017
 Location: Mono House 50 Lawrence Road N15 4EG
 Proposal: Prior notification for demolition of existing buildings

RES Applications Decided: 7

Application No: **HGY/2017/2310** Officer: Samuel Uff
 Decision: GTD Decision Date: 22/12/2017
 Location: 3 Summerhill Road N15 4HF
 Proposal: Approval of details pursuant to conditions 4 (enclosures and screening of recycling containers, wheeled refuse bins and/or other refuse storage containers) and 5 (details of the proposed crossover) attached to planning permission HGY/2017/0887

Application No: **HGY/2017/2967** Officer: Christopher Smith
 Decision: GTD Decision Date: 06/12/2017
 Location: Apex House 820 Seven Sisters Road N15 5PQ
 Proposal: Approval of details pursuant to condition 6 (Arboricultural Method Statement) attached to planning permission HGY/2015/2915.

Application No: **HGY/2017/3050** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 28/11/2017
 Location: 2a Talbot Road N15 4DH
 Proposal: Approval of details pursuant to condition 3 (materials), condition 4 (Treatment of the surroundings), condition 5 (enclosures around the site boundary), condition 6 (Green roof) and condition 11 (Provision of refuse and waste storage) attached to HGY/2013/2008

Application No: **HGY/2017/3052** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 13/12/2017
 Location: 2A Talbot Road N15 4DH
 Proposal: Approval of details pursuant to condition 10 (Risk Assessment, detailing management of demolition dust) attached to HGY/2013/2008

Application No: **HGY/2017/3057** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 28/11/2017
 Location: 2A Talbot Road N15 4DH
 Proposal: Approval of details pursuant to condition 13 (Hydrological and hydro-geological impacts of the development) attached to HGY/2013/2008

Application No: **HGY/2017/3059** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 12/12/2017
 Location: 2A Talbot Road N15 4DH
 Proposal: Approval of details pursuant to condition 15 (Detailed design and method statements in consultation with London Underground) attached to HGY/2013/2008

Application No: **HGY/2017/3062** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 18/12/2017
 Location: 2A Talbot Road N15 4DH
 Proposal: Approval of details pursuant to condition 19 (Foundations) and condition 20 (Tree Protection Method Statement) attached to HGY/2013/2008

TPO Applications Decided: 1

Application No: **HGY/2017/3324** Officer: Gareth Prosser
 Decision: GTD Decision Date: 07/12/2017
 Location: 14 Beaconsfield Road N15 4SJ
 Proposal: Works to tree protected by a TPO:T1 mature Oak: cut back to clear buildings by 3.5 metres and reduce crown to balance. Not to exceed more than 20% overall

Total Applications Decided for Ward: 21WARD: **Tottenham Hale****ADV Applications Decided: 1**

Application No: **HGY/2017/3049** Officer: Emma McCready
 Decision: GTD Decision Date: 19/12/2017
 Location: Shop 422 High Road N17 9JB
 Proposal: Advertisement consent: fascia sign and shutters

CLUP Applications Decided: 2

Application No: **HGY/2017/3307** Officer: Jake Atkins
 Decision: PERM DEV Decision Date: 28/11/2017
 Location: 46 Poynton Road N17 9SP
 Proposal: Certificate of lawfulness: erection of hip to gable extension with rear dormer window.

Application No: **HGY/2017/3555** Officer: Jake Atkins
 Decision: PERM DEV Decision Date: 19/12/2017
 Location: 50 Mafeking Road N17 9BG
 Proposal: Certificate of lawfulness: proposal to create a small internal storage room.

FUL Applications Decided: 5

Application No: **HGY/2017/2921** Officer: Emma McCready
 Decision: REF Decision Date: 29/11/2017
 Location: 19 Dowsett Road N17 9DA
 Proposal: Part ground and part first floor rear extension to provide 1 x 1-bed and 1 x 2-bed self-contained flats, refuse and cycle storage in front garden.

Application No: **HGY/2017/2956** Officer: Emma McCready
 Decision: GTD Decision Date: 01/12/2017
 Location: 121 Lansdowne Road N17 0NN
 Proposal: Loft conversion together with rear facing dormer to existing first floor unit.

Application No: **HGY/2017/3047** Officer: Emma McCready
 Decision: GTD Decision Date: 19/12/2017
 Location: Shop 422 High Road N17 9JB
 Proposal: Single storey side and rear extension, new shop front and shutter.

Application No: **HGY/2017/3142** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 05/12/2017
 Location: 1 Lansdowne Road N17 0LL
 Proposal: Incorporation of a car spray booth within the existing auto service centre.

Application No: **HGY/2017/3364** Officer: Gareth Prosser
 Decision: REF Decision Date: 20/12/2017
 Location: 35 Argyle Road N17 0BE
 Proposal: Rear extension to existing ground floor flat to facilitate additional bedroom.

LCD Applications Decided: 1

Application No: **HGY/2017/1694** Officer: Gareth Prosser
 Decision: GTD Decision Date: 12/12/2017
 Location: Site of Former English Abrasives and Chemicals Ltd Marsh Lane N17 0XB
 Proposal: Permanent salt barn in position previously consented (HGY/2015/2650), temporary welfare & office cabins, temporary storage containers, temporary roofed store & fencing and hardstanding improvements to suit use as a satellite site to Ashley Road Depot providing temporary parking .

NON Applications Decided: 1

Application No: **HGY/2017/3380** Officer: James Hughes
 Decision: GTD Decision Date: 21/12/2017
 Location: 1 Station Square Station Road N17 9JZ
 Proposal: Non-material amendment to vary conditions 5, 15, 16, 23 and 25 of Planning Permission HGY/2016/3932

PNE Applications Decided: 1

Application No: **HGY/2017/3032** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 05/12/2017
 Location: 20 Tilson Road N17 9UY
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 4.4m, for which the maximum height would be 2.7m and for which the height of the eaves would be 2.5m

RES Applications Decided: 2

Application No: **HGY/2017/3241** Officer: Samuel Uff
 Decision: GTD Decision Date: 27/12/2017
 Location: 624 High Road N17 9TL

Proposal: Approval of details 4 (hard landscaping / soft landscaping) and 5 (boundary treatment / storage recepticals) in relation to planning permission HGY/2015/3102 for the Minor Material amendment to planning permission HGY/2009/1532 for (42 mixed tenure residential units and 1 commercial unit)

Application No: **HGY/2017/3381** Officer: James Hughes

Decision: REF Decision Date: 21/12/2017

Location: 1 Station Square Station Road N17 9JZ

Proposal: Approval of details pursuant to condition 36 (architect to undertake the detailed design of the project) attached to planning permission HGY/2016/3932

Total Applications Decided for Ward: 13

WARD: **West Green**

CONM Applications Decided: 1

Application No: **HGY/2017/1097** Officer: Christopher Smith

Decision: GTD Decision Date: 21/12/2017

Location: 255 Lordship Lane N17 6AA

Proposal: Variation of Condition 2 (plans and specification) attached to planning permission HGY/2015/2321 for the erection of a four storey development (plus two below ground levels) of 32 residential units plus commercial space, including an additional lower ground floor level of 549.26sqm.

FUL Applications Decided: 5

Application No: **HGY/2017/2224** Officer: Duncan McKane

Decision: GTD Decision Date: 07/12/2017

Location: 282 Philip Lane N15 4AB

Proposal: Erection of 2-storey 3-bed end-of-terrace dwelling house with new soft landscaping and boundary treatments.

Application No: **HGY/2017/2951** Officer: Emma McCready

Decision: REF Decision Date: 29/11/2017

Location: 21 Rusper Road N22 6RA

Proposal: Two metre extension to the existing single storey rear extension to match the depth of the neighbouring property.

Application No: **HGY/2017/2991** Officer: Kwaku Bossman-Gyamera

Decision: GTD Decision Date: 30/11/2017

Location: 8 Waldeck Road N15 3EP

Proposal: Loft conversion with two rear roof dormers and four no. roof lights

Application No: **HGY/2017/3355** Officer: Kwaku Bossman-Gyamera

Decision: GTD Decision Date: 20/12/2017

Location: 116 Boundary Road N22 6AE

Proposal: The change of use from a residential dwelling (Class C3) to an HMO for up to 6 individual tenants (C4).

Application No: **HGY/2017/3393** Officer: Sarah Madondo

Decision: GTD Decision Date: 20/12/2017

Location: Flat A 160 Carlingford Road N15 3EU

Proposal: Erection of a side and rear extensions.

PNE Applications Decided: 3

Application No: **HGY/2017/3036** Officer: Laina Levassor
 Decision: PN REFUSED Decision Date: 01/12/2017
 Location: 21 Rusper Road N22 6RA
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 5m, for which the maximum height would be 3.22m and for which the height of the eaves would be 3m.

Application No: **HGY/2017/3154** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 12/12/2017
 Location: 114 Boundary Road N22 6AE
 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 3.7m and for which the height of the eaves would be 2.7m

Application No: **HGY/2017/3251** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 18/12/2017
 Location: 198 Boundary Road N22 6AJ
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

Total Applications Decided for Ward: 9

WARD: **White Hart Lane**

CLUP Applications Decided: 2

Application No: **HGY/2017/3330** Officer: Marco Zanelli
 Decision: PERM DEV Decision Date: 11/12/2017
 Location: 9 Flexmere Road N17 7AU
 Proposal: Certificate of lawfulness for formation of dormer with Juliet balcony in rear roof slope and installation of two roof lights in front roof slope.

Application No: **HGY/2017/3409** Officer: Neil McClellan
 Decision: PERM DEV Decision Date: 29/11/2017
 Location: 12 Devonshire Hill Lane N17 8LH
 Proposal: Certificate of lawfulness for a proposed hip to gable roof extension, rear dormer window and 3 front roof lights.

FLEX Applications Decided: 1

Application No: **HGY/2017/3429** Officer: Duncan McKane
 Decision: FLEXGTD Decision Date: 15/12/2017
 Location: 360 Lordship Lane N17 7QX
 Proposal: Flexible Change of use under Class D of Part 4 of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 starting from 15/12/2017: Existing Use Class A1(retail) - Proposed Use Class A3 (cafe/restaurant)

FUL Applications Decided: 5

Application No: **HGY/2017/3074** Officer: Sarah Madondo
 Decision: REF Decision Date: 14/12/2017
 Location: 118 Great Cambridge Road N17 8LT
 Proposal: Construction of a vehicle footway crossing to serve 118 Great Cambridge Road

Application No: **HGY/2017/3122** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 14/12/2017
 Location: 92 Risley Avenue N17 7ES
 Proposal: Demolition of existing infill lean-to extension and construction of new single storey infill ground floor extension. Conversion of existing loft space and addition of 2no. velux conservation type roof windows to the rear elevation

Application No: **HGY/2017/3204** Officer: Duncan McKane
 Decision: GTD Decision Date: 11/12/2017
 Location: 40 Great Cambridge Road N17 7BU
 Proposal: Installation of a Rapid Charging Point, feeder pillar and associated works on the footpath and carriageway to create an electric vehicle charging point for taxis

Application No: **HGY/2017/3333** Officer: Lucy Morrow
 Decision: REF Decision Date: 22/12/2017
 Location: 183 Tower Gardens Road N17 7PB
 Proposal: Erection of single storey rear extension

Application No: **HGY/2017/3334** Officer: Lucy Morrow
 Decision: GTD Decision Date: 22/12/2017
 Location: 183 Tower Gardens Road N17 7PB
 Proposal: Loft conversion facilitated by rear roof lights.

PNE Applications Decided: 1

Application No: **HGY/2017/3344** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 28/12/2017
 Location: 33 Rivulet Road N17 7JT
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 5m, for which the maximum height would be 3.655m and for which the height of the eaves would be 2.415m

Total Applications Decided for Ward: 9WARD: **Woodside****CLDE Applications Decided: 1**

Application No: **HGY/2017/3140** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 05/12/2017
 Location: 37 Leith Road N22 5QA
 Proposal: Lawful development certificate for existing use of property as five self-contained flats.

FUL Applications Decided: 4

Application No: **HGY/2017/1461** Officer: Gareth Prosser
 Decision: REF Decision Date: 15/12/2017
 Location: 40 Wolseley Road N22 7TW
 Proposal: Erection of a raised patio with fence. Enlargement of previously approved dormer, new side access, porch and new side facing windows.

Application No: **HGY/2017/2701** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 14/12/2017
 Location: 35 Berwick Road N22 5QB
 Proposal: Demolition of existing garage and the construction of a two-storey side extension and rear dormer. Subdivision of the property to create 2 no. separate dwellings.

Application No: **HGY/2017/2963** Officer: Emma McCready
 Decision: GTD Decision Date: 06/12/2017
 Location: 324 High Road N22 8JP
 Proposal: Installation of a garden studio in the rear garden. External dimensions (incl.roof) - 4700mm(W) x 3100mm (D) x 2500mm (H).

Application No: **HGY/2017/3304** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 22/12/2017
 Location: Flat B 32 Sylvan Avenue N22 5HY
 Proposal: Erection of roof extension over existing rear outrigger

PNE Applications Decided: 2

Application No: **HGY/2017/2979** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 28/11/2017
 Location: 6 Chapmans Terrace N22 5RD
 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 3.175m and for which the height of the eaves would be 2.85m

Application No: **HGY/2017/3246** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 07/12/2017
 Location: 32 Perth Road N22 5RB
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 5.440m, for which the maximum height would be 3.390m and for which the height of the eaves would be 2.965m

Total Applications Decided for Ward: 7**WARD: Not Applicable - Outside Borough****OBS Applications Decided: 2**

Application No: **HGY/2017/3472** Officer: Matthew Gunning
 Decision: RNO Decision Date: 11/12/2017
 Location: Falcon Road Spur EN3 4LX
 Proposal: Reconfiguration and extension of existing car park to provide a total of 35 spaces for residential use and a total of 15 spaces for commercial uses to be provided by Phase 2 Aii of the Alma Estate redevelopment (15/02039/OUT and 17/04748/RM) including formation of vehicular access to youth centre and alterations to school drop off point (Observations to L.B. Enfield - their reference 17/04816/FUL)

Application No: **HGY/2017/3473** Officer: Matthew Gunning
 Decision: RNO Decision Date: 15/12/2017
 Location: 96 Halliwick Road N10 1AB
 Proposal: Variation of condition 1 (Approved Plans) of planning permission 16/6063/FUL dated 22/12/2016 for Single storey side and rear extension. Variation to include the proposal for a wraparound extension for a single storey side and rear which would form part of one development and will have part pitched, part crown roof (observations to L.B. Barnet, their reference: 17/7233/S73)

Total Applications Decided for Ward: 2**Total Number of Applications Decided: 290**

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