

NOTICE OF MEETING

PLANNING SUB COMMITTEE

Monday, 11th June, 2018, 7.00 pm - Civic Centre, High Road, Wood Green, N22 8LE

Members: Councillors Vincent Carroll (Chair), Reg Rice (Vice-Chair), John Bevan, Luke Cawley-Harrison, Justin Hinchcliffe, Sarah James, Peter Mitchell, Viv Ross, Yvonne Say, Preston Tabois and Sarah Williams

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 depositions, 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 13 below.

5. DECLARATIONS OF INTEREST

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

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

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

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

6. MINUTES (PAGES 1 - 58)

To confirm and sign the minutes of the Planning Sub Committee held on 20 March 2018.

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/2016/4095 ST JOHN'S CHURCH AND HALL ACACIA AVENUE N17 8LR (PAGES 59 - 128)

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

RECOMMENDATION: That Members delegate authority to the Head of Development Management or Assistant Director for Planning to GRANT PLANNING PERMISSION subject to conditions and subject to a S106 Legal Agreement and the expiry of the publicity period.

9. HGY/2017/3071 65 & 67 NORTH ROAD N6 4BQ (PAGES 129 - 162)

PROPOSAL: The demolition of existing buildings and the construction of a part single, part three storey building to provide 8 self-contained flats (Amended Plans).

RECOMMENDATION: That the Committee resolve to GRANT planning permission and that the Head of Development Management or Assistant Director of Planning is authorised to issue the planning permission and impose conditions and informatives

10. HGY/2017/3650 76 WOODLAND GARDENS N10 3UB (PAGES 163 - 192)

PROPOSAL: Demolition of existing dwelling and erection of replacement 2-storey (with basement level) dwellinghouse.

RECOMMENDATION: Members are recommended to advise PINS that the LPA considers PERMISSION should be GRANTED subject to conditions.

11. UPDATE ON MAJOR PROPOSALS (PAGES 193 - 202)

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

12. APPLICATIONS DETERMINED UNDER DELEGATED POWERS (PAGES 203 - 308)

To advise the Planning Committee of decisions on planning applications taken under delegated powers for the period 26 February 2018 – 25 May 2018.

13. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at item 4 above.

14. DATE OF NEXT MEETING

9 July 2018

Felicity Foley, Principal Committee Co-ordinator

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Bernie Ryan

Assistant Director – Corporate Governance and Monitoring Officer

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

Friday, 01 June 2018

**MINUTES OF THE MEETING OF THE PLANNING SUB
COMMITTEE HELD ON TUESDAY, 20TH MARCH, 2018, 7.00 -
9.20 pm**

PRESENT:

Councillors: Natan Doron (Chair), Toni Mallett (Vice-Chair), Barbara Blake, David Beacham, John Bevan, Clive Carter, Joanna Christophides, Jennifer Mann, James Patterson and Ann Waters

185. FILMING AT MEETINGS

Noted.

186. PLANNING PROTOCOL

Noted.

187. APOLOGIES

Apologies for lateness were received from Councillor Bevan.

188. URGENT BUSINESS

None.

189. DECLARATIONS OF INTEREST

Councillors Christophides, J Mann and Waters informed the Chair that they were Trustees of Alexandra Palace and Park, who had submitted comments on HGY/2017/2886 and HGY/2017/3020.

Councillor B Blake informed the Chair that she had chaired a community reference group in her capacity as St Anns ward councillor. She did not vote, or express any views on application HGY/2018/0382.

190. MINUTES

NOTED that the minutes of 12 March had not been circulated for approval and would be submitted to the next meeting.

191. (HGY/2017/2886) LAND OFF BROOK ROAD AND MAYES ROAD N22

The Committee considered an application for: Demolition of existing building and erection of a 6-9 storey building providing 160 residential flats (Use Class C3), medical centre (Use Class D1), retail (Use Classes A1-A4) and a flexible retail / office

unit (Use Classes A1-A4 and B1), plus associated infrastructure and landscaping works.

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

Wakako Hirose spoke on behalf of LaSalle Investment Management in objection to the application. She raised concerns in relation to the masterplan, and the short timescale of the consultation period, and stated that there was insufficient time available to consider the technical aspects of the document. She request that the Committee defer the decision to allow further time for consideration of the masterplan.

In response to questions from the Committee, Ms Hirose explained that the masterplan showed a lot of public amenity space, which appeared to burden her client's site in terms of infrastructure.

Councillor Ahmet addressed the Committee in objection to the application. She referred to the 20% affordable housing, which had been accepted on viability grounds, but pointed out that this was not in line with the policy. She also referred to traffic / highways and environmental factors and commented that officers needed to be mindful of how to approach this strategically in the area.

In response, Emma Williamson explained that the Wood Green Area Action Plan was a portfolio approach and officers were working on how affordable housing would be funded in Wood Green. There were some 100% affordable housing schemes in the pipeline.

Louise Overton, Planning Consultant, spoke in support of the application. The application had been a result of four years of working with the project team and planning officers. The site had presented difficult challenges, however the plans maximised the potential. There would be 32 affordable homes, retail space and a medical centre. The application had been reviewed by the Quality Review Panel on three occasions, who considered the designs to be successful.

Officers responded to questions from the Committee:

- Funding for the NHS facility had been secured in theory, however there was a process to be followed to approve the business plan. If the process timetable was not followed, then this may affect the funding however the developer has committed to building the medical centre and renting the space to NHS GPs.
- Affordable housing would be allocated to blocks four and one, however the building design would not differentiate between different tenures.

The Chair MOVED that the application be GRANTED and following a vote, with ten in favour, and no abstentions or refusals, it was

RESOLVED

- i) That the Committee GRANT planning permission and that the Head of Development Management or Assistant Director Planning 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 and subject to receiving no objection from the Environment Agency and referral to Mayor of London.
- 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 31/03/2018 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.
- v) That, in the absence of the agreement referred to in resolution (i) above being completed within the time period provided for in resolution (iii) above, the planning permission be refused for the following reasons:
 - 1. In the absence of a legal agreement securing the provision of onsite affordable housing, and in the absence of a legal agreement to review the provision of affordable housing in 18 months, the scheme would fail to foster balanced neighbourhoods where people choose to live, and which meet the housing aspirations of Haringey's residents. As such, the proposal is contrary to Policy 3.12 of the London Plan 2016, Policy SP2 of the Local Plan 2017, and Policy DM13 of the Development Management, DPD 2017.
 - 2. The proposed development, in the absence of a legal agreement to secure planning obligations for mitigation measures to promote sustainable transport and address parking pressures, would significantly exacerbate pressure for on-street parking spaces in general safety along the neighbouring highway and would be detrimental to the amenity of local residents. As such the proposal is considered contrary to the requirements of Policy 6.13 of the London Plan 2016, Policy 7.9 of the Local Plan 2017, Policy DM31 of the Development Management DPD.
 - 3. The proposed development, in the absence of a legal agreement to work with the Haringey Employment Delivery Partnership, would fail to support local employment, regeneration and address local unemployment by facilitating training opportunities for the local population. As such, the

proposal would be contrary to Policies SP8 and SP9 of the Local Plan 2017.

4. The proposed development, in the absence of a legal agreement securing sufficient energy efficiency measures and/or financial contribution towards carbon offsetting, would result in an unacceptable level of carbon dioxide emissions. As such, the proposal would be contrary to Policy 5.2 of the London Plan 2016 and Policy SP4 of the Local Plan 2017.
- 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 (2) above to secure the obligations specified therein.

CONDITIONS

1. Time limit (2 years)

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

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

2. Approved drawings

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

WGR-CAA-XX-XX-DR-A-0100/P1; 0101/P1; 0102/P1; 1001/P3; 1002/P3; P1003/P2; 2000/P4; 2001/P4; 2002/P4; 2003/P5; 2004/P4; 2005/P3; 2006/P2; 2010/P4; 2011/P3; 2012/P3; 2020/P3; 3001/P3; 3002/P3; 3003/P4; 3004/P4; 3005/P4; 3006/P4; Email received from Bryony P Jennings on 12/03/2018 (Affordable Mix & Location)

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

3. Materials to be approved

Prior to the commencement of works to the development hereby approved details of appropriately high quality and durable finishing materials to be used for the external surfaces of the development, including samples shall be submitted to and approved in writing by the Local Planning Authority. Samples shall include example external panelling at a minimum, combined with a schedule of the exact product references for other materials.

Reason: In order to protect the character and appearance of the area and to protect the amenity of local residents in accordance with Policy DM1 of the Development Management Development Plan Document 2017.

4. Cycle parking design

Prior to the commencement of development hereby approved details of the provision and design of cycle parking shall be submitted to and approved by the Local Authority in accordance with the 2016 London Plan and London Cycle Design Standard and accredited to a minimum of PAS24:2016 accreditation, with self closing, self locking mechanism, fob access into the store and push button to release to exit.

Reason: To promote travel by sustainable modes of transport and to comply with the London Cycle Design Standard and secure by design standards.

5. Electric charging facilities

Prior to the first occupation of the development hereby approved a provision of 20% of the total number of car parking spaces will have active electric charging points, with a further 20% passive provision for future conversion and such provision shall be retained thereafter unless otherwise agreed in writing.

Reason: To comply with the Further Alteration to the London Plan and the London, and reduce carbon emission in line with the Council's Local Plan Policy SP4.

6. Delivery, service and waste management plan

Prior to the first occupation of the development hereby approved, a Delivery and Servicing Plan (DSP) shall be submitted to and approved by the Local Planning Authority. Such DSP shall include a waste management plan which includes details of how refuse is to be collected from the site and secure bin store areas and shall be prepared in line with the requirements of the Council's waste management service which must ensure that all bins are within 10 metres carrying distances of a refuse truck on a waste collection day.

Reason: To ensure that the development does not prejudice the free flow of traffic or public safety along the neighbouring highway.

7. Refuse storage:

Prior to the first occupation of the residential and commercial units hereby approved details of separate refuse storage facilities shall be submitted to and approved by the Local Planning Authority in shall be accredited to a minimum of PAS24:2016, be self closing, self locking with two Maglock minimum. Access and exit should be via fob only from the core of the building with push button or thumb turn release into the public highway.

Reason: To ensure secure systems for refuse storage and safety of residents.

8. Gated access to the car park

Prior to first occupation of the development hereby approved details of the entrance to the undercroft car parking facility shall be submitted to and approved in writing by the Local Planning Authority and shall be retained as such in perpetuity unless otherwise agreed in writing. Any gates shall be accredited to LPS 1175 SR2 and to be fob access entry and exit only.

Reason: To ensure the safe and secure access to this area and in the interest of the visual character of the area.

9. Design code for public realm

Prior to commencement of the development hereby approved a detailed design code for the public realm areas of and surrounding the site, shall be submitted to and approved in writing by the Local Planning Authority. Public realm works shall be undertaken in accordance with this design code and shall be retained as such thereafter, unless otherwise agreed in writing.

Reason: to ensure a coherent and linked approach between the site and surrounding allocated sites.

10. Piling Method Statement

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 any infrastructure.

11. Crossrail 2 safeguarding

None of the development hereby permitted shall be commenced until detailed design and Construction method statements for all of the ground floor structures,

foundations and basements and for any other structures below ground level, including piling and any other temporary or permanent installations and for ground investigations have been submitted to and approved in writing by the Local Planning Authority which:-

- (i) Accommodate the proposed location of the Crossrail 2 structures including temporary works
- (ii) Accommodate ground movement arising from the construction thereof,
- (iii) Mitigate the effects of noise and vibration arising from the operation of Crossrail 2 within its tunnels and other structures.

The development shall be carried out in all respects in accordance with the approved design and method statements. All structures and works comprised within the development hereby permitted which are required by paragraphs 1(i), 1 (ii) and 1 (iii) of this condition on shall be completed, in their entirety, before any part of the building[s] hereby permitted is/are occupied. No alteration to these aspects of the development shall take place without the approval of the Local Planning Authority in consultation with Crossrail 2.

Reason: To ensure safeguarding of future Crossrail 2 route.

12. External lighting

Prior to first occupation of the development hereby approved details of all permanent external lighting to building facades, street furniture and public realm features, including the relevant elements of the wind mitigation strategy, to comply with British Standard 5489:2003, utilizing dusk till dawn photo electrical cell lighting with manual override, shall be submitted to and approved in writing by the Local Planning Authority. The agreed lighting scheme shall be retained as such thereafter.

Reason: To ensure the design quality of the development and also to safeguard residential amenity in accordance with Policy DM1 of the Development Management Development Plan Document 2017.

13. Business and Community Liaison construction Group

For the duration of the construction phase of development the Applicant will establish and maintain a Liaison Group having the purpose of:

- a) informing local residents and businesses of the design and development proposals;
- b) informing local residents and businesses of progress of preconstruction and construction activities;
- c) considering methods of working such as hours and site traffic;
- d) providing local residents and businesses with an initial contact for information relating to the development and for comments or complaints

regarding the development with the view of resolving any concerns that might arise;

- e) producing a leaflet prior to commencement of demolition for distribution to local residents and businesses identifying progress of the Development and which shall include an invitation to register an interest in the Liaison Group;
- f) providing advanced notice of exceptional works or deliveries;
- g) providing telephone contacts for resident's advice and concerns.

The terms of reference for the Liaison Group should be submitted to the Council for approval prior to commencement of the development. The Liaison Group will meet at least once every month with the first meeting taking place one month prior to the commencement of development and the meetings shall become bimonthly after the expiry of a period of four (4) months thereafter or at such longer period as the Liaison Group shall agree.

Reason: In order to ensure satisfactory communication with residents, businesses and local stakeholders throughout the construction of the development.

14. Confirmation of site levels

Prior to the commencement of the development (except demolition works) details of all existing and proposed levels on the site in relation to the adjoining properties be submitted to and approved by the Local Planning Authority.

Reason: In order to ensure that any works in conjunction with the permission hereby granted respect the amenity and proportions of the site.

15. Contamination (1)

Using the information from the Environmental Statement a site investigation shall be designed for the site. 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:-

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

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

B) If the updated 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 the potential effects set out in the Environmental Statement dated December 2016, 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.

16. Contamination (2)

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

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

17. Mobile machinery

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

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

18. Mobile machinery inventory

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

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

19. Additional AQ assessment (energy centre detail)

Prior to development, a revised Air Quality assessment including predicted concentrations incorporating combustion plant emissions and an AQ neutral assessment with a comparison of development emissions against London Plan emission benchmarks for buildings. Details shall include and relate to transportation details and confirm that the emissions from this single Energy

Centre are managed, which shall be mitigated in line with the GLA Air Quality SPG and shall include flue dispersal models, and emissions management on the pollutants.

Reason: To Comply with Policy 7 and to ensure that the residents in this building and neighbouring buildings are not impacted by these emissions.

20. Air Quality (Dust)

Prior to the commencement of the development hereby approved, an Air Quality and Dust Management Plan (AQDMP), detailing the management of demolition and construction dust, shall be submitted in writing to and for approval by the Local Planning Authority. The (AQDMP) shall be in accordance with the GLA SPG Dust and Emissions Control and include an updated Dust Risk Assessment in substantial accordance with the Dust Risk Assessment dated December 2016. The plan shall be implemented as approved and maintained for the duration of the construction phase of the development.

Reason: To prevent adverse impact on air quality within an Air Quality Management Area (AQMA) as required by Policy 7.14 in the London Plan (2016).

21. Secured by Design certification

Part A - Prior to carrying out above grade works of each building or part of any new building, details shall be submitted to and approved, in writing, by the Local Planning Authority to demonstrate that such building or such parts of a building can achieve full 'Secured by Design' Accreditation. The development shall only be carried out in accordance with the approved details.

Part B - Prior to the first occupation of each building or part of a building or use, a 'Secured by Design' accreditation shall be obtained for such building or part of such building or use.

Reason: In the interest of security of future residents.

22. Secure lobby detailing

Prior to the first occupation of the development hereby approved, details for the communal entrance lobby and access system, including key fob entry system and internal mailboxes for each apartment shall be submitted to and approved by the Local Planning Authority and shall be retained as such unless otherwise approved in writing.

Reason: In the interest of security of future residents.

23. CCTV installation

CCTV systems shall be installed to BS EN 50132-7:2012 CCTV surveillance systems for use in security applications. The design of a CCTV system should be co-ordinated with the existing or planned lighting system for the buildings and the external grounds, to ensure that the quality of the lighting is sufficient to support the CCTV. Remotely monitored detector activated CCTV systems must be installed in accordance with BS 8418:2010 Installation and remote monitoring of detector operated CCTV systems - Code of practice

Reason: In the interest of security of future residents.

24. Confirmation of achieving energy efficiency standards and carbon reduction targets

The development shall be in accordance with the efficiency standards as set out in the Energy Strategy, by Project 23, Revision P1, dated July 2017 and shall achieve BREEAM Excellent and Home Quality Mark 3 Stars and 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 and approved by the Local Planning Authority within 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) policies 5.1, 5.2, 5.3 and 5.9 and policy SP04 of the Local Plan.

25. Roof top PV panels

Prior to the occupation of the development for residential purposes, details of the layout and specification of the PV solar panel installation for each individual building hereby approved shall be submitted in writing to and approved by the Local Planning Authority. The installation shall be constructed in accordance with the approved details and maintained thereafter.

Reason: To ensure sustainable development and mitigate the impacts of climate change in accordance with policies 5.1, 5.2 and 5.3 of the London Plan.

26. Overheating

At least six months prior to commencement of development, minimal risk of overheating shall be insured through the compilation of results of dynamic thermal modelling (under London's future temperature projections) for all internal

spaces shall be submitted to and approved by the Local Planning Authority 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 overheating pipe work space is designed in to the building allow the retrofitting of cooling and ventilation equipment
- 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 SP04 and in the interest of adapting to climate change and to secure sustainable development.

27. Boilers

Prior to installation, details of the Ultra Low NO_x boilers for space heating and hot water should be forwarded to the Local Planning Authority. The boilers to be provided for space heating and domestic hot water shall have dry NO_x emissions not exceeding 40 mg/kWh.

Reason: To Comply with Policy 7.14 of the London Plan and the GLA SPG Sustainable Design and Construction.

28. Tree replacement

Prior to the first occupation of the development hereby approved, details of the proposed native species of replacement trees shall be submitted to and approved by the Local Planning Authority and shall be planted in accordance with the tree planting plans hereby approved. Any tree or plant on the development (including roof top amenity areas) which, within a period of five years of occupation of the approved development 1) dies 2) is removed 3) becomes damaged or 4) becomes diseased, shall be replaced in the next planting season with a similar size and species of tree or plant.

Reason: To retain the character and appearance of the site and to protect the amenity of local residents in accordance with Policy DM1 of the Development Management Development Plan Document 2017.

29. Sustainable drainage

Prior to the commencement of above ground works details of the design, implementation, maintenance and management of the sustainable drainage scheme shall be submitted to, and approved in writing by, the local planning authority. Those details shall include:

1. Information about the design storm period and intensity, discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance, the methods employed to delay and control the surface water discharged from the site and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters;
2. Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);
3. Flood water exceedance routes, both on and off site;
4. A timetable for its implementation, and
5. A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

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

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system in accordance with Policy 5.13 of the London Plan.

30. Hard and soft landscaping

Prior to the commencement of works, full details of both hard and soft landscape works for the public realm areas, roof garden, podium garden, undercroft parking shall be submitted to and approved in writing by the Local Planning Authority and these works shall thereafter be carried out as approved. These details shall include:

- a) proposed finished levels or contours;
- b) means of enclosure;
- c) car parking layouts;
- d) Child play space provision;
- e) other vehicle and pedestrian access and circulation areas;
- f) hard surfacing materials;

- g) minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc.);
- h) proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.); and
- i) measures to mitigate the amenity impacts from the configuration of amenity space

Soft landscape works shall include:

- j) planting plans;
- k) written specifications (including written specifications (including cultivation and other operations associated with plant and grass establishment);
- l) schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; and
- m) implementation and management programmes.

The soft landscaping scheme shall include detailed drawings of:

- n) those existing trees to be retained;
- o) those existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent; and
- p) those new trees and shrubs to be planted together with a schedule of species;
- q) green/podium roof details including details on substrate depth;
- r) ground floor planting;
- s) communal roof gardens planting.

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

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy 7.21 of the London Plan 2016 and Policy SP11 of the Local Plan 2017.

31. Configuration of child playspace

Prior to the first occupation of the development hereby approved, a plan for the location of accessible playspace and calculation of projected children within the development shall be submitted to and approved by the Local Planning Authority. Such a plan shall provide sufficient amount of playspace and suitable play equipment for the projected number of children on site

Reason: To ensure adequate child playspace provision in accordance with London Plan Policy 3.6.

32. Accessible dwellings

All the residential units will be built to Part M(2) 'accessible and adaptable dwellings' of the Building Regulations 2010 (as amended) and at least 10% (28 units) shall be wheelchair accessible or easily adaptable for wheelchair use in accordance with Part M4(3) of the same Regulations, unless otherwise agreed in writing with the Local Planning authority.

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

33. Internal noise levels within residential

The completion of the residential units shall be in accordance with the Environmental Noise Assessment, with the installation of appropriate double glazed insulating units together with the provision of forced ventilation, the internal noise levels within the proposed residential units (with the windows closed) will be in accordance with BS8233:2014. A test shall be carried out prior to the discharge of this condition to show that the required noise levels have been met and the results submitted to the Local Planning Authority for approval.

REASON: To ensure high quality residential development

34. Sound insulation

Prior to the commencement of the development, details of a sound insulation scheme to be installed between the commercial premises on the ground floor and residential premises on the first floor shall be submitted in writing to and for approval by the Local Planning Authority. The scheme shall be submitted following consultation with the Environmental Health Officer. The scheme shall be installed as approved prior to any commercial occupation of the site and shall be maintained thereafter.

Reason: To protect the amenity of the locality.

35. Plant noise limits

Noise arising from the use of any plant and or associated equipment shall not increase the existing background noise level (LA90 15mins) when measured (LAeq 15mins) 1 metre external from the nearest residential or noise sensitive premises. The applicant shall also ensure that vibration/structure borne noise derived from the use of any plant equipment does not cause noise nuisance within residential or noise sensitive premises.

Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy 7.15 of the London Plan 2016 and Policy DM1 of The Development Management DPD 2017. This shall be in accordance with sections 2.25 and 5.24 of the Environmental Noise Assessment that and this condition shall remain enforceable throughout the duration of its use.

REASON: to ensure high quality residential development and protect the amenity of the locality

36. Central dish / receiving system

Prior to the occupation of the development, details of a Central Satellite Dish / Receiving System for the residential units hereby approved shall be submitted in writing to and for approval by the Local Planning Authority. The System shall be implemented in accordance with approved details and maintained thereafter and the placement of any Additional satellite dish or television antenna on any external surface of the development is precluded.

Reason: To protect the amenity of the locality.

37. Obscure glazing in SW Elevation

Before the first occupation of the development hereby permitted, the residential windows in the south-western elevation shall be fitted with obscured glazing and any part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening and fixed shut. The windows shall be permanently retained in that condition thereafter.

Reason: To avoid overlooking into the adjoining properties.

38. Amended roof access design for 4th Core

Notwithstanding the information on the drawings hereby approved, a detailed drawing depicting the design, scale, massing of the access to the 4th Core roof area shall be submitted to and approved by the Local Planning Authority and such access shall be implemented in accordance with such drawings and retained as such unless otherwise agreed in writing.

Reason: To ensure access for all residents to the area of the roof and to protect the character and appearance of the area.

39. Comprehensive shopfront detail

Prior to the first occupation of the flexible retail units and medical centre hereby approved a scheme for the provision of a coherent and high quality fascia design for future signage, awnings and frontage details shall be submitted to and

approved in writing by the Local Planning Authority and shall be retained as such unless otherwise approved in writing.

Reason: In order to protect the character and appearance of the proposed building and to protect the amenity of local residents in accordance with Policy DM1 of the Development Management Development Plan Document 2017.

40. No A5 retail use

Notwithstanding the information on the drawings hereby approved, no use of the flexible retail units hereby approved shall be used as hot food takeaway (A5) use unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure suitable uses and a vibrant frontage is created and to protect the residential living conditions.

41. Notwithstanding the approved plans, a revised parking layout demonstrating how access for maintenance / works to the Moselle River will be maintained, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall thereafter be built only in accordance with the approved details.

Reason: To safeguard the Moselle River and its potential for future de-culverting in accordance with Policy SP5 of the Haringey Local Plan, DM28 of the Haringey DM DPD.

INFORMATIVES:

INFORMATIVE: S106

This permission is governed by a S106 agreement pertaining to: Affordable Housing, NHS facility provision, energy centre connection, carbon offset contribution, highways/transport contributions, considerate contractors, local labour and training, Moselle River option to de-culvert, wheelchair accessible dwellings, and monitoring fees.

INFORMATIVE : PROACTIVE

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 £528,938 (11,909sqm x £35 x 1.269) and the Haringey CIL charge will be £1,912,426 (10,653sqm x £265/165/15 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: 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 : Hours of Construction

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 : Naming and numbering

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

INFORMATIVE : Sprinklers

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 : Surface water drainage

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 : Minimum pressure

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

INFORMATIVE: CCTV

CCTV systems may have to be registered with the Information Commissioner's Office (ICO) and be compliant with guidelines in respect to Data Protection and Human Rights legislation. Further information is available at this website: www.ico.gov.uk. For guidance on the use of CCTV images as legal evidence see also BS7958:2009 Closed circuit television (CCTV). Management and operation. Code of practice. This document provides guidance and recommendations for the operation.

INFORMATIVE: CROSSRAIL

Applicants should refer to the Crossrail 2 Information for Developers available at crossrail2.co.uk. Crossrail 2 will provide guidance in relation to the proposed location of the Crossrail 2 structures and tunnels, ground movement arising from the construction of the tunnels and noise and vibration arising from the use of the tunnels. Applicants are encouraged to contact the Crossrail2 Safeguarding Engineer in the course of preparing detailed design and method statements. In addition, the latest project developments can be found on the Crossrail 2 website www.crossrail2.co.uk, which is updated on a regular basis. I hope this information is helpful, but if you require any further information or assistance then please feel free to contact a member of the Safeguarding Team on 0343 222 1155, or by email to safeguardcrossrail2@tfl.gov.uk

INFORMATIVE: SECURE BY DESIGN

In aiming to satisfy this condition the applicant should seek the advice of the Police Designing Out Crime Officers (DOCOs). The services of the Police DOCOs are available free of charge and can be contacted via docomailbox.ne@met.police.uk or 0208 217 3813. It is the policy of the local planning authority to consult with the DOCOs in the discharging of community safety condition(s). The Supplementary Planning Documents 'Designing Safer Places' and 'Landscaping' provide further additional guidance supporting the recommendations. Section 17 of the Crime and Disorder Act 1988 states "It shall be the duty of each Authority to which this section applies to exercise its various functions with due regard to the likely effect of the exercise of those functions on and the need to do all it reasonably can to prevent Crime and Disorder in its area", as clarified by PINS953.

INFORMATIVE: FREIGHT

The Applicant has not submitted a framework Delivery and Servicing Plan (DSP) or outline Construction Logistics Plan (CLP) as part of this application. This is a shortcoming against TfL guidance and London Plan policy 6.14 "Freight". The Applicant should provide these documents for TfL to review. Based on information provided in the TA on deliveries and servicing, we advise the applicant to consider the management of larger vehicles that may visit the site (for example HGVs); particularly

how they will travel to loading bays along Brook Road, which is very narrow. A full Delivery and Servicing Plan should be secured by condition and a Detailed Construction Logistics Plan should be secured by pre-commencement condition. These documents should follow TfL guidance, available here: <https://tfl.gov.uk/info-for/urban-planning-and-construction/transport-assessment-guide/guidance-by-transport-type/freight>

INFORMATIVE: TRAVEL PLANS

A Travel Plan has been submitted for the residential element of the scheme. The baseline scenario follows on from the mode splits set out in the TA, which accords with TfL guidance. However, the year 1, 3 and 5 mode splits remain the same as the baseline scenario, which is unacceptable. Whilst we recognise that this is a 'car-free' development (except for accessible spaces), the Travel Plan should still contain ambitious targets which match the Mayor's aspirations for a major shift to sustainable modes of transport and active travel (walking and cycling), as reflected in the draft Mayor's Transport Strategy and Healthy Streets for London documents. The applicant should therefore provide a new Travel Plan which sets ambitious targets for mode shift to walking and cycling, with measures that link to the targets.

INFORMATIVE: COMMERCIAL DESIGN

All commercial aspects to be designed to achieved Commercial SbD accreditation with particular emphasis on the accredited products such as LPS1175 SR2 doors and windows to prevent hostile intrusion in the event that there is no capable guardian present outside of operational hours.

INFORMATIVE: MEDICAL CENTRE SECURITY

Consideration must be given to an access control lobby and or sanctuary staff room.

SECTION 106 HEADS OF TERMS:

- 1) Affordable Housing
 - 50% London Affordable Rent & 50 % London Living Rent
 - Plan showing location of units to be submitted and agreed
 - Review mechanism at 75% completion
 - Up-lift for on-site provision
- 2) NHS facility provision
 - NHS medical centre unless otherwise agreed
 - Review mechanism of affordable housing provision should NHS facility not be provided.
- 3) Energy Centre
 - Connect to Wood Green DEN energy centre, where reasonably feasible.
- 4) Carbon offset contribution
 - £ 158,040 offset
 - £1,800 per tonne carbon shortfall

- 5) Highways & Transport
 - Car free with contribution of £4,000
 - Residential travel plan £50 / £100 (£2,000 monitoring)
 - Commercial travel plan (£2,000 monitoring)
 - Walking/cycling route improvement £50,000
 - Consultation on CPZ in neighbouring streets for £23,000
 - Bus route enhancement contribution of £100,000
 - S278 for highway works
 - Parking Management Plan for wheelchair and residential and provision of one wheelchair space for commercial
 - Construction logistic / management plan and £3,000 contribution
- 6) Considerate contractors – evidence to be provided.
- 7) Local Labour & Training
 - 20% local people employed in construction and training
 - 20% locals for full time apprenticeships
- 8) Moselle River- should the water quality become acceptable as per the testing by St William a scheme to deculvert the Moselle where it passes through the site to be submitted for planning permission. Any scheme would be funded by CIL/other funding.
- 9) Provision 10% wheelchair accessible dwellings
- 10) Monitoring Fee (£5,000)

192. (HGY/2017/3020) LAND AT THE CHOCOLATE FACTORY AND PARMA HOUSE, 5 CLARENDON ROAD N22 6XJ

Clerks note: Councillor Bevan arrived at 20.00 and did not take part in the discussion or voting of this item.

The Committee considered an application for: 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 18 storeys. Mixed use development comprising 10,657 sq.m (GIA) of commercial floorspace (flexible Use Classes A1, A3, B1, D1 and D2), 230 Class C3 residential units together with associated residential and commercial car parking, public realm works and access. This application is accompanied by an Environmental Impact Assessment.

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

Yousaf Ali Khan addressed the Committee in objection to the application. He was a current tenant at the Chocolate Factory and requested that the Committee ensure that studio spaces were made available long-term, with rent reviews capped at no more

than 5%. The purpose of the arts spaces was to provide affordable space for local artists at the core of the cultural quarter.

Yana Stajno addressed the Committee in objection to the application. She requested a guarantee from the developers that the studio spaces would be rented to artists for £20 per square foot as stated, and that these spaces would be permanent art spaces. She added that the space being provided to art space was half the original space, and this would lead to a loss of diverse arts space.

Councillor Elliott spoke in objection to the application. She raised concerns over the loss of provision of affordable workspace for artists. The cultural heritage in Wood Green had grown over the past 20 years due to the artist space at the Chocolate Factory. Collage Arts were requesting 2000sqm of space, and the offer from the developers was 1000sqm – half of the space required to retain the artists.

Councillor Ahmet spoke in objection to the application. She informed the Committee of issues that had been raised by those affected by the development. There were concerns that there would be a loss of community due to organisations being moved to other premises.

Ian Dubber, applicant, spoke in support of the application. This application was the result of three years of preparation, and had been presented to three Quality Review Panels. The development would provide 230 residential units, 35% of which would be affordable. There would be a number of jobs created at the construction phase and in the business space created. The floorspace to be provided to Collage Arts would be provided at 35% discounted rent for 10 years and would be offered to artists first, as it was important that the cultural links were maintained. The rents would be reviewed, but capped at 5%. There was a fund for the relocation of businesses, and it would offer financial support for local relocation. The developer owned four other buildings locally, and would support any moves locally in Wood Green.

The Chair moved that the application be granted, and following a vote with nine in favour and one abstention it was

RESOLVED

- i. That the Committee GRANT planning permission and that the Head of Development Management or Assistant Director for Planning 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 9th May 2018 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.
- v. That, in the absence of the agreement referred to in resolution (i) above being completed within the time period provided for in resolution (iii) above, the planning permission be refused for the following reasons:
 - a. In the absence of a legal agreement securing the provision of onsite affordable housing the scheme would fail to foster balanced neighbourhoods where people choose to live, and which meet the housing aspirations of Haringey's residents. As such, the proposal is contrary to Policy 3.12 of the London Plan 2016, Policy SP2 of the Local Plan 2017, and Policy DM13 of the Development Management, DPD 2017.
 - b. The proposed development, in the absence of a legal agreement to secure planning obligations for mitigation measures to promote sustainable transport and address parking pressures, would significantly exacerbate pressure for on-street parking spaces in general safety along the neighbouring highway and would be detrimental to the amenity of local residents. As such the proposal is considered contrary to the requirements of Policy 6.13 of the London Plan 2016, Policy 7.9 of the Local Plan 2017, and Policy DM31 of the Development Management DPD.
 - c. The proposed development, in the absence of a legal agreement securing confirmation of the service delivery standards contract and waste management to the proposed residents would have a detrimental impact on neighbouring amenity, character and appearance of the development and the local area, and local ecology and biodiversity. As such, the proposal would be contrary to London Plan policies 7.4, 7.5 and 7.19, Local Plan Policies SP11 and SP13 and Policies DM1, DM3 and DM19 of the Development Management Development Plan Document
 - d. The proposed development, in the absence of a legal agreement to work with the Haringey Employment Delivery Partnership, would fail to support local employment, regeneration and address local unemployment by facilitating training opportunities for the local population. As such, the proposal would be contrary to Policies SP8 and SP9 of the Local Plan 2017.
 - e. The proposed development, in the absence of a legal agreement securing public realm enhancements the proposal would give rise to an illegible public realm of poor townscape character, whilst the lack of involvement of the original architects in the detailed construction design

of the development would have a negative impact on the design quality of the completed building, adversely affecting the character and appearance of the area. As such, the proposal would be contrary to London Plan policies 7.1, 7.2, 7.4 and 7.5, Local Plan 2017 Policy SP11, and Policies DM1, DM3 and DM19 of the Development Management Development Plan Document.

- f. The proposed development, in the absence of a legal agreement securing sufficient energy efficiency measures and/or financial contribution towards carbon offsetting, would result in an unacceptable level of carbon dioxide emissions. As such, the proposal would be contrary to Policy 5.2 of the London Plan 2016 and Policy SP4 of the Local Plan 2017.
- 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 (iii) above to secure the obligations specified therein.

CONDITIONS:

- 1) Standard timeframe 3 years
The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.
Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.
- 2) Approved drawings and supporting documents
The development hereby authorised shall be carried out in accordance with the following approved plans and specifications:
Plans:
PL003, PL700, PL500 - PL508 inclusive, SK600A, SK601A, SK602A, SK604A, SK605A, SK605AA, SK605BA, SK605CA, SK606A, SK606AA, 0306 031, 0306 020, and PL5294-01 - PL5294-05 inclusive received 20/10/17, PL010B, PL011B, PL-BA-BF-100B - PL-BA-BF-106B inclusive, PL-BB-099B - PL-BB-114B inclusive, PL-BE-BD-101B - PL-BE-BD-109B inclusive, PL-BE-BD-110 - PL-BE-BD-113 inclusive, PL-BD-200B, PL-BD-201B, PL-BD-203B, PL-BE-200B, PL-BE-203B, PL-BF-200B, PL-BF-201B, PL-BF-203B, L33-01B - L 33-04B

inclusive, and L33-06B received 21/02/18, PL-BA-201C, PL-BA-202C, PL-BA-203C, PL-BB-115C, PL-BB-116C, PL-BB-117B, PL-BB-200C - PL-BB-203C, PL-BD-202C, PL-BE-202C, PL-BF-202C received 02/03/18 and PL-BE-BD-100C and PL-BE-201D received 08/03/18

Supporting documents:

Planning Statement prepared by Barton Willmore and dated 10/17, Existing Floorspace Schedule, Aborigicultural Impact Assessment Report prepared by Sharon Hosegood Associates and dated 09/17, Flood Risk Assessment prepared by Furness Partnership and dated 10/17, Phase 1 Environmental Desk Study prepared by Furness Partnership and dated 10/17, Structural Engineer's Stage 2 Report made by Furness Partnership and dated 10/17, and Environmental Statement (Volume 1 - 4 inclusive) prepared by Barton Willmore and dated 10/17 received 20/10/17, Flood Risk Assessment prepared by Furness Partnership and dated 02/18, Block B Residential Acc. Schedule Rev J, Block E Residential Acc. Schedule Rev H, Summary Commercial Acc. Rev H, Energy Statement prepared by Etude and dated 02/18, Sustainability Statement prepared by Etude and dated 02/18, Utilities Statement prepared by Furness Green Partnership and dated 02/18, Statement of Community Involvement prepared by Meeting Place Communications and dated 02/18, and Environmental Statement Addendum prepared by Barton Willmore and dated 02/18 received 21/02/18, Wind Microclimate Statement of Conformity prepared by RWDI and dated 02/18 and letter correspondence from T Rogan-Lyons, GL Hearn to V Bullock, Barton Willmore and dated 16/02/18 re. Daylight and sunlight amenity Coburg notional scheme received 22/02/18, Evaluate Infographic CL13351 prepared by Lichfields and dated 02/18, Block D Residential Acc. Schedule Rev J, Non-Residential Floorspace Schedule Rev C Design and Access Statement Addendum 002.2 prepared by Barton Willmore and dated 02/18, Summary Residential Acc. Schedule Rev L, received 02/03/18, and Commercial Strategy prepared by Workspace and dated 01/18 received 08/03/18

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

3) Minimum B1 Employment floorspace

The development hereby approved shall include no less than 9,414m² falling within the Use Class B1 (Employment) of the Town and Country Planning (Use Classes) Order 1987 (as amended) at any one time.

Reason: In order to ensure the maximum floorspace is to be used for employment purposes in accordance with Local Plan SP8 and Development Management DPD DM 38.

4) Use Class restrictions

No floor space hereby permitted as falling within the D1 Use Class (Non-residential Institutions) of the Town and Country Planning (Use Classes) Order 1987 (as amended) shall be used as a place of worship.

Reason: To ensure that the traffic and parking demand generated by the development proposal will not adversely impact on the local highways network.

5) Use hours

The units hereby approved falling within the A1, A3, D1 or D2 Use Classes of the Town and Country Planning (Use Classes) Order 1987 (as amended) shall be open only between 0800h and 2400h on any day of the week, other than for uses within Use Class B1(a) which may operate over 24 hours.

Reason: In order to safeguard residential amenity in accordance with Policy DM1 of the Development Management Development Plan Document 2017.

6) Materials to be approved

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

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

7) Site parking management plan

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

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

8) Cycle parking design

The applicant will be required to provide the correct number of cycle parking spaces in line with the 2016 London Plan in addition the cycle parking spaces should be designed and implemented in line with the 2016 London Cycle Design Standard.

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

9) Electric charging facilities

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

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

10) Delivery and Servicing Plan and Waste Management Plan

The developer shall be required to submit a Delivery and Servicing Plan (DSP) for the local authority's approval. The DSP must be in place prior to occupation of the development. The DSP must also include a waste management plan which includes details of how refuse is to be collected from the site, the plan should be prepared in line with the requirements of the Council's waste management service which must ensure that all bins are within 10 metres carrying distances of a refuse truck on a waste collection day and that the truck is able to enter and exit in forward moving motion. Deliveries to the site should also be restricted between the hours 07.00hrs - 19.00hrs Monday to Saturday with no deliveries on Sundays or Bank Holidays.

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.

11) Network Rail

Prior to the commencement of the development hereby approved, a Glare Study shall be submitted to and approved in writing by the Local Planning Authority, in consultation with Network Rail, to confirm that instances of glare / reflection from the glass of the tall buildings is suitably managed to ensure there is no risk to driver operations.

Reason: In order to ensure the safe operation of the railway.

12) External lighting

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

Reason: To ensure that any external lighting has regard to the visual amenity, biodiversity concerns of the area, Network Rail track safety and amenities of surrounding properties.

13) Crossrail 2 operations protection

Prior to commencement of the hereby approved development shall permitted until detailed design and construction method statements for all of the ground floor structures, foundations and basements and for any other structures below ground level, including piling and any other temporary or permanent installations and for ground investigations have been submitted to and approved in writing by the Local Planning Authority which:

- Accommodate the proposed location of the Crossrail 2 structures including temporary works
- Accommodate ground movement arising from the construction thereof,
- Mitigate the effects of noise and vibration arising from the operation of Crossrail 2 within its tunnels and other structures.

No change there from shall take place without the prior written consent of the Local Planning Authority

Reason: In order to ensure the safe operation of the Crossrail 2 development and the protection of Crossrail 2's infrastructure.

14) Piling method statement

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

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

15) Construction hours

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

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties consistent with Policy DM1 of the Development Management DPD 2017.

16) Hard/soft landscaping

Prior to the commencement of works to the relevant part of the development, full details of both hard and soft landscape works for the public realm areas, 'Chocolate Yard', vacant space behind Block B, courtyard amenity space of Block E and roof top gardens of Block D and Block E shall be submitted to and approved in writing by the Local Planning Authority and these works shall thereafter be carried out as approved. These details shall include:

- a) Proposed finished levels or contours;
- b) Means of enclosure;
- c) Car parking layouts;
- d) Other vehicle and pedestrian access and circulation areas;
- e) Hard surfacing materials;
- f) Minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc.);
- g) Proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.); and
- h) Measures to mitigate the impacts of wind within the development.

Soft landscape works shall include:

- i) Planting plans;
- j) Written specifications (including written specifications (including cultivation and other operations associated with plant and grass establishment);
- k) Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; and
- l) Implementation and management programmes.

The soft landscaping scheme shall include detailed drawings of:

- m) Those existing trees to be retained;
- n) Those existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent; and
- o) Those new trees and shrubs to be planted together with a schedule of species;
- p) Green/podium roof details including details on substrate depth;
- q) Use of deep green roof substrate rather than Sedum mat roof unless justification is provide; and
- r) Communal planting within courtyard and roof top gardens.

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

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy 7.21 of the London Plan 2016 and Policy SP11 of the Local Plan 2017.

17) Sustainable drainage details

Prior to commencement of development hereby approved amended pro-forma (with resulting coefficient value (CV) value of 1) and micro-drainage calculations (accounting for the CV change and using FEH methodology) shall be 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 Local Plan 2017.

18) Drainage Management Maintenance Schedule

Prior to occupation of the development hereby approved a Management Maintenance Schedule outlining who will be responsible for the maintenance of the pumps and tanks for the lifetime of the development shall be submitted to and approved in writing by the Local Planning Authority. The Management Maintenance Schedule 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 Local Plan 2017.

19) Revised air quality assessment

Before development commences a revised air quality assessment including predicted concentrations incorporating combustion plant emissions and an air quality neutral assessment with a comparison of development emissions against London Plan emission benchmarks for buildings and transport (taking into account the council's comments) must be undertaken.

Reason: To comply with Policy 7.14 of the London Plan and the GLA SPG Sustainable Design and Construction.

20) Chimneys

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

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

21) Combustion and Energy Plan

Prior to installation, details of the Ultra Low NOx boilers for space heating and domestic hot water should be forwarded to the Local Planning Authority. The boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 40 mg/kWh.

Reason: To protect local air quality in accordance with Policy 7.14 of the London Plan and the GLA SPG Sustainable Design and Construction

22) Contaminated land 1

Before development commences other than for investigative work:

a. Utilising the information from the Phase 1 Environmental Desk Study (and Pollution Officer comments provided) a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced and a Phase II site investigation shall be carried out. This shall be submitted to, and approved in writing by the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable: -

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

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

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

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.

23) Contaminated land 2

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

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

24) Management and control of dust

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

Reason: To comply with Policy 7.14 of the London Plan

25) Non-road mobile machinery

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

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

26) Non-road mobile machinery inventory

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

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

27) Decommissioning of abstraction wells

Prior to commencement of the development hereby approved a scheme for decommissioning the abstraction well(s) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide details of how these redundant boreholes are to be decommissioned.

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.

28) Secured by Design certification

The development hereby approved shall be designed to Secured by Design compliance. Prior to occupation, confirmation of the final certification shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposed development meets Police standards for the physical protection of the building and its occupants, and to comply with Policy SP11 of the Local Plan 2017 and Policy DM2 of the Development Management DPD 2017.

29) Wind and micro-climate clarification strategy

Prior to commencement of the hereby approved development clarification and further information regarding the wind and micro-climate assessment review including:

- Provide further justification for the assessed effects of Block B;
- Confirm that the landscaping considered in in line with that proposed, represents the initial landscaping upon planting, and if it is accounted for in Figures 10.2A to 10.4A of the Environmental Statement Addendum;
- Clarify the surrounding context considered in the assessment;
- Clarify suitability of conditions:
 - Upon initial occupation of Block B (during construction phase);
 - At Block E's south entrance;
 - Within the public amenity spaces, particular at café and picnic seating areas within 'Chocolate Square', 'Jelly Lane' and 'Chocolate Yard'; and
 - At corner balconies on Block B.
- Clarify expected baseline and proposed site conditions at sensitive surrounding receptors, including building entrances and the Alexandra Primary School playgrounds.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy 7.6 and 7.7 of the London Plan 2016 and Policy DM1 of the Development Management DPD 2017.

30) Internal noise levels

Internal Noise Levels within Residential Units shall not exceed the following maximum noise levels (in accordance with BS8233:2014):

Time	Area	Maximum Noise Level
Daytime Noise (7am – 11pm)	Living rooms and Bedrooms	35dB(A)
	Outdoor Amenity	55dB(A)

Night Time Noise (11pm - 7am)	Bedrooms	30dB(A)
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No individual noise events shall exceed 45dB LAmax (measured with F time weighting) in bedrooms between 2300hrs and 0700hrs.

Reason: In order to protect the amenity of neighbouring properties in accordance with Policy DM1 of the Development Management DPD 2017.

31) Sound insulation – residential

Prior to commencement of the hereby approved development a scheme and results shall be submitted of sound insulation for glazing and ventilators verifying that the required internal noise levels have been met and approved by the Local Planning Authority.

Reason: In order to protect the amenity of neighbouring properties in accordance with Policy DM1 of the Development Management Development Plan Document 2017.

32) Sound insulation – commercial

Prior to commencement of the hereby approved development a scheme shall be submitted of sound insulation between the commercial (flexible Use Classes A1, A3, B1, D1, and D2) properties and residential units and approved by the Local Planning Authority.

Reason: In order to protect the amenity of neighbouring properties in accordance with Policy DM1 of the Development Management Development Plan Document 2017.

33) Plant noise restriction

Noise arising from the operation of any plant together with any associated equipment shall not increase the existing background noise level (LA90 15mins) when appropriate measurements are taken 1 metre external (LAeq 15mins) from the nearest residential or noise sensitive premises.

Reason: In order to protect the amenity of neighbouring properties in accordance with Policy DM1 of the Development Management DPD 2017.

34) Boiler facility

Notwithstanding the details shown on the approved plans, details of the boiler facility and associated infrastructure shall be submitted which will serve heat and hot water loads for all for all residential units and commercial units on the site.

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

- a) Location of a single energy centre to serve the site;

- b) Specification of equipment and operational standards of the site wide network (advice and expected standards can be provided by the Council);
- c) Flue arrangement and air quality mitigation measures;
- d) Operation/management strategy;
- e) The method of how the facility and infrastructure shall be designed and funded to connect to the Wood Green heating network (including the proposed connectivity locations, punch points through structure and route of the link) ;and
- f) Agreement to connect to the Wood Green DEN within a 5 year period of competition on site.

These boiler facilities 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.

No change there from shall take place without the prior written consent of the Local Planning Authority.

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

35) Construction standard of energy network

Details of the construction standard of the energy network and its ongoing operation shall be confirmed to the Council 3 months prior to any works commencing on site. These details shall include:

- a) Confirmation that the site wide heating and hot water network has been designed and shall be constructed following the CIBSE / ADE Heat Networks Code of Practise; and
- b) Confirmation that the operator of the heating and hot water network shall achieve the standards set out in the Heat Trust Scheme. And that the developer will sign up to this standard to ensure that users have transparency of costs for customer protection. The Heat Trust Scheme standards and membership shall then be continued for the life of the heating and hot water network on the site, unless a regulatory scheme takes its place.

Reason: To ensure the facility and associated infrastructure are provided in accordance with Policy 5.7 of the London Plan 2016, Policy SP4 of the Local Plan 2017, and Policy DM22 of the Development Management DPD 2017.

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

The development must deliver the carbon reduction measure and standards as set out in the Energy Strategy, by Etude, Revision G, dated February 2018.

The development shall then be constructed and the deliver the carbon savings set out in this document. Achieving the agreed carbon reduction of 40% reduction beyond BR 2013 across the site (37.7%, for residential and 41%, for commercial spaces). Confirmation that these energy efficiency measures and carbon reduction targets have been achieved must be submitted to the local authority at least 6 months of completion on site for approval.

The Council should be notified if the applicant alters any of the measures and standards set out in the submitted strategy (as referenced above). No change there from shall take place without the prior written consent of the Local Planning Authority.

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 Policy 5.2 of the London Plan 2016 and Policy SP4 of the Local Plan 2017.

37) BREEAM and Home Quality

The developer must deliver the sustainability assessment as set out in the Sustainability Statement, by Etude, Revision G, dated February 2018. The development shall then be constructed in strict accordance of the details so approved, and shall achieve:

- BLOCK A - BREEAM Refurbishment 2014 'Very Good'
- BLOCK F - BREEAM New Construction 2014 'Excellent'
- Blocks B, D1 and E - Code for Sustainability Homes Level 4

A post construction certificate shall then be issued by an independent certification body, confirming this standard has been achieved. This must be submitted to the local authority at least 6 months of completion on site for approval.

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

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

38) Overheating

Prior to the commencement of the development hereby approved, the developer will submit and have approved in writing by the Local Planning Authority an overheating model and report. The model will assess the overheating risk (under London's future temperature projections), and report will demonstrate how the risks have been mitigated and removed through design solutions.

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

- The standard and the impact of the solar control glazing;
- That the heating pipe work space is designed in to the building allow the retrofitting of cooling and ventilation equipment;
- Details on the passive design features have been included;
- Details on the mitigation strategies which are included to overcome any overheating risk currently and in the future.

Once approved the development shall be constructed in accordance with the details so approved, be operational prior to the first occupation and shall be maintained as such thereafter. No change there from shall take place without the prior written consent of the Local Planning Authority.

REASON: London Plan Policy 5.9 and local policy SP4 and in the interest of adapting to climate change and to secure sustainable development.

39) Accessible dwellings

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

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

40) Wheelchair unit provision

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

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

41) Central satellite dish

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

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

42) Broadband

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

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

43) For the duration of the construction phase of development the Applicant will establish and maintain a Liaison Group having the purpose of:

- a) informing local residents and businesses of the design and development proposals;
- b) informing local residents and businesses of progress of preconstruction and construction activities;
- c) considering methods of working such as hours and site traffic;
- d) providing local residents and businesses with an initial contact for information relating to the development and for comments or complaints regarding the development with the view of resolving any concerns that might arise;
- e) producing a leaflet prior to commencement of demolition for distribution to local residents and businesses identifying progress of the Development and which shall include an invitation to register an interest in the Liaison Group;
- f) providing advanced notice of exceptional works or deliveries;
- g) providing telephone contacts for resident's advice and concerns.

The terms of reference for the Liaison Group should be submitted to the Council for approval prior to commencement of the development. The Liaison Group will

meet at least once every month with the first meeting taking place one month prior to the commencement of development and the meetings shall become bimonthly after the expiry of a period of four (4) months thereafter or at such longer period as the Liaison Group shall agree.

Reason: In order to ensure satisfactory communication with residents, businesses and local stakeholders throughout the construction of the development.

43) Residential Design Standards

Prior to any above ground works, full details of how the residential units meet the residential design standards as set out in part D of Policy D4 of the draft London Plan and thereafter shall be implemented in accordance with the approved scheme.

Reason: In order to ensure acceptable living standards for future occupiers of the residential premises.

44) Residential Access

Fobs shall be provided for occupants of the family units in order to obtain access to the communal amenity space of the development hereby approved.

Reason: In order to ensure an acceptable living environment for future occupiers of the residential premises

INFORMATIVES:

INFORMATIVE: This permission is governed by a section 106 legal agreement pertaining to the provision of affordable housing, affordable workspace, business continuity fund, membership with Considerate Contractors Scheme, commitment to partake in the Haringey Employment Delivery Partnership, preparation of a residential and commercial travel plan with associated financial contributions, financial contribution towards amendment of traffic management order, financial contribution towards creation of controlled parking zone, financial contribution towards diversion of local bus route, financial contribution towards public realm improvements, provision of CMP and CLP, provision of car parking management plan, payment of carbon off-setting contribution, financial contribution towards street tree replacement, public art, retention of architects, and the financial contribution towards monitoring.

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

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

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

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

INFORMATIVE: Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0800 009 3921 or for more information please visit our website at www.thameswater.co.uk

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

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

INFORMATIVE: Cadent (National Grid) have identified operational gas apparatus

within the application site boundary. This may include a legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent assets in private land. The Applicant must ensure that proposed works do not infringe on Cadent's legal rights and any details of such restrictions should be obtained from the landowner in the first instance.

If buildings or structures are proposed directly above the gas apparatus then development should only take place following a diversion of this apparatus. The Applicant should contact Cadent's Plant Protection Team at the earliest opportunity to discuss proposed diversions of apparatus to avoid any unnecessary delays.

If any construction traffic is likely to cross a Cadent pipeline then the Applicant must contact Cadent's Plant Protection Team to see if any protection measures are required.

All developers are required to contact Cadent's Plant Protection Team for approval before carrying out any works on site and ensuring requirements are adhered to.

Email: plantprotection@cadentgas.com Tel: 0800 688 588

INFORMATIVE: Applicants should refer to the Crossrail 2 Information for Developers available at crossrail2.co.uk. Crossrail 2 will provide guidance in relation to the proposed location of the Crossrail 2 structures and tunnels, ground movement arising from the construction of the tunnels and noise and vibration arising from the use of the tunnels. Applicants are encouraged to contact the Crossrail2 Safeguarding Engineer in the course of preparing detailed design and method statements.

Section 106 Heads of Terms:

- 1) Affordable Housing
 - No less than 35% based on habitable rooms (72 affordable housing units; 32 London affordable rent and 40 London living rent);
 - Early and late stage viability reviews to be undertaken.
 - Any additional affordable housing uplift to be provided as a financial contribution and not on site.
- 2) Affordable Commercial Rent
 - Provision of 1,014m² of B1 Use Class in Block E let at 25% average market rent (£20);
 - Reasonable endeavour obligation to offer a first refusal period of six month post completion to Collage Arts to occupy this space;
- 3) Business Continuity Fund
 - £500,000 to be set aside and provided to existing customers support with reasonable relocation expenses
- 4) Considerate Contractors Scheme
- 5) Local Labour and Training
 - Employment skills plan to ensure local labour provisions and not less than 20% of those employed are residents of LB Haringey;
 - 25% of the LB Haringey residents employed shall be full-time apprenticeships;

- End User Skills Training financial contribution of £231,432 towards LB Haringey's Employment and Recruitment Partnership's activities;
- Designate a named contact to ensure efficient management and supply of local Council residents for employment and training opportunities.
- Work with the Haringey Employment and Recruitment Partnership, who will provide and prepare the said Council residents for all employment and training opportunities.

6) Residential Travel Plan

- Within six months of first occupation at Travel Plan for the approved residential uses shall be submitted to and approved in writing;
- The developer must appointment a travel plan co-ordinator, working in collaboration with the Estate Management Team, to monitor the travel plan initiatives annually for a minimum period of five years;
- Provide welcome induction packs containing public transport and cycling/walking information like available bus/rail/tube services, map and time-tables, to every new resident;
- Establish or operate a car club scheme, which includes the provision of two car club bays and two cars with, two years' free membership for all residents and £50.00 (fifty pounds) in credit per year for the first two years. And enhanced car club membership for the family sized units (three plus bed units) including three years membership £100 (one hundred pounds) per year from membership for three years;
- Provision of Travel Information Terminals erected at strategic points within the development, which provides real time travel information;
- Include specific measurements to achieve the 8% cycle mode share by the 5th year;
- Financial contributions of £2,000 (two thousand pounds) per year for a period of five year for monitoring of the travel plan initiatives.

7) Commercial Travel Plan

- Submission of Travel Plans for the commercial aspect of development
- The developer must appoint a travel plan coordinator who must work in collaboration with the Facility Management Team to monitor the travel plan initiatives annually for a period of years;
- Provide welcome residential induction packs containing public transport and cycling/walking information, available bus/rail/tube services, map and timetables to all new residents, travel pack to be approved by the Councils transportation planning team;
- The developer will be required to provide, showers lockers and changing room facility for the work place element of the development;
- Establish or operate a car club scheme, which includes the provision of 1 car club bays and one cars with, two years' free membership for all commercial units;
- Financial contributions of £2,000 (two thousand pounds) per year for a period of five year for monitoring of the travel plan initiatives.

8) Parking Control Measures

- Amendment of the Traffic Management Order (TMO) controlling on-street parking in the vicinity of the development to preclude the issue of on-street residential parking permits within any current or future Controlled Parking Zone (CPZ) to future occupiers of the land. The developer must contribute a sum of £4,000 (four thousand pounds) towards the amendment of the TMO;
 - Financial contribution of £23,000 (twenty three thousand pounds) towards CPZ design and consultation for the roads to the north of the site which are not currently controlled and within walking distance.
- 9) Bus Route Diversion
- Financial contribution of £200,000 (two hundred thousand pounds) towards securing two bus routes to serve the development and enhance the connectivity to the existing bus network.
- 10) Public Realm Improvements
- Financial contribution of £150,000 (one hundred and fifty thousand pounds) towards works to the pedestrian realm in the locality, including:
 - Penstock Foot path
 - Haringey Park Road
 - Mayes Road
 - Coburg Road, Caxton Road/ Caxton Road to Wood Green High Road
- 11) Construction Management Plan (CMP) and Construction Logistics Plan (CLP)
- Submission of Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for approval three months prior to construction works commencing onsite
- 12) Car Parking Management Plan
- Submission of a document that demonstrates allocation and management of the onsite car parking spaces including wheel chair accessible car parking spaces to the front of the building and the five commercial car parking spaces;
 - The residential car parking spaces must be allocated in order of the following priorities regardless of tenure:
 - Parking for the disable residential units 10% of the total number of units proposed – wheel chair accessible car parking spaces
 - A minimum of one wheel chair accessible car parking space for the commercial element of the development
 - Family sized units three+ bed units
 - Two bed four person units
 - Two bed units
 - One bed units and studios
- 13) Carbon Offsetting
- £309,060 toward addressing the unachieved carbon reduction targets, to be paid upon the implementation of the planning permission.
- 14) Tree replacement

- £10,000 towards planting two street trees in the local area.

15) Public Art

- £50,000 to be set aside for the funding of public and artist designed public art with transparent processing for commissioning.

16) Retention of Architects

17) Monitoring fee

- Pay the monitoring fee contribution – 5% of the total contributions up to a maximum sum of £20,000.

Section 278 Heads of Terms:

- 1) A developer contribution of approximately £549,533 (five hundred and forty nine thousand, five hundred and thirty three pounds) for offsite highway works, not including any statutory utilities works, to be paid upon implementation of the planning permission.

193. (HGY/2018/0382) ST ANNS GENERAL HOSPITAL ST ANNS ROAD N15 3TH

The Committee considered an application for: Erection of a two-storey hospital building for mental health patients, which will provide 4 wards, for up to 70 mental health inpatients.

The Planning Officer gave a short presentation highlighting the key aspects of the report. The 2015 application was a hybrid application, and the two elements had since been separated.

Helen, a local nurse and member of the St Anns Redevelopment Trust (START), addressed the Committee in objection to the application. START had been involved in creating the masterplan for the development. Their main objection was to the carpark and boundary wall and considered that the barrier would make it impossible to create a porous border between the hospital and housing. There needed to be mutually beneficial plans in place so that the border was a shared resource.

In response, Emma Williamson informed the Committee that condition 5 stated the need for the Planning Service to approve boundary plans and have further discussions.

Andrew Wright, Director of Strategic Development - Barnet, Enfield and Haringey Mental Health NHS Trust – spoke in support of the application. There was an urgent need for mental health wards at St Anns, and the current provision fell far short of NHS standards. The design reflected visits to other units, and the input of patients and carers. In relation to the boundary, there was an issue with the security of the site which was currently sealed at night, but the Trust would be willing to discuss options with the Planning Service.

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

RESOLVED

- i. That the Committee GRANT planning permission and that the Head of Development Management or Assistant Director for Planning is authorised to issue the planning permission and impose conditions and informatives subject to the signing of a section 106 Legal Agreement providing for the obligations set out in the Heads of Terms below.
- ii. That the section 106 legal agreement referred to in resolution (i) above is to be completed no later than 25th April 2017 or within such extended time as the Head of Development Management or the Assistant Director Planning shall in his/her sole discretion allow; and
- iii. That, following completion of the agreement(s) referred to in resolution (i) within the time period provided for in resolution (ii) above, planning permission shall be granted in accordance with the Planning Application subject to the attachment of the conditions.
- iv. That, in the absence of the agreement referred to in resolution (i) above being completed within the time period provided for in resolution (ii) above, the planning permission be refused for the following reasons:
 1. The proposed development in the absence of a legal agreement to work with the Haringey Employment Delivery Partnership would fail to support local employment, regeneration and address local unemployment by facilitating training opportunities for the local population. As such, the proposal is contrary to Local Plan Policies SP8 and SP9.
 2. The proposed development, in the absence of a legal agreement to secure planning obligations for mitigation measures to promote sustainable transport, as well as highway control measures and works, would significantly exacerbate pressure for on-street parking spaces in surrounding streets, prejudicing the free flow of traffic and conditions of general safety along the neighbouring highway and would be detrimental to the amenity of local residents. As such, the proposal is considered contrary to the requirements of Policy 6.12 and 6.13 of the London Plan 2016.
- v. In the event that the Planning Application is refused for the reasons set out in resolution (iv) 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.

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:

710-PL-001 Rev. P00, STA-THO-B00-XX-DR-CE-581-0005, STA-THO-B00-XX-DR-CE-581-0006, A_STA-MA-B00-ZZ-DR-BA-800-0001 Rev. 1; STA-MA-B01-ZZ-DR-BA-800-0001, 0002, 0003, 0004 (all Rev. 1); STA-MA-B00-ZZ-DR-BA-800-0005, 0006, 0007, 0008 (all Rev. 1); STA-MA-B00-ZZ-DR-BA-100-0012

Supporting documents also approved:

Transport Assessment dated June 2014, Planting Strategy dated January 2018, Archaeological Desk-Based Assessment (Heritage Statement) dated September 2017, Written Scheme of Investigation for Archaeological Evaluation dated October 2017, Energy Centre Noise Emission Limits document dated October 2017, Acoustic Design Criteria report dated October 2017, Environmental Management Plan Rev E dated January 2018, Site Waste Management Plan Rev 3 dated November 2017, Green Travel Plan Revision 2 dated November 2017, Construction Methodology and Logistics Plan Revision 5, Preliminary Risk Assessment October 2017, Arboricultural Implications Report January 2018, Proposed Drainage Statement January 2018, Daylight and Sunlight Summary, Energy Strategy dated January 2018, St Ann's Hospital Travel Plan, Statement of Community Involvement dated January 2018, Daylight and Sunlight Report dated January 2018, Transport Assessment Addendum dated February 2018. Design and Access Statement, Planning Statement.

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

3. Details of finishing materials (including samples) to be used for the external surfaces of the mental health unit block shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Brick treatments shall be demonstrated to be appropriately variegated. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references. Details of the finishing treatments for windows, accesses, the proposed entrance canopy and amenity screens shall also be provided as appropriate.

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

4. Details of finishing materials (including samples) to be used for the proposed entrances and new wall openings hereby approved, including those within the northern wall, shall be submitted to and approved in writing by the Local Planning Authority before any development is commenced. The exact treatment and design detailing for metal gates and fencing shall also be submitted for the Authority's approval.

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 and, Policy SP11 of the Haringey Local Plan 2017.

5. Notwithstanding the information shown on the approved plans, details of the proposed boundary treatment to the western edge of the site, including that of gates and access points (and their ongoing management), shall be submitted to and approved in writing by the Local Planning Authority before any development is commenced. The development shall thereafter only be carried out in accordance with the agreed details.

Reason: In order to protect the character and appearance of the area and so not to prejudice future development on adjoining sites in accordance with Policies DM1 and DM55.

6. No development shall take place on site until full details (including details of materials as appropriate) of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall thereafter be carried out as approved.

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

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

Such an approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict

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

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy 7.21 of the London Plan 2016 and Policy SP11 of the Haringey Local Plan 2017.

7. The applicant is required to submit a fully detailed Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the Local Planning Authority's approval three months prior to construction work commencing on site. The Plans should provide details on how construction work (inc. demolition) would be undertaken in a manner that disruption to traffic and pedestrians on St Anns Road, Hermitage Road and the other roads surrounding the site is minimised. Construction vehicle movements shall 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.

8. Prior to the commencement of the development hereby approved the exact location and type of cycle parking to be provided shall be submitted to and agreed in writing by the Local Planning Authority, in discussion with Transport for London. A minimum 5% of cycle spaces should be suitable for enlarged cycles and the type of stand proposed must be clarified. The recommendations and requirements of the London Cycle Design Standards document shall be followed.

Reason: In accordance with Policy 6.3 of the London Plan 2016.

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

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

10. Prior to carrying out above grade works of each building or part of a building, details shall be submitted to and approved, in writing, by the Local Planning Authority to demonstrate that such building or such part of a building can achieve full 'Secured by Design' Accreditation. The development shall only be carried out in accordance with the approved details.

Reason: In accordance with Policy DM2 of the Development Management Policies DPD 2017.

11. Prior to the first occupation of each building or part of a building or use, a 'Secured by Design' accreditation shall be obtained for such building or part of such building or use.

Reason: In accordance with Policy DM2 of the Development Management Policies DPD 2017.

12. Prior to any work commencing on the site a full, detailed assessment of all site emissions, including emissions from all energy sources, is to be provided to the LPA for approval. The final design is to be Air Quality Neutral in line with the London Plan and emerging London Plan with respect to all emissions (NO₂, PM10 and PM2.5) from the site. If the proposed development is not air quality neutral, a scheme of mitigation is to be submitted and approved by the LPA and shall be installed as agreed and retained as such thereafter.

Reason: To protect local air quality.

13. Prior to installation, details of the Ultra Low NOx boilers for space heating and hot water should be forwarded to the Local Planning Authority. The boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 40 mg/kWh.

Reason: To protect local air quality.

14. Prior to commencement of the development details of any chimney/flue heights calculations, diameters and locations will be required to be submitted for approval by the LPA. Any locations considered unsuitable with regard to emissions shall be subject to re-locating.

Reason: To protect local air quality.

15. Before development commences other than for investigative work:

- a) Using the information within the Phase 1 Preliminary Risk Assessment, (RSK, Reference: 29356-R02 (00), dated 27th October 2017), a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:-

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

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

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

Before development is occupied:

- c) 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.

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

Reason: To comply with Policy 7.14 of the London Plan 2016.

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

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

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

- 18. The proposed new access within the northern boundary wall, prior to demolition of the bungalow or immediately after, but no later than the start of construction of the new Mental Health Unit, shall be used solely for the access and egress of

construction vehicles until building works for the new Mental Health Unit project are completed.

Reason: To protect highway safety.

19. Prior to the commencement of the development hereby approved a parking layout plan and an internal road layout plan shall be submitted to the Local Planning Authority for its written approval. The approved layouts shall be installed as agreed and retained as such thereafter.

Reason: To protect highway safety.

20. Prior to commencement of the development hereby approved a management and maintenance plan for the proposed drainage system, detailing future responsibilities for the lifetime of the development, and final detailed drawings of the proposed systems, shall be submitted to the Local Planning Authority for its written approval. The system shall be installed and managed as approved and retained as such thereafter.

Reason: To ensure adequate site drainage and minimise risk of flooding.

21. Prior to commencement of the development hereby approved a revised eastern elevation shall be submitted to the Local Planning Authority for its written approval that amends the design of the proposed oriel windows to minimise impact on the amenity of neighbouring properties. The windows shall be installed as approved and retained as such thereafter.

Reason: To protect the private amenity of neighbouring residents.

22. No development shall take place until full details of a scheme for external lighting for that part of the site shall be submitted to and approved by the Local Planning Authority. Any artificial lighting within the development shall be designed to ensure that there is no light spill into the adjacent SINC and ecological corridor. Such agreed scheme to be implemented and permanently retained as such thereafter.

Reason: In order to ensure that the proposed development provides a safe and sound environment for patients and adjoining occupiers, and would not harm the ecology of an area through disruption of the natural diurnal rhythms of wildlife.

23. No demolition or development shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works. If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included

within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

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

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

Reason: To protect local archaeological assets.

- 24. No works shall take place until the applicant has secured the implementation of a programme of historic buildings recording and analysis, which considers building structure, architectural detail and archaeological evidence. This shall be undertaken in accordance with a written scheme of investigation submitted by the applicant and approved by the local planning authority.

Reason: To protect local heritage assets.

- 25. The requirements of the Tree Protection Plan in Appendix 1 of the Arboricultural Implications Report shall be followed unless otherwise agreed in writing in advance by the Local Planning Authority.

Reason: To ensure trees on site are adequately protected.

- 26. Prior to commencement of the development hereby approved an internal inspection of all buildings assessed within the Environmental Management Plan as providing opportunities for roosting bats shall be completed as per the requirements of the Plan and provided to the Local Planning Authority for its written approval. Bat emergence and re-entry surveys shall also be undertaken on all buildings assessed as providing opportunities for roosting bats. Surveys shall be undertaken between May and August in suitable weather conditions. Any mitigation or other measures required by the assessments and surveys shall be undertaken in full at the most relevant point in the development process and retained as such thereafter.

Reason: To ensure that protected species are respected.

27. Prior to commencement of the development hereby approved a nesting bird check shall be completed (within the relevant survey season of March-September) and provided to the Local Planning Authority for its written approval. Any mitigation or other measures required by the assessments and surveys shall be undertaken in full at the most relevant point in the development process and retained as such thereafter.

Reason: To ensure that protected species are respected.

28. Demolition of the building identified on the Proposed Site Plan as Building 38 shall not take place until a Bat Roosting Survey has been undertaken in accordance with the requirements of Condition 25, and a demolition methodology for this building has been submitted to the Local Planning Authority for its written approval in accordance with the recommendations of that Survey. The methodology shall ensure that the host SINC is protected and enhanced during the demolition process.

Reason: To ensure that protected species are respected, and to protect areas of nature conservation.

29. You must deliver the sustainability measures as set out in the approved Environmental Management Plan, dated Jan 2018, Version E, by Vinci Construction.

The development shall then be constructed in strict accordance of the details so approved, and shall achieve the agreed rating of BREEAM "Excellent" and this standard shall be maintained as such thereafter. A post construction certificate or evidence shall then be issued by an independent certification body, confirming this standard has been achieved. This must be submitted to the local authority within 6 months of completion on site for approval.

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

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

30. Details of the boiler facility serving the heat and hot water loads for all of the approved medical building and its associated infrastructure, shall be submitted to and approved by the Local Planning Authority 3 months prior to any works commencing on site. The details shall include:

a) location of the energy centre in the building;

- b) specification of equipment, including confirmation that the boiler facility shall deliver all the sites heating and hot water loads;
- 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 the area wide network (serving the whole of the St Ann's site). This shall include 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 approved Environmental Management Plan, dated Jan 2018, Version E, by Vinci Construction. Any alterations should be presented with justification and new standards for approval by the Council.

The boiler facility and infrastructure shall be delivered in accordance with the details so approved, installed and operational prior to occupation of the development and shall be maintained until the development is connected to the St Ann's heat network. At this point this equipment will be decommissioned and all heating and hot water loads will be delivered by the St Ann's area wide heating network.

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.

31. The developer will submit for approval an overheating model and report. The dynamic thermal model will assess the overheating risk (using future weather temperature projections - 2030 and 2050), and report will demonstrate how the risks have been mitigated and removed through design solutions.

This should be submitted to and approved in writing by the Local Planning Authority prior to any works commencing on site and any measures shall be operational prior to the operation of the development.

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

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

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

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

Reason: London Plan Policy 5.9 and Local Plan 2017 Policy SP04 and in the interest of adapting to climate change and to secure sustainable development.

32. The roof plant and any associated equipment shall be so designed to achieve a noise level of no less than 5dB below existing background noise level ($L_{A90\ 15mins}$) when measured 1 metre external ($L_{Aeq\ 15mins}$) from the nearest residential or noise sensitive premises.

Reason: To protect the amenity of neighbouring occupiers.

33. Prior to the commencement of works to the sub-station building hereby approved details shall be submitted to the Local Planning Authority for its written approval demonstrating the dimensions and material finish of that building, including any ancillary additional structures associated with it. Once approved, the building shall be constructed in accordance with the approved plans and retained as such thereafter.

Reason: In the interests of visual amenity consistent with Policy 7.6 of the London Plan 2016 and Policy SP11 of the Haringey Local Plan 2017.

INFORMATIVES

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

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

INFORMATIVE: The applicant must seek the advice of the Metropolitan Police Service Designing Out Crime Officers (DOCOs). The services of MPS DOCOs are available free of charge and can be contacted via docomailbox.ne@met.police.uk or 0208 217 3813.

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(s).

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: 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: Any piling or foundations should be as shallow as possible (ideally within the London Clay) to minimise the risk of creation of preferential pathways into the chalk aquifer where the groundwater is abstracted for public supply.

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

INFORMATIVE: The development of this site is likely to damage heritage assets of archaeological and historical interest. The applicant should therefore submit detailed proposals in the form of an archaeological project design. The design should be in accordance with the appropriate English Heritage guidelines.

INFORMATIVE: The development of this site is likely to damage structural remains. The applicant should therefore submit detailed proposals in the form of a project design for building recording. The design should be in accordance with the appropriate English Heritage guidelines.

SECTION 106 HEADS OF TERMS

- 1) Considerate Contractors Scheme
- 2) Connection to a Future Energy Centre
 - The applicant shall undertake best endeavours to ensure that this building connects to the area wide heating network which is proposed for the whole of the St Ann's Hospital site
- 3) Jobs for Haringey
 - a. Not less than 20% of the onsite workforce employed during the construction of the Development to comprise of the residents of the London Borough of Haringey;
 - b. That 20% to undertake appropriate training;
 - c. The developer shall agree with the Council to a proportion (up to a maximum of 10%) of construction jobs being undertaken as apprenticeships – a payment of £1,500 per apprentice placement would be required and apprentices shall be paid London minimum wage;
 - d. To provide the Council with information to enable the effective implementation of the above;
 - e. All of the above are to be followed unless practical considerations dictate otherwise.

- 4) Revised Travel Plan including Monitoring
 - Within three months of the development first being occupied the applicant is required to:
 - appoint a co-ordinator
 - submit the Travel Plan and have it approved by the Council;
 - pay the monitoring contribution of £3,000.
 - Conduct annual reviews of the Travel Plan and amend the Plan as may be reasonably required by the Council
 - To comply with the Travel Plan during the lifetime of the development.
- 5) Carbon Offsetting
 - a. The proposed PV solar panels shall deliver 19 kWp of energy to the site;
 - b. Should the agreed target not be able to be achieved on site through energy measures as set out in the afore mentioned strategy, then any shortfall should be offset at the cost of £1,800 per tonne of carbon plus a 10% management fee.

194. NEW ITEMS OF URGENT BUSINESS

None.

CHAIR: Councillor Natan Doron

Signed by Chair

Date

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Planning Sub Committee 11th, June 2018.

SUPPLEMENTARY REPORT FOR ITEM 7A considered at Planning Sub Committee held on Monday, 12th JUNE, 2017, 7.30pm.

UPDATE FOR CONSIDERATION AT PLANNING SUB-COMMITTEE Item No.

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS

Reference No: HGY/2016/4095

Ward: White Hart Lane

Address: St John's Church and Hall Acacia Avenue N17 8LR

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

Applicant: Mr Mark Hayes

Ownership: Private

Case Officer Contact: Gareth Prosser

Date received: 05/12/2016 Last amended date: 24.05.2018

Drawings Numbers: Drawing number of plans: 289 / P2 / 01, 289 / P2 / 02, 289 / P2 / 03, 289 / P2 / 04, 289 / P2 / 05 Rev D, 289 / P2 / 06 Rev B, 289 / P2 / 07 Rev B, 289 / P2 / 08 Rev B, 289 / P2 / 09, 289 / P2 / 10 Rev B, 289 / P2 / 11 Rev B, 289 / P2 / 101 Rev C, 289 / P2 / 102 Rev C, 289 / P2 / 103, 289 / P2 / 201 Rev C, 289 / P2 / 202 Rev C, 289 / P2 / 203 Rev B, 289 / P2 / 204 Rev C, 289 / P2 / 205 Rev C, 289 / P2 / 301 Rev C, 289 / P2 / 302 Rev C, 289 / P2 / 400 Rev C, 289 / P2 / 401 Rev B, Heritage Statement Rev A, Design, Access and Supporting Statements dated 02.12.16.

1. BACKGROUND

- 1.1 This item was presented to the planning sub-committee on Monday, 12th June, 2017. The committee resolved to Grant Planning Permission, subject to conditions and the completion of a section 106 legal agreement.
- 1.2 Prior to the signing of the section 106 agreement an application for listing the church on the site was submitted to Heritage England. The church was awarded Grade II listing under the Planning (Listed Buildings and Conservation Areas) Act 1990 for its special architectural interest on 30th January 2018.

- 1.3 As the church is now a listed building, the Local Planning Authority must now consider the application against the Planning (Listed Buildings and Conservation Areas) Act 1990 and relevant heritage policy, hence it being referred back to Planning sub-committee.
- 1.4 The consideration of the scheme in its new context as adjacent and attached to a listed building has led to revisions being required in order to safeguard its value as a listed building. These revisions are now being reported to committee. This supplementary report to the original committee report (attached) outlines the amendments to the proposal and the subsequent heritage considerations.

2. PROPOSED AMENDMENTS

1. The proposed Vicarage and 4 bedroom house at the west end of the development have been set back from the front to be in line with the first buttress of the church with full height windows introduced on the north and south facades of the proposed meeting rooms.
2. The stepping up of the rear residential development from the proposed 3 bedroom houses going east, on both the north and south sides of the church, has been made level by the adjustment of parapet levels.
3. The third floor of the rear residential apartment block has been increased in bulk to accommodate 2no. 3 bedroom flats with the previously proposed Assessable Flats moved onto a lower level of the building.

The percentage of affordable housing increases slightly, now at 53%, and the tenure has been revised as part of the section 106 negotiations to 6 x 'London Affordable Rent' units and 11 x 'Intermediate Rent' units, replacing the previous provision of 6 'shared ownership' units and 10 'intermediate rent'.

3. HERITAGE CONSERVATION

- 3.1 The building is statutorily listed Grade II under the Planning (Listed Buildings and Conservation Areas) Act 1990 for its special architectural interest - List Entry No. 1451762 dated 30th January 2018.
- 3.2 Summary: Designed by the firm of Seely and Paget in a mixture of Classical and Moderne styles and built in 1939, it is Grade 2 listed for the following principle reasons:
- 3.3 "an interesting mixture of Classical and Moderne styles, use of good quality materials, technological innovation for its use of concrete parabolic arches, and degree of completeness. It is comparable in date, quality and survival with other listed churches by Seely and Paget.

4. MATERIAL PLANNING CONSIDERATIONS

- 4.1 In addition to the material planning considerations set out in paragraph 6 of the report to the Sub-Committee dated 12 June 2017, the following are further material considerations –
- i) Impact on the setting of a listed building; and
 - ii) The Planning Sub-Committee's resolution on 12 June 2017 to grant planning permission subject to a section 106 agreement being signed.
- 4.2 The impact on the setting of a listed building is discussed within this supplementary report.
- 4.3 There is a legal requirement on the Sub-Committee to ensure that its decisions are consistent. Therefore the Sub-Committee should have regard to its previous decision and focus on the changes that have occurred since; principally the listing of the church and the impact on its setting and give reasons for any departure from its previous decision.

5. CONSULTATION SUMMARY

5.1 CONSERVATION OFFICER RESPONSE

- 5.2 The residential development at the rear of the building is not considered subordinate to the church and will affect the setting of the building causing some harm to its significance. Additionally, views of the church will be restricted or blocked entirely from some surrounding streets. This harm has been partially mitigated by design changes.
- 5.3 The extension to the front of the church building and the two houses proposed at either side will cause some harm to significance through their effect on the building's setting, and by partly obscuring the front elevation of the church. Design changes have mitigated this harm to an extent.
- 5.4 Overall, the proposed development will cause less than substantial harm to the significance of the building and its setting and there are some heritage benefits to the proposal that partially outweigh that harm.

6. QUALITY REVIEW PANEL (QRP) RESPONSE

- 6.1 The revised scheme was presented to members of the panel for comment.
- 6.2 In the panel's view, successful resolution of these two issues (sliding the flanking buildings back by one bay and simplifying the stepping of the roofline to the flank of the rear apartment building) will sufficiently mitigate the potential harm to the exterior and front of the listed church, taken together with the wider community benefits of the development.

- 6.3 As outlined in detail at the previous review (by the QRP - April 2017), the panel reiterates that the quality of the design details and construction methods and maintenance regimes are critically important to the success of the project.
- 6.4 The panel offer their support for the proposals, subject to the two amendments outlined above. It is confident that the project team will be able to address the detailed issues identified above, in consultation with Haringey officers.

7. POLICY AND LEGAL BACKGROUND

- 7.1 Section 66 of the Act contains a general duty as respects listed buildings in exercise of planning functions. Section 66 (1) provides: "In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."
- 7.2 The Barnwell Manor Wind Farm Energy Limited v East Northamptonshire District Council case tells us that "Parliament in enacting section 66(1) intended that the desirability of preserving listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given "considerable importance and weight" when the decision-maker carries out the balancing exercise."
- 7.3 The judgment in the case of the Queen (on the application of The Forge Field Society) v Sevenoaks District Council says that the duty in Section 66 Listed Buildings Act does not allow a Local Planning Authority to treat the desirability of preserving listed buildings as a mere material consideration to which it can simply attach such weight as it sees fit. If there was any doubt about this before the decision in Barnwell, it has now been firmly dispelled. When an authority finds that a proposed development would harm the setting of a listed building, it must give that harm considerable importance and weight. The authority's assessment of likely harm to the setting of a listed building remains a matter for its own planning judgment but subject to giving such harm the appropriate level of weight and consideration. As the Court of Appeal emphasized in Barnwell, a finding of harm to the setting of a listed building gives rise to a strong presumption against planning permission being granted. The presumption is a statutory one, but it is not irrefutable. It can be outweighed by material considerations powerful enough to do so. An authority can only properly strike the balance between harm to a heritage asset on the one hand and planning benefits on the other if it is conscious of the strong statutory presumption in favour of preservation and if it demonstrably applies that presumption to the proposal it is considering 6.8 In short, there is a

requirement that the impact of the proposal on the heritage assets be very carefully considered, that is to say that any harm or benefit needs to be assessed individually in order to assess and come to a conclusion on the overall heritage position. If the overall heritage assessment concludes that the proposal is harmful then that should be given "considerable importance and weight" in the final balancing exercise having regard to other material considerations which would need to carry greater weight in order to prevail.

- 7.4 London Plan Policy 7.8 seeks that development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail. London Plan Policy 7.9 seek to restore at risk heritage assets through regeneration.

- 7.5 Policy SP12 of the Local Plan seeks to maintain the status and character of the borough's conservation areas. Policy DM6 continues this approach and requires proposals affecting conservation areas and statutory listed buildings, to preserve or enhance their historic qualities, recognise and respect their character and appearance and protect their special interest. Policy indicates that heritage assets should be put to viable uses consistent with their conservation, including through the adaptive re-use of vacant historic buildings, reinstating street frontages and historic street patterns, wherever possible.

- 7.6 Paragraph 129 of the National Planning Policy Framework (NPPF) states that the LPA should assess the particular significance of any heritage asset that may be affected by the development. Paragraph 131-2 states that the LPA should take account of the desirability of sustaining and enhancing the significance of heritage assets and that great weight should be given to their conservation. Paragraph 133 sets out that where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

- 7.7 Paragraph 134 of the NPPF sets out that where a development proposal will lead to less than substantial harm to the significance of the designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use

8.0 ASSESSMENT OF SIGNIFICANCE

- 8.1 The Church of St John the Baptist is a Grade II Listed Building, which was designated on 30 January 2018. The church was built in 1939 to the designs of Seely and Paget, and was listed principally for its architectural interest: specifically the 'interesting mix of classical and modern styles, use of good

quality materials, technological innovation for its use of concrete parabolic arches, and degree of completeness’.

- 8.2 Much of the significance of the church resides in its interior space, defined by innovative concrete parabolic transverse arches with plain white painted walls. The church has a T shaped plan. Externally, the principle elevation at the west end features a pedimented gable and a copper semi-dome supported on four Tuscan columns, which encloses a stone statue of St John the Baptist. The north and south elevations feature metal clerestory windows and exposed concrete parabolic arches that allow the structure of the church to be read. Architectural interest to the north and south elevations is largely confined to the upper storeys.

Setting of the church

- 8.3 The church is situated on slightly raised open ground with the Great Cambridge Road to the west and an open recreation ground to the east, allowing for complete views of the building from north, south and west. It is not part of an asset grouping, or within a conservation area. Surrounding buildings are generally subordinate in scale giving views of the church from the immediate area greater impact, especially the principle (west) elevation. A redundant boiler room is attached to the east face of the building, which is of little or no significance.

Assessment of Impact

- 8.4 The residential development at the rear of the building is not considered subordinate to the church and will affect the setting of the building causing some harm to its significance. Additionally, views of the church will be restricted or blocked entirely from some surrounding streets. The harm is mitigated somewhat because the main mass and height of the new building is located to the rear of the church while the western ‘wings’ of the new building, which approach the listed church have been reduced in height to two storeys (following listing) so that they do not completely obscure the form of the church, or the architectural interest visible on the north and south elevations.
- 8.5 The extension to the front of the church building and the two houses proposed at either side will cause some harm to significance through their effect on the building’s setting, and by partly obscuring the front elevation of the church. The two houses have been moved towards the rear (east) of the site by one bay to ensure they appear subordinate to the church, and do not obscure the form and architectural features of the church building. This mitigates their impact on the significance of the building considerably. The new additions are considered generally sympathetic in design to the original building.

- 8.6 Overall, the proposed development will cause less than substantial harm to the significance of the building and its setting, and this should be balanced against heritage benefits of the proposed development, as required by statute and NPPF policies. Heritage benefits resulting from the proposed development are as follows:
- Extensions and internal alterations to the listed building, as well as maintenance work enabled by the development, will ensure the preservation of the listed building and its most significant features (including the most significant elements of the interior) and its continued use as a church.
 - There will be some improvements to the setting of the building, which address the existing poor relationship to the street and lack of landscaping.
- 8.7 Paragraph 134 of the NPPF states that where a proposal will lead to less than substantial harm to the significance of a designated heritage asset, such harm should be weighed against the public benefits of the proposal, including its optimum viable use. This should be read in conjunction with the first part of paragraph 132, which states that when considering the impact of a proposal on the significance of a designated heritage asset, “great weight” should be given to the asset’s conservation. This wording reflects the statutory duty in sections 16 (2), and 66(1). Paragraph 132 also states that “Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.”
- 8.8 In the Barnwell Manor case, the Court of Appeal held that in enacting section 66(1) (and section 16 (2)), Parliament intended that the desirability of preserving the settings of listed buildings should not simply be given careful consideration but “considerable importance and weight” when carrying out the balancing exercise. This gives rise to a strong statutory presumption against granting planning permission for development which would cause harm to the settings of listed buildings. Even where the harm would be “less than substantial” the balancing exercise cannot ignore the overarching statutory duty imposed by section 66(1) and section 16 (2).
- 8.9 The refurbishment of the church in order to preserve the structure and ensure its continued use as a community church is a considerable heritage benefit, and the scheme will provide some limited benefits to the setting of the building. The new developments that will enable this have been carefully designed to be sympathetic to the original building and mitigate as far as possible any adverse impact on the significance of the building and its setting. However, the scale of the proposed additions, their proximity to the listed

building, and their cumulative impact on the setting of the church will cause some harm to the significance of the building and its setting that is partially but not completely outweighed by heritage benefits.

- 8.10 Having given “special regard to the desirability of preserving” the significance of the listed building and its setting as per council’s statutory duty under sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act, 1990, officers conclude that the development will cause less than substantial harm to the significance of the asset. This should be weighed against the public benefits of the proposal as required by NPPF 134.

Public Benefits

- 8.11 The proposal provides 32 new residential units overall, consisting of:
- 22 new build residential units to church site
 - 10 new build residential units to Acacia Avenue
 - 53% Affordable (6 x London Affordable Rent Units and 11 x Intermediate Rent Units)
 - Mix of 1, 2, 3, and 4 bedroom accommodation over 2 - 4 storeys

In addition, the proposal;

- Provides potential to increase the use of the church as a community facility.
- Safeguards the future of the listed structure

9. CONCLUSION:

- 9.1 Officers conclude that on balance, the heritage benefits of the proposal would partially but not completely outweigh the harm identified. In such cases additional public benefits beyond heritage conservation should be considered. In this case these are judged to be substantial and include the provision of housing (including 53% affordable housing) for which there is a need in the locality as well the potential to increase the possible use of the church as a community facility. The proposal will include economic benefits that will improve the vitality of the White Hart Lane ward and create employment.
- 9.2 The scheme therefore makes a significant contribution to the delivery of the Local Plan, which seeks to meet Haringey’s strategic aspirations and the wider regeneration of the borough. The heritage conservation impacts of the proposal are acceptable.
- 9.3 The report to Planning sub-committee on 12th June 2017 is appended. The amendments have no greater impact on other matters previously assessed (including amenities of nearby residential properties, transport and design and sustainability issues).

- 9.4 The latest round of consultation does not expire until after the Planning sub-Committee meeting, therefore it is recommended that the Committee delegate the issuing of the decision to officers subject to no new material considerations being raised between now and the expiry of the publicity period.

10.0 RECOMMENDATION

That Members delegate authority to the Head of Development Management or Assistant Director for Planning to GRANT PLANNING PERMISSION subject to conditions and subject to a S106 Legal Agreement and the expiry of the publicity period.

Appendix 1: Conservation Officer Comments (Full).

Application Ref: HGY/2016/4095

Location: Church of St John the Baptist, Great Cambridge Rd

Proposal:

Planning Permission for: Remodelling and extension to existing church. Demolition and replacement of existing hall on church site with new community facility / nursery. Proposed 22 new build residential units to church site and 10 new build residential

units to Acacia Avenue site with a mix of 1, 2, 3, and 4 bedroom accommodation over 2 - 4 storeys. (Affecting Listed Building).

Officer: Gareth Prosser

COMMENTS:

Assessment of Significance:

The Church of St John the Baptist is a Grade II Listed Building, which was designated on 30 January 2018. The church was built in 1939 to the designs of Seely and Paget, and was listed principally for its architectural interest: specifically the 'interesting mix of classical and modern styles, use of good quality materials, technological innovation for its use of concrete parabolic arches, and degree of completeness'.

Much of the significance of the church resides in its interior space, defined by innovative concrete parabolic transverse arches with plain white painted walls. The church has a T shaped plan. Externally, the principle elevation at the west end features a pedimented gable and a copper semi-dome supported on four Tuscan columns, which encloses a stone statue of St John the Baptist. The north and south elevations feature metal clerestory windows and exposed concrete parabolic arches that allow the structure of the church to be read. Architectural interest to the north and south elevations is largely confined to the upper storeys.

Setting of the church

The church is situated on slightly raised open ground with the Great Cambridge Road to the west and an open recreation ground to the east, allowing for complete views of the building from north, south and west. It is not part of an asset grouping, or within a conservation area. Surrounding buildings are generally subordinate in scale giving views of the church from the immediate area greater impact, especially the principle (west) elevation. A redundant boiler room is attached to the east face of the building, which is of little or no significance. . An earlier church hall by Sir Charles Reilly (dating from 1925) is situated to the east of the church. This is not contemporary with, or in the same style as the church, and does not make a considerable contribution to the setting of the listed building.

Proposed development

The building, while structurally sound, is in need of significant renovations. The stated aim of the proposed development is to refurbish the church to create a sustainable 'mission hub' financed through enabling residential development at the rear of the site. The main elements of the scheme likely to have an impact on the significance of the listed building are as follows:

- Enabling residential development at the rear of the site: A new building that wraps around the east of the church - it is four storeys in height at the east of the site, stepping down to two storeys to allow views of the north and south elevations of the church. There is significant impact on the setting of the church and views of the building from adjacent streets. The simple modern design is sympathetic to the church building in materiality, and aims to create a 'neutral backdrop' to the church building.
- Extension to the principle (east) elevation of the church flanked on each side by two storey houses: A ground floor extension of the church's secondary spaces, which is somewhat sympathetic to the architectural characteristics and materiality of the existing elevation. Extensive glazing aims to allow the church to be visible behind and above the addition, with a central oval roof light to allow views of the prominent statue when moving through the porch area. The two storey houses are a contemporary echo of the church's gabled façade. Taken together, these elements have considerable impact on the integrity of the church's principle elevation. The proposal has been revised to move both houses back from the front of the church revealing one bay of the church structure on either side. This mitigates the impact considerably as the houses are perceived as subordinate to the church building, and the mass, structure and architectural details of the church are not obscured at the front elevation.
- Renovations to the existing church building and reconfiguration of the internal church space to ensure its suitability for continued use: While internal works are not the subject of this planning application, they are a key element of the overall scheme and provide heritage benefits which should be weighed against harm caused by the proposals. The principal space within the nave of the church will remain substantially unaltered, with minimal interventions to ensure accessibility. New openings at ground floor level to connect the nave with newly created spaces will have a small negative impact on significance. However, the north and south church elevations have little significance at ground floor level. In combination with the ground floor extension, internal renovation works should ensure the sustainable continued use of the space and preservation of the building, and are considered an enhancement.
- Demolition of redundant boiler room facilities and chimney attached to the east elevation of the church to provide secure external amenity space: This element is considered to be of limited or no significance, and there is no objection in principle to its demolition.

Assessment of Impact

The residential development at the rear of the building is not considered subordinate to the church and will affect the setting of the building causing some harm to its

significance. Additionally, views of the church will be restricted or blocked entirely from some surrounding streets. The harm is mitigated somewhat because the main mass and height of the new building is located to the rear of the church while the western 'wings' of the new building, which approach the listed church have been reduced in height to two storeys (following listing) so that they do not completely obscure the form of the church, or the architectural interest visible on the north and south elevations.

The extension to the front of the church building and the two houses proposed at either side will cause some harm to significance through their effect on the building's setting, and by partly obscuring the front elevation of the church. The two houses have been moved towards the rear (east) of the site by one bay to ensure they appear subordinate to the church, and do not obscure the form and architectural features of the church building. This mitigates their impact on the significance of the building considerably. The new additions are generally sympathetic in design to the original building.

Overall, the proposed development will cause less than substantial harm to the significance of the building and its setting, and this should be balanced against heritage benefits of the proposed development, as required by statute and NPPF policies. Heritage benefits resulting from the proposed development are as follows:

- Extensions and internal alterations to the listed building, as well as maintenance work enabled by the development, will ensure the preservation of the listed building and its most significant features (including the most significant elements of the interior) and its continued use as a church.
- There will be some improvements to the setting of the building, which address the existing poor relationship to the street and lack of landscaping.

Paragraph 134 of the NPPF states that where a proposal will lead to less than substantial harm to the significance of a designated heritage asset, such harm should be weighed against the public benefits of the proposal, including its optimum viable use. This should be read in conjunction with the first part of paragraph 132, which states that when considering the impact of a proposal on the significance of a designated heritage asset, "great weight" should be given to the asset's conservation. This wording reflects the statutory duty in sections 16 (2), 66(1) and 72(1). Paragraph 132 also states that "Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification."

In the Barnwell Manor case, the Court of Appeal held that in enacting section 66(1) (and section 16 (2)), Parliament intended that the desirability of preserving the settings of listed buildings should not simply be given careful consideration but "considerable importance and weight" when carrying out the balancing exercise. This

gives rise to a strong statutory presumption against granting planning permission for development which would cause harm to the settings of listed buildings. Even where the harm would be “less than substantial” the balancing exercise cannot ignore the overarching statutory duty imposed by section 66(1) and section 16 (2).

The refurbishment of the church in order to preserve the structure and ensure its continued use as a community church is a considerable heritage benefit, and the scheme will provide some limited benefits to the setting of the building. The new developments that will enable this have been carefully designed to be sympathetic to the original building and mitigate as far as possible any adverse impact on the significance of the building and its setting. However, the scale of the proposed additions, their proximity to the listed building, and their cumulative impact on the setting of the church will cause some harm to the significance of the building and its setting that is partially but not completely outweighed by heritage benefits.

Having given “special regard to the desirability of preserving” the significance of the listed building and its setting as per council’s statutory duty under sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act, 1990, it is my conclusion that the development will cause less than substantial harm to the significance of the asset. This should be weighed against the public benefits of the proposal as required by NPPF 134.

CONCLUSION:

1. I conclude that on balance, the heritage benefits of this proposal partially but not completely outweigh the less than substantial harm caused by the new development, which should be weighed against other public benefits

Lucy Morrow, Conservation Officer

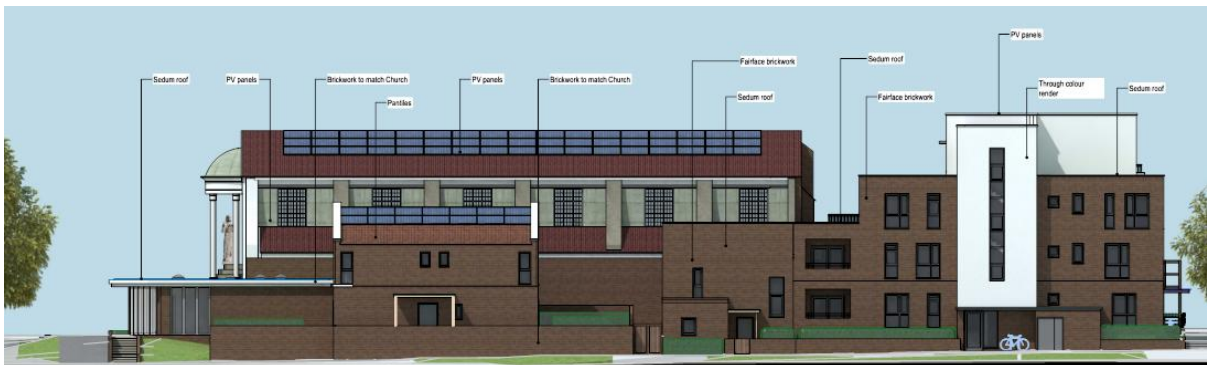
29th May 2018

Appendix 2: Revised Drawings

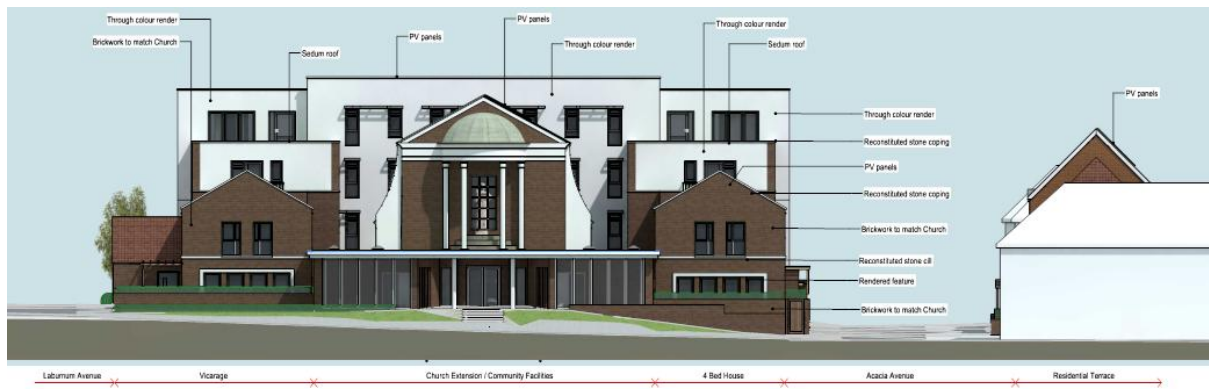
Revised Ground floor plan as proposed.



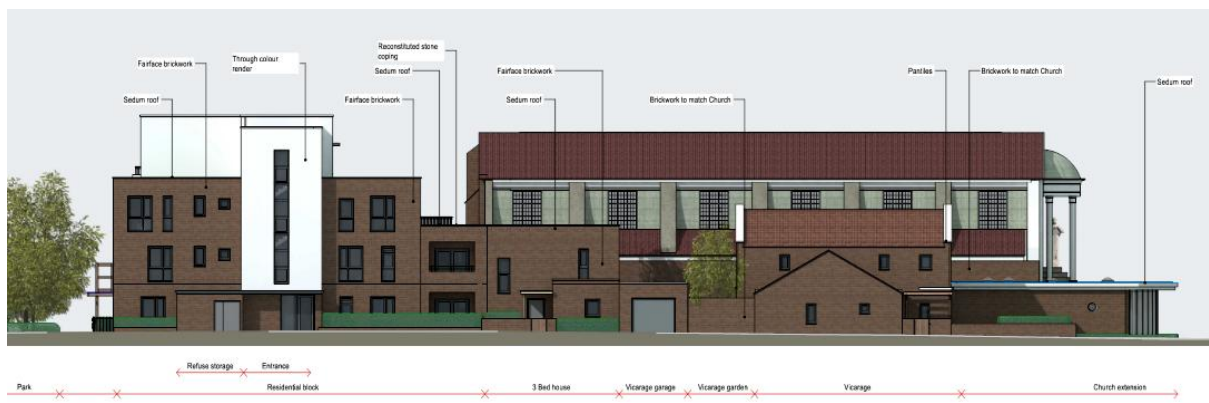
Revised south elevation as proposed.



Revised west elevation plan as proposed.



Revised north elevation plan as proposed.



Revised east elevation plan as proposed.



Revised massing study as proposed.





Appendix 3: Quality Review Panel (QRP) Report.

Planning Sub Committee. Item No.

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS

Reference No: HGY/2016/4095

Ward: White Hart Lane

Address: St John's Church and Hall Acacia Avenue N17 8LR

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

Applicant: Mr Mark Hayes

Ownership: Private

Case Officer Contact: Gareth Prosser

Date received: 05/12/2016 **Last amended date:** 28.02.2017

Drawing number of plans: Please see supplementary report.

1.1 This is a major application.

1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

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

2. RECOMMENDATION

- 2.1 That the Committee resolve to GRANT planning permission and that the Head of Development Management is authorised to issue the planning permission and impose conditions and informatives subject to the signing of a section 106 Legal Agreement providing for the obligation set out in the Heads of Terms below.
- 2.2 That the section 106 legal agreement referred to in resolution (2.1) above is to be completed no later than 31.04.2017 or within such extended time as the Head of Development Management or the Assistant Director Planning shall in her/his sole discretion allow; and
- 2.3 That, following completion of the agreement(s) referred to in resolution (2.1) within the time period provided for in resolution (2.2) above, planning permission be granted in accordance with the Planning Application subject to the attachment of the conditions.
- 2.4 Delegation to amend

Conditions

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

Informatives

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

Legal Agreement Heads of Terms:

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

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

- (i) There has not been any material change in circumstances in the relevant planning considerations, and
- (ii) The further application for planning permission is submitted to and approved by the Assistant Director within a period of not more than 12 months from the date of the said refusal, and
- (iii) The relevant parties shall have previously entered into the agreement contemplated in resolution (1) above to secure the obligations specified therein.

CONTENTS

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

APPENDICES:

- Appendix 1: Consultation Responses
- Appendix 2: Plans and images
- Appendix 3: Quality Review Panel Notes

3.0 PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

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

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

3.1.3 The proposed works are as follows:

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

3.2 Site and Surroundings

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

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

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

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

3.4 Relevant Planning and Enforcement history

No relevant history

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

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

The following responses were received:

Internal:

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

External:

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

5. LOCAL REPRESENTATIONS

5.1 The following were consulted:

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

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

No of individual responses:

Objecting: 3
Supporting: 0
Others: 0

5.3 The following local groups/societies made representations:

- None

5.4 The following Councillor made representations:

- None

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

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

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

5.6 The following issues raised are not material planning considerations:

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

6 MATERIAL PLANNING CONSIDERATIONS

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

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

6.2 Principle of the development

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

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

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

6.3 Affordable Housing

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

Dwelling mix and Tenure

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

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

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

6.4 Design and Density

- 6.4.1 Local Plan Policy SP11 states that all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. Development shall be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity which is supported by London Plan Policies 7.4 and 7.6. Policy DM1 'Delivering High Quality Design' of the Development Management DPD pre-submission version 2016 continues this approach and requires development proposals to relate positively to their locality
- 6.4.2 The architectural composition, taking reference from the fine church interior, seeks to frame and enhance the setting of the church, whilst respecting the predominant scale and outlook of the surrounding residential properties and adjacent playing field. The residential blocks (with community use as ground floor within the rear block) 'wraps' around the existing structure.

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

St John's Church

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

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

- 6.4.10 The proposed flats wrap around the church and are of varying heights and scale, with two storey pitched roof units to the front of the site (including a new vicarage), rising to 3-4 storeys at the rear. A new solely residential block of three storeys would also be located on the south side of Acacia Road. The design officer approves of the proposed palette of materials including three brick types, metal cladding, render, powder coated aluminium, Pantile and cast aluminium which breaks up the visual massing of each of the structures whilst also adding interest and a more domestic appearance to the development. In addition Sedum is proposed in some areas of the roof, softening the appearance of the development when viewed from upper storeys as well as adding to the sustainability of the development. As stated, the proposal has been subject to pre-application advice and various changes have been implemented at the request of the Haringey's Design Officer and the Quality Review Panel. In particular, the highest part of the residential development east of the church have been relocated to the centre of the site, amenity space on terraces has been split into smaller areas and the extensions to the front have been made as transparent as can be reasonably expected
- 6.4.11 Overall, the proposal is considered 'modest, of appropriate height, bulk and density, entirely in keeping with the character of the surrounding streets and sympathetic to the existing church building' (as stated by the Council's Design Officers), as well as 'providing very high quality, much needed, new residential accommodation, particularly notable for the thoughtfully laid out design, clarity of entrances from the public realm and high quality private amenity space'.
- 6.4.12 The improvements to the church itself, including more and better quality community spaces and a better entrance, are in an appropriate context, embedding the church in urban form whilst still maintaining its distinctiveness, visibility and status as a landmark on the major road it faces and within its surrounding community. The pattern of proposed development will improve the enclosure and legibility of surrounding streets and contribute to the opportunity to improve the square/open space to the east, which could become a much more attractive and beneficial local public amenity space.

Church Hall

- 6.4.13 The applicant proposes to demolish and replace the existing and vacant Church Hall to the rear of the church, due largely to the poor condition of the building which is not currently fit for community use. The applicant states that the cost of repair exceeded funds available. Consideration was given to refurbishment and alteration but the potential costs are considered too high. The building has been closed for three years.

- 6.4.14 The Quality Review Panel considers that the building has character but recognise the poor state of repair. The applicant has conducted a survey (a requested by the Panel) of the site which details 'evidence of significant disrepair', particularly to the reinforced concrete lintels and external walls.
- 6.4.15 Whilst the character of the building is recognised, the hall is neither listed, locally listed nor situated within a conservation area. Given that the building is not subject to the above designations, consideration has been given to the value of the proposed development in terms of the provision of much needed housing and the enhancement of community facilities. In this respect the public benefits of the proposal is considered to outweigh the loss of the unlisted structure. This aspect of the application is therefore considered to support Local Plan Policy SP1, which sets out the council's strategic vision to provide up to 8,200 new homes by 2026, which aligns with the aspirations of Policy SP2 and emerging Policy DM10 of the Development Management, Development Plan Document (pre submission version January 2016).
- 6.4.16 Therefore, due to the proposed provision of housing and the retention and extension of community uses on the site the demolition is accepted. The replacement would augment the Borough's housing stock and enhance the existing community facility on site in accordance with, Local Plan Policies SP0, SP1 and SP2 and Policies DM10, DM11 and DM13 of the Development Management DPD pre-submission version 2016 and London Plan Policies 3.3 and 3.16

Density

- 6.4.17 The density is relevant to whether the amount of development proposed is appropriate for a site. London Plan Policy 3.4 notes that the appropriate density for a site is dependent on local context and character, its location and accessibility to local transport services. Policy 3.4 and Local Plan Policy SP2 require new residential development to optimise housing output for different types of location taking account of the guidance set out in the Density Matrix of the London Plan.
- 6.4.18 The site red line site area is 0.4 hectares, the surrounding area is considered to be suburban, and the site has a PTAL of 3. The density proposed is 80 units per hectare (32 units /0.4 Ha) and 240 (96/ 0.4) habitable rooms per hectare which complies with the 40–80 u/ha and 150–250 hr/ha set out in the London Plan 2016. Therefore, it is considered that the scheme does not constitute an overdevelopment on the site and the quantum of units proposed is acceptable in its local setting, subject to all other material planning considerations being met.
- 6.4.19 For the above reasons, the proposal is considered in accordance with policies SPG1a 'Design guidance' in accordance with the expectations of the NPPF, saved UDP Policy UD3, emerging policy DM1 'Delivering High Quality Design' of

the Development Management DPD pre-submission version 2016 and London Plan Policies 7.4 and 7.6, Local Plan Policy SP11.

Deferral

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

6.4.21 Main Design Changes / revisions

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

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

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

6.4.24 Massing, configuration and architectural expression

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

6.4.25 Conclusion of the Quality Review Panel

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

6.4.26 Officers note QRP support for both the principle and design changes made to the proposal. The proposed changes to the parapet wall have been undertaken by

the applicant and amended plans submitted. The Panel were asked to clarify their position on the number and type of materials proposed including a section of external render towards the rear of the building. The panel were supportive of the proposed materials subject to detailing of parapets being provided. In response to the above comments the following additional condition has been imposed as part of the recommendation.

6.5 Impact on the amenity of adjoining occupiers

- 6.5.1 The London Plan 2016 Policy 7.6 *Architecture* states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. Saved Policy UD3 of the UDP also requires development not to have a significant adverse impact on residential amenity in terms of loss of daylight, or sunlight, privacy overlooking, aspect noise, pollution and of fume and smell nuisance. Policy DM1 of the Development Management Plan DPD pre-submission version 2016 'Delivering High Quality Design' continues this approach and requires developments to ensure a high standard of privacy and amenity for its users and neighbours.
- 6.5.1 A significant bulk of the proposed residential units and new hall/nursery will be located to the rear of the existing church and away from the busy and heavily trafficked Great Cambridge Road. The above constitutes the largest section of the development at 3-4 storeys (with the fourth storey being a recessed floor). This section of the development faces east onto the existing green space with the majority of windows facing this undeveloped section of land, and thus not having a significant impact on the existing properties located at the opposite end of the green.
- 6.5.2 The side elevations and remainder of development wrapping around the existing church forms a street frontage to the otherwise poorly defined edges of the south side of Laburnum Avenue and the north side of Acacia Avenue. Whilst these areas contain glazing over predominantly two to three storeys this is located a streets width away from the opposing properties along the aforementioned streets. In the case of the Acacia Avenue, the majority of the development would face the relating residential infill site which forms part of this application. Accordingly the development of the church site is not considered to have a significant, detrimental impact on the amenity of the surrounding properties.
- 6.5.3 More significantly, a purely residential block is proposed on the currently vacant land at the western end of Acacia Avenue. The proposal would complete the south side of the street and complete the 'back to back' development between Acacia Avenue and White Hart Lane. Three objections have been received from properties facing White Hart Lane which back onto the gardens of the proposed block. In particular residents have objected to the loss of daylight and overshadowing and expressed concerns regarding loss of privacy and overlooking. The proposed dwellings whilst being 2-4 storeys high would be

located approximately 24m from the rear of the objecting properties at No's 358, 360 and 362 White Hart Lane, with the rear gardens of each development separating them. Given this distance and the proposed 'back to back' arrangement which is typical of the surroundings, there would be no material loss of amenity experienced by existing residents. Notwithstanding, some level of inter-visibility between properties is to be expected in an urban context.

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

6.5.5 Living Conditions of future occupants

- 6.5.6 London Plan 2015 Policy 3.5 'Quality and Design of Housing Developments' requires the design of all new housing developments to enhance the quality of local places and for the dwelling in particular to be of sufficient size and quality. The standards by which this is measured are set out in the Mayor's Housing Standards Minor Alterations to the London Plan March 2016. The greater emphasis on securing high quality housing across London has been translated into Haringey Local Plan Policies SP2 and SP11 and Policy DM12 of the Development Management, Development Plan Document (pre-submission version Jan 2016).
- 6.5.7 The application is supported by Haringey's Design Officer who states that the standard of residential accommodation proposed is 'very high quality.....particularly notable for the thoughtfully laid out design, clarity of entrances from the public realm and high quality private amenity space'.
- 6.5.8 The layout of the proposed development arises from the retention of natural light through the clerestory windows into the church, distances between windows of habitable rooms both within the development and from the development to neighbouring properties in Acacia Avenue and Laburnum Avenue whilst reinforcing the streetscape. The established building line with respect to the Acacia Avenue site, and also the distances to neighbouring properties.
- 6.5.9 Each residential property on site A (Church site) has its own amenity space as well as access to a communal roof garden and the public open space to the east of the development. Similarly, each residential property on site B (Acacia Avenue) has its own amenity space along with access to communal space at the rear of the property.

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

6.6 Parking and highway safety

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

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

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

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

Trip Generation

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

Parking Provision

- 6.6.8 The applicant has submitted car parking surveys as part of the TS, the surveys were conducted on Monday 21st November 2016, and Thursday 24 November 2016, the surveys were conducted overnight when the majority of residents are at home and the parking pressures are at the highest. A further walking beat survey was conducted on Sunday 27th 2016. The results of the car parking surveys using 6 metres as a car length concluded that within 200 metres of the site there are between 603 and 606 on street car parking spaces available. The overnight surveys demonstrated that that 77-83% of the car parking spaces were utilised, with between 101-139 car parking spaces available. The waking beat survey which was conducted on the Sunday during mass concluded that there were some 165 car parking spaces available. We have therefore concluded that the surrounding the site is not suffering from high car parking pressure.
- 6.6.9 The applicant is proposing to provide 1 on street car space for the vicarage, the applicant is also proposing to construct and inset car parking bay to provide 4 on-street car parking spaces. The car parking spaces proposed is an under provision when this is compared to the 2011 census data which would require the applicant to provide 19 off street car parking spaces. However as the site is not located in an area which has been identified as suffering from high car parking pressure as per the November 2016 car parking survey which demonstrated that there is a minimum of 101 car parking spaces available in the area surrounding the site. The applicant will only be required by the imposition of a planning condition, recommended on any planning permission, to provide wheel chair accessible car parking spaces, which will require 3 of the proposed 4 car parking spaces to be allocated to the wheel chair accessible unit byway of a parking management plan.
- 6.6.10 Saved UDP Policy M10, Local Plan Policy SP7 and Policy DM32 of the Development Management DPD pre-submission version seeks to adopt maximum car parking standards, which in turn seeks to reduce car parking and maximise use of public transport, hence reduce car parking provision is considered appropriate and is supported by the London Plan and the Councils Local Plan and Development Management DMPD policies. The applicant is required to provide a parking management plan by way of an imposed condition on any grant of planning permission which must include details on the allocation of wheel car parking to the residential aspect of the development. The applicant will also be required to provide 3 disable car parking space in line with Life Time Homes.

Cycle Parking

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

parking and the method of security this must be in line with the London Cycle Design Standard.

Access and Servicing Arrangements

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

Travel Plan

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

Highways Layout

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

6.7 Trees

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

by proposed planting (hedges). The findings of the study and the proposed planting are accepted the application is considered in accordance with saved UDP policy OS17.

6.8 Waste Storage

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

6.9 Sustainability

- 6.9.1 The NPPF and London Plan Policies 5.1, 5.2, 5.3, 5.7, 5.8, 5.9, 5.10 and 5.11, and Local Plan Policy SP4 set out the approach to climate change and requires developments to meet the highest standards of sustainable design, including the conservation of energy and water; ensuring designs make the most of natural systems and the conserving and enhancing the natural environment. The London Plan requires all new homes to achieve a 35 per cent carbon reduction target beyond Part L 2013 of the Building Regulations (this is deemed to be broadly equivalent to the 40 per cent target beyond Part L 2010 of the Building Regulations, as specified in Policy 5.2 of the London Plan for 2015).
- 6.9.2 The Energy Strategy submitted demonstrates that the scheme is policy compliant through the delivery of carbon reduction measures and carbon offsetting. The scheme is designed to deliver a saving of 183 tonnes of carbon emissions through efficient design, and renewable technologies. The applicant has agreed to the offset the remaining carbon emissions related to the residential part of the development, with a contribution of £48,641.00 to the Councils carbon offsetting projects.
- 6.9.3 The Energy Strategy should be conditioned to be delivered as set out, and an s106 agreement should be secured for £48,641.00 (upon commencement) for carbon reduction projects within Haringey.

7.0 Conclusion

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

8.0 CIL

- 8.1 Based on the information given on the plans, the Mayoral CIL charge will be £49,252 (1145sqm x £35 x 1.229) and the Haringey CIL charge will be £18,102.45 (1145sqm x £15 x 1.054). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.

9.0 RECOMMENDATIONS

GRANT PERMISSION subject to conditions

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

Subject to the following condition(s)

Conditions:

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

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

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

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

TRANSPORT

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

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

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

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

5. The applicant/developer is required to submit a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the local authority's approval prior to construction works commencing on site. The Plans should provide details on how construction work (including demolition) would be undertaken in a manner that disruption to traffic and pedestrians on Acacia Avenue, Laburnum Road and the roads surrounding the site is minimised. It is also requested that construction vehicle movements should be carefully planned and co-ordinated to avoid the AM and PM peak periods.

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

6. The applicant/operator is required to submit a Service and Delivery Plan (SDP) for the local authority's written approval prior to occupancy of the proposed development. The Plans should provide details on how servicing and deliveries

will take place. It is also requested that servicing and deliveries should be carefully planned and co-ordinated to avoid the AM and PM peak periods.

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

POLLUTION

7. Before development commences other than for investigative work:

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

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

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

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

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

8. Before development is occupied:

Where remediation of contamination on the site is required completion of the remediation detailed in the approved method statement shall be carried out and a

report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

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

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

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

10. Prior to the commencement of any works the site or Contractor Company is to register with the Considerate Constructors Scheme. Proof of registration must be sent to the LPA.

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

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

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

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

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

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

Reason: As required by The London Plan Policy 7.14.

SUDS

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

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

15. No construction works (excluding demolition) shall commence until further details of the design methodology, implementation, maintenance and management of the sustainable drainage scheme have been submitted & approved in writing by the Local planning Authority. Details shall include:-

(a) Methodology and reasoning for SuDS flows and volumes proforma determination enabling full assessment that the allowable thresholds have been achieved have been submitted to and approved in writing by the Local Planning Authority.

(b) Management and maintenance plan for the lifetime of the development, management by Residents Management Company or other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime a scheme of surface water drainage works including an appropriate maintenance regime have been submitted to and approved in writing by the Local Planning Authority. The sustainable drainage scheme shall be constructed in accordance with the approved details and thereafter retained.

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

16. The proposed development shall have a central dish/aerial system for receiving all broadcasts for all the residential units created, details of such a scheme shall

be submitted to and approved by the Local Planning Authority prior to the occupation of the property and the approved scheme shall be implemented and permanently retained thereafter.

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

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

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

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

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

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

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

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

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

Reason: To safeguard the visual amenities of the area and to prevent overdevelopment of the site by controlling proposed extensions and alterations consistent with Policy 7.4 of the London Plan 2015 and Saved Policy UD3 of the Haringey UDP 2006.

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

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

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

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

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

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

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

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

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

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

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

Reason: In order for the Local Planning Authority to retain control over the exact materials and detailing to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity consistent with Policy 7.6 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006

Informatives:

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

INFORMATIVE : CIL

Based on the information given on the plans, the Mayoral CIL charge will be £49,252 (1145sqm x £35 x 1.229) and the Haringey CIL charge will be £18,102.45 (1145sqm x £15 x 1.054). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.

INFORMATIVE :

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

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

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

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

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

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

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

INFORMATIVE

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

INFORMATIVE

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

Appendix 1 Consultation Responses from internal and external agencies

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

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

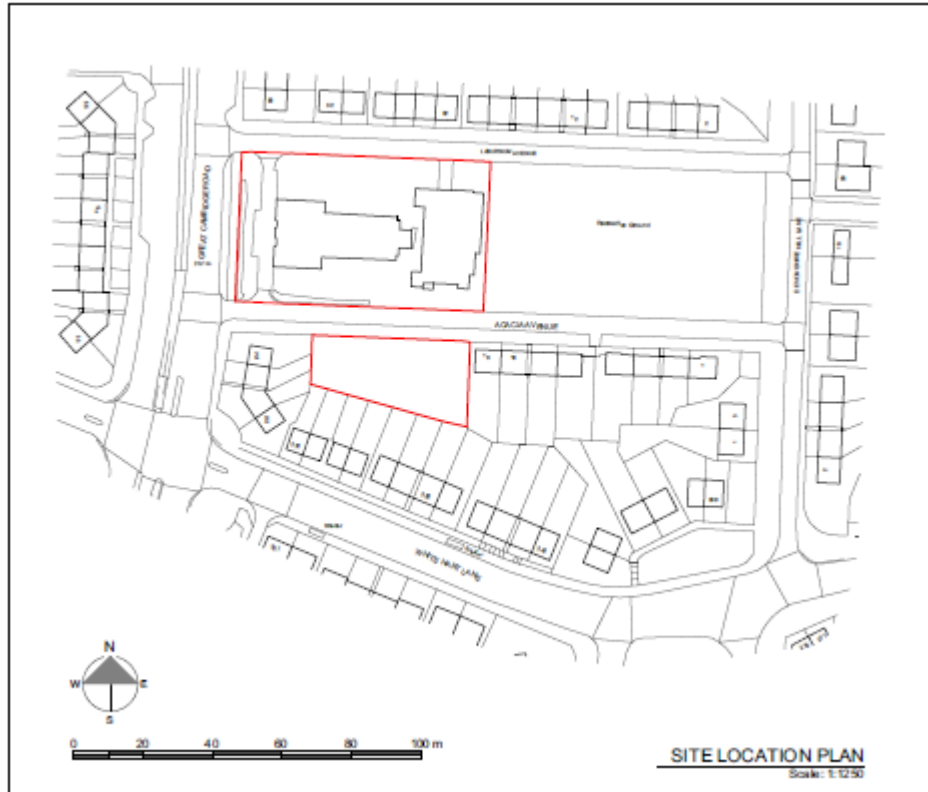
Stakeholder	Question/Comment	Response
	<p>character of the surrounding streets and sympathetic to the existing church building, as well as providing very high quality, much needed, new residential accommodation, particularly notable for the thoughtfully laid out design, clarity of entrances from the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

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

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

Appendix 2 Plans and Images

Location Plan



Appendix 3: QRP Report

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London Borough of Haringey Quality Review Panel

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

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

Panel

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

Attendees

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

Apologies / report copied to

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

Confidentiality

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

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

CONFIDENTIAL

2

1. Project name and site address

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

2. Presenting team

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

3. Aims of the Quality Review Panel meeting

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

4. Planning authority's views

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

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

5. Quality Review Panel's views

Summary

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

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

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

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

Overall strategy

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

Entrance and approach

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

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

Scheme layout

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

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Relationship to the park

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

Heritage issues

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

Architectural expression

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



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Inclusive and sustainable design

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

Next Steps

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



CONFIDENTIAL**Haringey Quality Review Panel****Report of Chair's Review Meeting: St. John's Church, Great Cambridge Road**

Tuesday 17 April 2018

River Park House, 225 High Road, London, N22 8HQ

Panel

Peter Studdert (chair)

Tim Pitman

Attendees

Dean Hermitage	London Borough of Haringey
Nairita Chakraborty	London Borough of Haringey
Lucy Morrow	London Borough of Haringey
Gareth Prosser	London Borough of Haringey
Sarah Carmona	Frame Projects
Rebecca Ferguson	Frame Projects

Apologies / report copied to

Emma Williamson	London Borough of Haringey
John McRory	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Deborah Denner	Frame Projects

Confidentiality

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

1. Site address

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

2. Presenting team

Mark Hayes	Christian Action Housing Association
Ryan Bunce	Parish Representative
Roger Molyneux	Molyneux Architects

3. Aims of the Quality Review Panel meeting

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

4. Planning authority's views

The Planning Committee resolved to grant planning permission, subject to S106 agreement. However, as the existing church building was listed prior to the signing of the S106 agreement, a revised planning application is now required, which needs to take into account the listed status of the church.

The brief for the project is for a programme of demolition, development, reordering, repair and renewal for the worshipping congregation of St John the Baptist Church, in order to enable it to become a natural hub for the Community. This is to be achieved through a development partnership with Christian Action Housing Association, financed by social need grants.

To the north and south of the site and on the opposite side of Laburnum and Acacia Avenues are terraces of two storey residential properties dating back to the 1940s / 50s. To the east of the site is open public recreational space. To the west of the church and at a lower level is Great Cambridge Road. There is a driveway in front of the church and a strip of landscaping bordering the road.

5. Quality Review Panel's views

Summary

At the review of the scheme in April 2017, the Quality Review Panel offered support for the works to re-order and extend St John's Church as presented at the time. It understands that whilst Planning Committee approved the previous application in June 2017, subject to a S106, the church building has since been listed (Grade II), and that the scheme will now require a new planning approval that takes this amended status into consideration.

The panel remains supportive of the proposals to improve and extend the facilities of the church, in addition to providing much-needed affordable and market housing. It notes that there are significant community benefits resulting from the proposed works, and that this should also have a bearing on the consideration of the scheme. However, it feels that some amendments to the external massing of the proposals are now required, in order to mitigate any harm to the newly listed building. Subject to the successful resolution of the two issues outlined below, the panel offers its support for the project. Further details on the panel's comments are provided below.

Massing, configuration and architectural expression

- The panel understands that the interior of the original church (including the parabolic arches) is considered to be of particular significance in conservation terms. It also notes that consideration of the planning application for the scheme is now primarily focused upon the evaluation of potential 'harm' to the exterior aspect of the church, with particular reference to the front elevation of the church, and the extent to which the harm can be mitigated.
- The panel also recognises that the proposals are in essence an 'enabling' development, as considerable investment is required to extend and improve the accommodation of the church, to ensure that it is able to function well and respond to changing needs in the future. The role of the church complex as a much-needed community facility also needs to be weighed in the balance of these considerations.
- In the panel's view, the new-build elements of the scheme flanking the listed structure (the vicarage at the north of the church, and a detached house at the south) need to be visually distinct from the original church in three-dimensional terms, as this is how it will be viewed.
- It feels that creating a margin of separation in plan (of one metre) by pulling the flanks away from the wall of the church will not achieve adequate visual separation, as any change will only be apparent from the viewpoint directly in front of the main elevation. In addition, this one metre wide margin between the old and new will create a very odd and unusable space, whilst pushing the



building line of both new flanks to the edge of the pavement, thereby losing the one metre strip of garden/defensible space.

- The panel feels that the primary views of the church will be on approach, in both directions of Great Cambridge Road. In this regard, sliding both flank buildings back by one full bay of the church building (aligning with the second buttress) will provide a much greater visual distinction between old and new, whilst also setting the new-build elements well behind the line of the important front façade of the church.
- This will open up the view of the front of the church, and will ensure that the new-build elements are visually subservient to the original building.
- Sliding the flanking buildings back will potentially allow for further articulation and/or fenestration on the single storey walls of the extension to the church accommodation, adjacent to the front entrance.
- The panel feels that benefit would be derived from reinstating the one metre wide front gardens on the Laburnum Avenue and Acacia Avenue frontages, moving the new flanking buildings back to their original position abutting the side walls of the church.
- Scope remains to simplify the massing (at roof level) of the rear apartment building, by reducing the number of steps in the roofline along the side roads. The panel would like to see a visually simpler and lighter approach to the roofline of these side elevations.
- In the panel's view, successful resolution of these two issues (sliding the flanking buildings back by one bay and simplifying the stepping of the roofline to the flank of the rear apartment building) will sufficiently mitigate the potential harm to the exterior and front of the listed church, taken together with the wider community benefits of the development.
- As outlined in detail at the previous review (April 2017), the panel reiterates that the quality of the design details and construction methods and maintenance regimes are critically important to the success of the project.

Next steps

- The panel offer their support for the proposals, subject to the two amendments outlined above. It is confident that the project team will be able to address the detailed issues identified above, in consultation with Haringey officers.
- The quality of materials, detailed design, construction and maintenance will be essential to the success of the completed scheme, with particular relevance to the rendered elements of the proposal. The panel would support planning officers in securing this through planning conditions.



Appendix: Haringey Quality Charter**Policy DM1: Delivering High Quality Design**

All new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. The Council will support design-led development proposals which meet the following criteria:

- a) Relate positively to neighbouring structures, new or old, to create a harmonious whole;
- b) Make a positive contribution to a place, improving the character and quality of an area;
- c) Confidently address feedback from local consultation;
- d) Demonstrate how the quality of the development will be secured when it is built; and
- e) Are inclusive and incorporate sustainable design and construction principles.

Design Standards

Character of development - development proposals should relate positively to their locality, having regard to:

- a) Building heights;
- b) Form, scale & massing prevailing around the site;
- c) Urban grain, and the framework of routes and spaces connecting locally and more widely;
- d) Maintaining a sense of enclosure and, where appropriate, following existing building lines;
- e) Rhythm of any neighbouring or local regular plot and building widths;
- f) Active, lively frontages to the public realm; and
- g) Distinctive local architectural styles, detailing and materials.

Haringey Development Management DPD (2017)



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Planning Sub Committee 11th June 2018

Item No.

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS

Reference No: HGY/2017/3071

Ward: Highgate

Address: 65 & 67 North Road N6 4BQ

Proposal: The demolition of existing buildings and the construction of a part single, part three storey building to provide 8 self-contained flats (Amended Plans)

Applicant: Mr Ryan Springer

Ownership: Private

Case Officer Contact: Laurence Ackrill

Site Visit Date: 28/11/2017

Date received: 26/10/2017

Last amended date: 18/01/2018

Drawing number of plans: 254_EE_01 Rev P2, 254_EE_02 Rev P2, 254_EX_01 Rev P2, 254_GA_03 Rev P3, 254_S_01 Rev P2, 254_S_02 Rev P2, 15246/A2_AIA_Rev.B, 254_GE_01 Rev P4, 254_GE_02 Rev P5, 254_GA_01 Rev P6, 254_GA_02 Rev P6, 254_GA_03 Rev P3, 254_GS_01 Rev P3, 254_GA_00 Rev P12, SK02 Rev 01, TR16 Rev P1 & Tree Survey Arboricultural Impact Assessment & Method Statement, T&PPB6533R001F0.2 Rev 0.1 dated 05 December 2017, PB6533 TR15a, PB6533 TR15b, PB6533 TR15c, Energy Strategy dated July 2017, Heritage statement AH355/1 dated December 2015, Car Park Beat Survey Review dated 22nd January 2018, Schedule of Traffic Movement dated 11/04/2018 & Construction Management Plan Rev B dated 15th January 2018.

1.1 This application is being referred to the Planning Sub Committee for a decision at the request of a ward Cllr and as agreed with the Planning Committee Chair.

1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposed redevelopment of the site would add a contemporary building to this part of the conservation area, in keeping with Highgate's tradition of eclectic modernist buildings.
- The scheme would sufficiently preserve and in some ways enhance the character and appearance of the Conservation Area and will not affect the setting of nearby listed buildings.

- Although the scheme would result in a larger building than those currently on site, the proposal responds to its context and is of an acceptable density and provides an acceptable quality of accommodation for future occupiers.
- The scheme delivers 8 residential units of an acceptable mix in a sustainable and accessible location and in a ward with very limited available land/ sites to provide additional housing capacity.
- The layout and orientation of the buildings and separation distances to neighbouring properties are considered to be satisfactory to protect the amenities of the neighbouring occupier.
- The development makes appropriate provision for on-site parking and the Council are satisfied that the existing access is suitable to serve the development.
- The amount of traffic generated would not have a material effect on highway safety or on parking conditions.

2. RECOMMENDATION

- 2.1 That the Committee resolve to GRANT planning permission and that the Head of Development Management or Assistant Director of Planning is authorised to issue the planning permission and impose conditions and informatives:

Conditions (the full text of recommended conditions is contained in Section 9 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) Landscaping;
- 5) Refuse and cycle storage enclosure;
- 6) External equipment;
- 7) Obscure glazing;
- 8) Central dish/aerial system;
- 9) Construction Management Plan (CMP);
- 10) Considerate Constructors Scheme;
- 11) Tree Protection;
- 12) Accessible and Adaptable Dwellings.

Informatives

- 1) CIL liability
- 2) Hours of construction
- 3) Street Numbering
- 4) Land ownership
- 5) Restrictive covenants

CONTENTS

- 3.0 PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS
- 4.0 CONSULATION 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: Plans and images

Appendix 2: LBH Transportation comments

3. PROPOSED DEVELOPMENT, SITE LOCATION & PLANNING HISTORY

Proposed development

- 3.1 This is an application for the demolition of the existing buildings and the construction of a part single, part three storey building to provide 8 self-contained flats.
- 3.2 The application follows on from a previously approved application for the demolition of the same buildings and the construction of 2 x new dwellings, as approved under planning reference: HGY/2015/3796, dated 12/02/2016.

Site and Surroundings

- 3.3 The site is located at 65 & 67 North Road and comprises of an L shaped site located at the end of a cul-de-sac off the main busy thoroughfare of North Road. The site consists of two dwellings; one a large dormer bungalow located to the front of the site, and the second, a two-storey pitched roof house; both of which have no discerning features. The site currently totals approximately 1070 sq.m, of which 305 sq.m is covered by buildings. A large proportion of the site is also covered by hard standing. To the rear of the site is St Michaels's School and playground. The site is next to a substation building within the ownership and operation of Eastern Power Networks PLC.
- 3.4 The small cul-de-sac is a shared surface for pedestrians and vehicles and provides access to six sites and to a series of lock up garages. A long this cul-de-sac there are a variety of building types and uses; namely Highgate Synagogue at No 57 and 6 residential units within Northfield Hall, a converted Drill Hall. It is not an adopted road.
- 3.5 North Road slopes from south to north and is continued by North Hill which are both wide Plane tree lined avenues consisting of a range of building types, both in size and architectural period, ranging from Georgian, Victorian to early twentieth century development.
- 3.6 Immediately to the north of the application site is Highpoint I & II: two Grade I listed apartment blocks were located on the western side of North Road/ North Hill. These apartment blocks completed in the 1930s and were designed by the architect Lubetkin. They represent excellent examples of early International style 'modernist' architecture in London and the UK. The application site falls within Highgate Conservation Area.

Planning history

- 3.7 HGY/2015/3796 - Demolition of 2 existing houses and construction of 2 new dwellings - Approved 12/02/2016

4. CONSULTATION RESPONSE SUMMARY

- 4.1 The following were consulted regarding the application:

Internal:

- 1) LBH Conservation Officer
- 2) LBH Design Officer
- 3) LBH Transportation Team
- 4) LBH Waste Management
- 5) LBH Arboricultural Officer

External:

- 6) London Fire Brigade
- 7) Historic England

- 4.2 The following responses were received:

LBH Conservation Officer

The development is not considered to cause any harm to the setting of the nearby listed buildings and harm to the conservation area would be considered less than substantial. This harm would be partly outweighed by the good design of the scheme. Further public benefits should be assessed to ensure that the less than substantial harm is entirely outweighed.

LBH Transportation Team

Comments following the submission of a parking stress survey -

- One car on average would be displaced should three new parking spaces be formed for the new development.
- The survey recorded cars parking in front of 10 out of the 28 garages.
- Ten of the 14 spaces for Highpoint were utilised indicating some capacity is available for residents of Highpoint.
- In the 'on street' section of the survey on North Hill, there was space recorded for 8 vehicles out of the 35 surveyed. This is a parking stress of 77%.

Whilst there are obviously demands on the off highway parking available at this location, it appears from the parking stress survey that there is some spare capacity available for those residents with garages and within the parking area for Highpoint. There is also some capacity on street on the public Highway.

Summarising, the Transportation view would be that there should not be any adverse impacts arising from this development on the public highway nor the internal parking capacity and availability.

LBH Waste Management

At present waste collection takes place from the property stated using wheelie bins as opposed to the bulk bin suggested.

Provided there are going to be 'no adaptations' to the surrounding area in the future that will restrict vehicular movement then this should be ok.

London Fire and emergency Planning Authority:

The requirement to provide appliance access appears to have been demonstrated via the appliance tracking plan but concerns regarding the management and availability of this access route. An automatic water suppression system may provide a measure of mitigation to overall concerns. A water hydrant should be provided.

5. LOCAL REPRESENTATIONS

- 5.1 The application has been publicised by way of 75 letters, site and press notices.
- 5.2 The number of representations received from neighbours in response to notification and publicity of the application were as follows:

No of individual responses: 89

Objecting: 89

Supporting: 0

- 5.3 The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:

Principle of the Development

- Backland Development
- Overdevelopment / over densifying of the site
- No affordable housing provision
- Loss of green space

Quality of accommodation

- Concerns regarding housing mix / tenure
- Poor standard of accommodation

Design/ impact on the Conservation Area/ Listed Building

- Impact on neighbouring heritage assets
- Impact on the conservation area
- Out of character for the typology of housing within the area
- Excessive volume of the proposed building

Impact on neighbouring amenity

- Overlooking and loss of privacy
- Noise disturbance from increase in movements to and from the site
- Loss of light
- Overbearing impact
- Light spillage from the development
- Impact on air quality

Traffic, Parking, Access and Sustainable Transport

- Insufficient parking spaces
- Proposal does not comply with fire regulations
- Insufficient circulation space
- Impacts upon road and pedestrian safety
- Issues regarding refuse collection

Trees and ecology

- Ecological impact of the development
- Impact on trees
- Impact upon Metropolitan Open Land

5.4 A signed petition with 24 signatures has been submitted in objection.

5.5 The following local groups/societies made representations:

Highgate CAAC

- Loss of green space
- Impact on the conservation area
- Impact on access from delivery vans
- Impact on neighbouring listed buildings
- Impact on Metropolitan Open Land
- Impact on neighbouring amenity from use of terraces
- Intensification of vehicles
- Inadequate Fire brigade access

The Highgate Society

- Overdevelopment of the site
- Lack of soft landscaping
- Concerns regarding access
- Parking and congestion
- Impact of refuse collection
- Loss of garden land
- No disabled parking space
- No consultation prior to submission of application
- Right of way issues
- No daylighting study provided
- Non-compliance with the Highgate Neighbourhood Plan
- Inadequate Fire brigade access
- Impact on neighbouring listed buildings

The Twentieth Century Society

- The Society considers that the verdant and open character of the conservation area, the slope of the site and the designation of the buildings at the highest possible grade contribute to the extreme sensitivity of the setting – bearing in mind that the garages and the grounds of Highpoint form part of the listing and lie directly adjacent to the site in question.
- By virtue of its height and massing, we consider the proposed development would cause harm to the setting of both listed buildings and the conservation area, which is a designated asset in its own right. This is counter to Policy SP12 in the local plan which states that ‘The Council shall ensure the conservation of the historic significance of Haringey’s heritage assets, their setting, and the wider historic environment’. The NPPF paragraph 132 also requires convincing justification, and we do not consider that justification given here can sufficiently outweigh the harm

5.6 The following issues raised by third parties are not material planning considerations:

- Loss of a private view
- Land ownership and rights of access are a civil matter.
- Rights of way - is a private legal matter between the relevant parties, and is not a material consideration in the determination of this application. An informative is added in respect of this matter.
- No consultation prior to submission of application. – [Officer note: There is no statutory requirement for the applicant to consult prior to submitting an application].

5.1 The following Councillors made representations:

Application called in by Cllr Morris

6 MATERIAL PLANNING CONSIDERATIONS

6.1 The main issues in respect of this application are considered to be:

- Principle of the Development;
- Design and appearance;
- Impact on the conservation area/ setting of Listed Building;
- Quality and mix of proposed accommodation;
- Impact on neighbouring amenity;
- Traffic, parking, access and sustainable transport;
- Waste and recycling; and
- Trees and ecology.

Principle of the Development

Delivery of new housing

- 6.2 Government policy as set out in the NPPF requires Local Planning Authorities to significantly boost the supply of housing (para.47) Para. 49 of the NPPF states that “Housing applications should be considered in the context of the presumption in favour of sustainable development”.
- 6.3 The principle of additional housing is supported by the London Plan (2016) Policies 3.3 ‘Increasing Housing Supply’ and 3.4 ‘Optimising Housing Potential’. It is also supported by Haringey’s Local Plan Policy SP2 ‘Housing’.
- 6.4 Policy SP2 states that the Council will seek to ensure a mix of dwelling sizes arising from development and recognises that there is a lack of family sized housing in the Borough. The Haringey Local has a target of 19,820 dwellings between 2011 and 2026.
- 6.5 Policy SC1 of the Highgate Neighbourhood Plan (HNP) (2017) states that the Plan will help to facilitate delivery of a minimum of 300 net additional housing units in Highgate up to 2026. It states that planning applications for new residential development (including conversions) will be required to demonstrate how they are contributing towards a range of housing types and tenures to meet the identified needs of the Plan area and help achieve a balanced, inclusive and sustainable community.

- 6.6 The proposal involves the creation of additional residential units (net addition of 6) on this site including a mixture of smaller 2 bedroom units and larger 3 bedroom/ family sized units.

Density

- 6.7 London Plan Policy 3.4 seeks to optimise housing output from development by applying the sustainable residential quality density matrix at Table 3.2 of the London Plan.
- 6.8 The application site area is 0.1 hectares and it has a public transport accessibility level (PTAL) score of 3 indicating moderate level of public transport accessibility. Within the definitions of the London Plan density matrix, the site is considered to have an urban setting. The density matrix ranges for urban setting sites with a PTAL 3 is 200-450 habitable rooms per hectare. The proposal, taken as a whole, equates to a density of approximately 80 units per hectare and 335 habitable rooms per hectare and is therefore considered acceptable and in accordance with policy.

Affordable housing

- 6.9 Given the scale of the development, comprising of 8 units and its combined gross floor space of under 1,000 square metres, the scheme is not required to provide affordable housing.
- 6.10 It is important to point out that in November 2014 a ministerial statement directed all councils in England not to apply affordable housing contributions or any other tariff style contributions for sites of 10 homes or less. The reason given was to support small-scale housebuilders. This now means that LPAs cannot ask for affordable housing/ contributions on such small sites.

Infill/ backland development

- 6.11 Adopted policy DM7 ' Development on Infill, Backland and Garden Land Sites' in meeting the design expectations of Policies DM1 and DM2, requires development proposals for infill sites to have at least one street frontage or be ancillary to the host dwelling and the adjacent houses/terraces. Such criteria (listed a. to g. below) and others are met here. Similarly, Policy DH10 of the HNP continues this approach stating that there will be a presumption against the loss of garden land in line with higher level policies.
- a. Relate appropriately and sensitively to the surrounding area as well as the established street scene, ensuring good access and where possible, retaining existing through routes;
 - b. Provide a site specific and creative response to the built and natural features of the area;

- c. Where appropriate, repair or re-provide street frontages and provide additional passive surveillance and increased security;
 - d. Safeguard privacy, amenity, and ensure no loss of security for adjoining houses and rear gardens;
 - e. Retain and provide adequate amenity space for existing and new occupants; f. Incorporate at least one street frontage or be ancillary to the host dwelling and the adjacent houses/terraces; and
 - g. Not result in 'gated' developments that prevent access which would normally be provided by a publicly accessible street.
- 6.12 It is noted that concerns have been raised in the representations received about the loss of garden land and impact on designated open space. The site is however not located within an area of local green space, as designated in the HNP. It is accepted that the development does build on an area of garden within the site, however this in itself does not automatically preclude development. Rather Policy DM7 permits it subject to specific requirements and the specific nature of the site. The current layout on site and previously approved plan is material.
- 6.13 Concerns are also raised about the impact on Metropolitan Open Land (MOL). The site here is however not immediately next to MOL. Rather the end of the garden to Highpoint, further west (approximately 50 metres away), marks the boundary of the MOL. It is accepted that the MOL and the extensive gardens of Highpoint are particularly important to the character of the area. The proposed building and its siting however do not have an intrusive impact on the setting of the open land/ MOL to the west.
- 6.14 A very large proportion of the site here is already covered by either buildings or hard surfacing and as such is previously developed land. The site is also heavily screened by the existing large substation and thick vegetation adjacent to the western boundary. The proposed new built form will be similarly screened by these features.
- 6.15 While mindful of the nearby MOL and gardens of Highpoint, the current site and the immediate area surrounding this site is one of tight urban development. Purpose-built apartment buildings are particularly evident in this immediate locality. The current nature of the site with two dwellings and extensive hard surfacing, as well as the previous consent for a third house on the site means that there are very specific site circumstances to allow such a development. Officers view that the clear visual break between the two different land uses is maintained here, and that the proposed building and its siting does not have an intrusive impact on the setting of the garden land/ MOL to the west.
- 6.16 The principle of development is therefore considered to be acceptable, subject to satisfying other policy objectives as discussed below.

Design and appearance

- 6.17 Policy 3.5 of the London Plan (2016) requires housing development to be of the highest quality; policies 7.1, 7.4, 7.5 and 7.6 states that development should make a positive contribution to the local character, public realm and streetscape. It should incorporate the highest quality materials and design appropriate to its context.
- 6.18 Policy SP11 requires development to enhance and enrich Haringey's built environment. DM policy DM1 also requires development proposals to respect their surroundings while Policy DM9 requires the conservation of the historic significance of Haringey's heritage assets.DM1 and DM2
- 6.19 Built development on this side of North Road is characterised by a mix of building types in a variety of styles and finishes that largely reflect the historical development of the locality. As there is no overriding homogeneity in character/ local vernacular style, the site is site capable of accommodating a different building type, also taking advantage of its end of street location and differences in ground levels.
- 6.20 A good quality contemporary building is generally seen as an appropriate architectural response for new buildings, even within conservation areas, rather than a mock or pastiche of an earlier architectural style. In this case, the proposed dwelling will not compete or undermine the traditional architectural styles found within the immediate locality.
- 6.21 The scale, design and appearance of the building have been subject of pre-application discussions and amendments have been made during the course of assessing the application. It is acknowledged that the scale of the building would result in larger buildings than those currently on site, however the new development responds to its context in a number of ways and as such is considered acceptable.
- 6.22 Similar to the extant permission for two dwellings, the proposal would continue the established frontage of the street along North Road. The building's width facing onto North Road would be 12m wide; the same as previously approved. The first floor parapet would be higher than the eaves of the substation building next-door, however the building's absolute height would be below the ridge of the substation.
- 6.23 Specifically, the proposal is 1.5m lower than the substation. The scheme also retains a 6m gap between the proposed building and the neighbouring substation, as such maintaining a sense of openness and separation between buildings. Given also the range of building heights and the varying ground levels on this section of North Road, the proposed development is not out of keeping with the pattern of development and character of the area.

- 6.24 The proposed building would be up to 3 storeys in height with the third floor set back. It would have an L shaped footprint and will sit in a similar but larger footprint to the existing buildings on site.
- 6.25 The purposeful breakup of the building and use of a recessed top floor prevents the building from appearing overly dominant. The top floor would be more lightweight in appearance than an extra floor build in brick and would feature a different treatment from the main form of the building. As such, this has a recessive relationship in relation to the floors below, and limits the perceived bulk.
- 6.26 The proposal is of contemporary design, with distinctive buff brick and contrasting dark cladding material as well as large areas of glazing. Notwithstanding the submitted information, a condition is recommended to ensure that physical samples be submitted for further consideration of the appropriateness of the appearance and quality of the materials.
- 6.27 A Sedum green roof is also proposed to the roof tops, which will help soften and integrate the building into its surrounding, further details of which are also to be secured by way of a planning condition.
- 6.28 As already pointed out the building will be largely screened from view along North Road by the existing substation and by the thick vegetation adjacent to the western boundary of the site.
- 6.29 Subject to the conditions mentioned above, it is considered that the external appearance and design of the building together with the proposed landscaping along the perimeters of the site will achieve a scheme of high quality design sensitive to its surroundings.

Impact on the conservation area/ setting of Listed Building

- 6.30 The Legal Position on impacts on heritage assets is as follows, and Section 72(1) of the Listed Buildings Act 1990 provides: "In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area." Among the provisions referred to in subsection (2) are "the planning Acts".
- 6.31 The Barnwell Manor Wind Farm Energy Limited v East Northamptonshire District Council case tells us that "Parliament in enacting section 66(1) did intend that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given "considerable

importance and weight” when the decision-maker carries out the balancing exercise.”

- 6.32 The Queen (on the application of The Forge Field Society) v Sevenoaks District Council says that the duties in Sections 66 and 72 of the Listed Buildings Act do not allow a Local Planning Authority to treat the desirability of preserving the settings of listed buildings and the character and appearance of conservation areas as mere material considerations to which it can simply attach such weight as it sees fit. If there was any doubt about this before the decision in Barnwell, it has now been firmly dispelled. When an authority finds that a proposed development would harm the setting of a listed building or the character or appearance of a conservation area, it must give that harm considerable importance and weight. This does not mean that an authority’s assessment of likely harm to the setting of a listed building or to a conservation area is other than a matter for its own planning judgment. It does not mean that the weight the authority should give to harm which it considers would be limited or less than substantial must be the same as the weight it might give to harm which would be substantial. But it is to recognise, as the Court of Appeal emphasized in Barnwell, that a finding of harm to the setting of a listed building or to a conservation area gives rise to a strong presumption against planning permission being granted. The presumption is a statutory one, but it is not irrebuttable. It can be outweighed by material considerations powerful enough to do so. An authority can only properly strike the balance between harm to a heritage asset on the one hand and planning benefits on the other if it is conscious of the statutory presumption in favour of preservation and if it demonstrably applies that presumption to the proposal it is considering.
- 6.33 In short, there is a requirement that the impact of the proposal on the heritage assets be very carefully considered, that is to say that any harm or benefit to each element needs to be assessed individually in order to assess and come to a conclusion on the overall heritage position. If the overall heritage assessment concludes that the proposal is harmful then that should be given "considerable importance and weight" in the final balancing exercise having regard to other material considerations which would need to carry greater weight in order to prevail.
- 6.34 The main issue is the effect of the proposal on the character and appearance of Highgate Conservation Area and the settings of the nearby Listed Buildings (grade I listed Highpoint 1 & 2 and the grade II listed St Michael’s Primary School).
- 6.35 The Highgate Conservation Area ‘Character Appraisal and Management Plan’, adopted in December 2013 is relevant, as is the more recent Highgate Neighbourhood Plan (HNP), which was adopted in July 2017 and now forms part of the development plan framework for the area. Of key relevance are policies DH1 and DH2 which are consistent with the above wider policy framework.

- 6.36 As highlighted in relation to the previously approved scheme, the existing buildings on site are of no architectural or historic significance, and as such the principle of demolition is considered acceptable. There is nothing in the 'Character Appraisal and Management Plan' in relation to the site.
- 6.37 As pointed out by the Council's Conservation Officer given the location of the site in between the substation and the vegetation along the boundary the building's visibility is considered to be limited. As discussed above the proposed building would be essentially modern in design but importantly subservient to the adjacent buildings and acceptable in street context. The design is of a high quality that would add a contemporary building to this part of the conservation area, in keeping with Highgate's tradition of eclectic modernist buildings.

Setting of listed building

- 6.38 The scheme would not impact on the setting/ views of the nearby listed buildings.
- 6.39 It is pointed out that the pool house associated with Highpoint (curtilage listed) which lies to the west is separated from the site by the continuous group of trees along the boundary.
- 6.40 The building would be visible from the nearby listed School, but would remain relatively subservient and is not considered to be impacted upon. An illustrative photomontage was provided from the footpath to the south of St Michael's School to show that the presence of the building would be relatively low in views from public vantage points and that it would blend in with its surrounding given the use of brick. The presence of vegetation and boundary treatments would also serve to partly screen the building. Overall, it is considered that the development will not cause any harm to the setting of these listed buildings.

Impact on the conservation area

- 6.41 It is accepted that the proposed building at three storeys is bulkier than the current buildings on site and leads to some harm to the conservation area. However, given the relatively larger scale of the substation and other nearby buildings, this harm is considered to be less than substantial.
- 6.42 The proposed replacement building is of high quality and the third floor is proposed to be lighter in appearance (resembling a roof form) further mitigating its visual impact. As such the harm would be partly outweighed by the good design of the scheme.
- 6.43 Overall, the proposal is considered to cause "less than substantial harm" to the significance of the heritage asset, which in this case is a low order of magnitude. In line with paragraph 134 of the NPPF Officers have balanced this

against the public benefits of the scheme. The public benefit here would be achieved by delivering 8 residential units in a sustainable and accessible location and in a ward with very limited available land/ sites to provide additional housing capacity. There are also public benefits in terms of delivering a high quality scheme of an appropriate design response for this site, which would sufficiently preserve and in some ways enhance the character and appearance of the Conservation Area.

- 6.44 Consequently, Officers are satisfied that the statutory test and policy objectives outlined above are met.

Quality and mix of proposed accommodation;

- 6.45 In addition to the high quality design requirements of Policy DM1 of the Haringey Development Management DPD (2017), Policy DM12 of the DPD states that all new housing must be of a high quality. Policy 3.5 (Housing Standards) of the London Plan (2016) states that housing developments must be of a high-quality internally and externally. This policy also includes space standards for dwellings. The government's 2015 'Technical housing standards – nationally described space standard' (NDSS) is also relevant. The greater emphasis on securing high quality housing across London has been translated into Haringey Local Plan Policies SP2 and SP11.
- 6.46 All the proposed residential units would be flats and all of these meet the London Plan standards. The table above demonstrates that there would be a satisfactory mix of flats within the scheme. The proposal provides a mix of larger family sized 3 bedroom units and smaller 2 bedroom units.
- 6.47 In terms of amenity of future occupiers, the standard of accommodation and internal layout would be fit for purpose, with suitable internal circulation. A number of the flats would be particularly generous in size, and most would benefit from private amenity spaces/ roof terraces.
- 6.48 The units would all be dual aspect and would include adequate outlook and daylight with the general layout of the units appropriately stacked. It is noted that there would be restricted outlook to two bedroom windows/ and a secondary window to a living/ dining room to a ground floor unit (G03), due to the proximity of these windows to a boundary planter wall. However, a section of the building for this unit has been set further away from the boundary providing more outlook, and the size of the windows here in addition to their south facing aspect and the use of a planter wall would sufficiently compensate for this constraint.
- 6.49 The presence of two ground floor windows to unit G03 adjacent to the access way for cars entering the site is also noted, and is not ideal. However, taking into account that the movements of vehicles would be limited, the consequent effects on the living conditions to the occupiers of this flat is not significant enough to

justify refusal of the application. This unit of accommodation here would also be purchased in the knowledge of such an arrangement/ constraint.

- 6.50 Overall, the proposal is considered to provide a satisfactory quality and standard of accommodation for the future occupiers.

Impact on neighbouring amenity

- 6.51 London Plan 2015 Policy 7.6 Architecture states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. Policy DM1 'Delivering High Quality Design' requires an appropriate protection of privacy to neighbouring properties.
- 6.52 The nearest residential properties to the proposed development are located within Northfield Hall (flats) and No 61 (a dwelling), to the east of the site. The proposed building would be set away a minimum of 10m from the eastern boundary at first floor level with the ground floor set 12.5m away. The top floor is further set in/ further away from this boundary.
- 6.53 Given the changes in levels with Northfield Hall/ No 61 located at a higher ground level than the host site, as well as the substantial mature trees along the eastern boundary, the scheme will not cause harm to the visual amenity/ outlook to these neighbouring occupiers.
- 6.54 Similarly, there is substantial screening by way of mature trees next to the western boundary of the site. As such, views through into the grounds of Highpoint would be substantially obscured and privacy would not be impacted upon unacceptably, particularly also given the communal nature of the Highpoint grounds.
- 6.55 The proposed site is over 50m away from Highpoint 2. The outlook/ aspect from the back of Highpoint is dominated by the extensive open and green communal garden. The building would largely be viewed obliquely with much of its bulk hidden by the neighbouring substation. Given the substantial distance between the development and its neighbours it is considered the proposal would have negligible impact on visual amenity of residents within Highpoint. As outlined above, the building will have a green roof which will serve to soften and integrate the building into its surroundings.
- 6.56 The proposed development, whilst in close proximity to the boundary with St Michael's does not comprise the privacy, safety or operations of the school. The upper floor windows on the southern elevation will be obscure glazed, preventing views into the school and its grounds. It is noted that concerns have been raised about impact on daylight to the school, however given the school is located directly to the south of the application site, as well as the backdrop of the

substation, there will be no impact on sunlight or significant loss of 'visible sky' as seen from the school buildings/ playground.

- 6.57 Given the constrained nature of the site and its proximity to this school site a Construction Management Plan will need to be submitted to allow the LPA to review measures to protect users of the school and pedestrians.
- 6.58 Third parties have raised concerns about light spillage, noise and air quality. Officers view that light spillage will not be significant mindful of the site's context. The site is within an urban area where there is street lighting and lights from other properties. The use of the site here to accommodate flats will not lead to a material increase in noise level, given the character of the immediate area and presence of other flats. Noise and air quality during construction can be managed with the submission of a construction management plan, which would seek to minimise disturbance to neighbouring residents.
- 6.59 It is noted that third parties have raised concerns in relation the comings and goings to the site. As part of the Transport Statement submitted as part of the application, a trip generation for a typical 12 hour period in the day (0700 – 1900) predicts that there will be 36 person trips per day, of which 4 will be vehicle arrivals and 4 departures. The statement also predicts 2 service trips every three days. The Council's Transportation team consider this to be reasonable and it is not considered that this would impact unacceptably upon the residential amenity of existing neighbouring occupiers within the locality over and above the residential nature of the existing site
- 6.60 Overall, it can be demonstrated that there will be no unacceptable harm to the living conditions of neighbouring residents and of the school next door. As such, the scheme is considered to be in accordance with policies outlined above.

Traffic, Parking, Access, Servicing and Sustainable Transport

- 6.61 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'.
- 6.62 The application site falls within an area that has a medium Public Transport Accessibility Level of 3 and is within walking distance of the 145, 210, 214 and 271 bus routes, which run with a combined two-way frequency of 57 buses per hour. Furthermore, the site is within walking distance of Highgate underground station. It is likely that the potential occupants of the proposed residential unit would utilise sustainable modes of transport for some journeys to and from the site.

- 6.63 The development would make appropriate provision for on-site parking and the Council are satisfied that the existing access is suitable to serve the development. The amount of traffic generated would not have any material impact on highway safety.
- 6.64 Third parties have raised concerns that parking could be displaced outside the site onto the cul-de-sac. This is a privately managed road and as such is not a consideration to which any significant weight can be attached. The scheme meets the required parking standard, and any over-provision would undermine the use of more sustainable modes of transport. A condition is imposed to ensure the car parking spaces and cycle parking is provided on site and maintained thereafter before first occupation of the building.
- 6.65 There is adequate space within the site for vehicles to manoeuvre / turn. This is reflected in the swept path analysis and comments from the Council's Transportation Officer. As per the amended plans one disabled parking space would be provided on site close to the building.
- 6.66 The London Fire Brigade has been consulted as part of the application and the submission of further details in relation to access and swept paths has subsequently been provided. They consider that it would be possible for a fire tender to access North Road and turn in order to exit in a forward gear. In addition, subject to the provision of dry risers to the front of each flatted entrance, the proposal would allow for vehicle access to a pump appliance within 45m of all points within each dwelling. The applicant has confirmed this can be provided. Therefore, the proposal would be in accordance with the guidance provided in Section 16 of 'Approved Document B' volume 2 of Building Regulations.
- 6.67 From the Council's Transport Team viewpoint, it does appear possible from the swept path plots provided that a Fire appliance can access the front of the site, and the Fire Brigade also advise that a sprinkler system could be utilised if this access concern cannot be addressed. However, there will need to be further dialogue between the applicant, Fire Brigade and the Council's Building Control team to agree that optimum arrangements for the development in terms of Fire protection. The development would need to meet Building Regulation in this respect or it could not be lawfully occupied.
- 6.68 The applicant/developer has also submitted a comprehensive Construction Management Plan (CMP) as part of the submission. The Council's Transport Team have assessed the details and whilst the construction of development would need to be carefully and sensitively managed, showing that all deliveries to the site will be timed to arrive out of peak traffic hours both AM and PM. The draft details that have been provided are considered acceptable. Nevertheless, a pre-commencement condition relating to the submission of a final Construction Management and Logistics Plan is considered appropriate in this instance. It is

also noted that a comprehensive Construction Management Plan as part of extant permission HGY/2015/3796 was considered acceptable and has been discharged under reference HGY/2018/0979.

- 6.69 The submitted detail shows that access for pedestrians and vehicles will be maintained at all times and the overall construction vehicle movement numbers would be low ensuring that disruption to traffic and pedestrians on North Road and the roads surrounding the site is minimised. The developer will also be required to be part of the Considerate Constructors Scheme (CCS) and provide the necessary details to the LPA, as secured by way of a planning condition.

Waste and Recycling

- 6.70 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.
- 6.71 The Council's Waste Management Team have been consulted and raised no objection with the refuse collection arrangements and vehicular movement over and above the existing site circumstances. Further details of the bin enclosure will be required to be submitted to the LPA, as secured by way of a condition.

Trees and ecology

Impact on trees

- 6.72 The supporting text to Local Plan 2017 Policy SP13 recognises, "trees play a significant role in improving environmental conditions and people's quality of life", where the policy in general seeks the protection, management and maintenance of existing trees. Policy SO4.4 of the HNP seeks to 'protect and enhance the area's village character through conservation of its natural features, including trees' while policy OS2 of the HNP states that there should be no net loss of trees of as a result of development and pro rata replacement will be expected.
- 6.73 A 'Tree Survey, Arboricultural Impact Assessment & Method Statement' was submitted with the application as with the 2015 application, in which consent has been given for the removal of a number of trees. The onsite trees are a mixture of small scale ornamental trees of limited/ curtailed amenity value with one of poor form and limited future growth potential (T10).
- 6.74 New planting and landscaping is proposed as highlighted in the Tree Survey document, in specific proposing planting along the boundaries of the site. Light standard nursery stock trees are proposed to replace trees T1, T2 and T5, and T9 is to be retained.

- 6.75 Prior to site work commencing protective barrier fencing and site hoarding will be placed on site to exclude onsite trees crowns and root protection area from demolition and construction activities as well as offsite trees. The measures outlined in the 'Arboricultural Impact Assessment & Method Statement' are comprehensive. The instillation of protective fencing and site hoarding will be secured by the imposition of a planning condition.
- 6.76 Given the limited quality of the trees to be removed on site and replacement proposed the scheme is considered acceptable and accordance with the above policies.

Impact on ecology

- 6.77 Third parties have raised concerns in terms of the proposals impact upon bats and other protected wildlife. The site does not form part of an area highlighted as an ecologically valuable site or an ecological corridor. Furthermore, the site is not an intrinsically dark landscape as there are existing residential properties on the site as well to the east of the site, where there is associated light coming from existing windows of neighbouring properties as well as lighting from St Michael's School.
- 6.78 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 within the adjoining grounds of Highpoint may provide a foraging habitat for bats. However, the proposal would not resulting in the removal of these trees and therefore such a foraging routes through and next to the grounds of Highpoint and the adjoining MOL would not be affected here.

Conclusion

- 6.79 The proposed redevelopment of the site would add a contemporary building to this part of the conservation area, in keeping with Highgate's tradition of eclectic modernist buildings. The scheme would not affect the setting of nearby listed buildings and whilst the proposal would cause "less than substantial harm" to the significance of the heritage asset, this would be outweighed by the high quality design of the proposal and the public benefits of the delivery of 8 residential units.
- 6.80 Although the scheme would result in a larger building than those currently on site, the proposal responds to its context and is of acceptable density and provides an acceptable quality of accommodation for future occupiers. The scheme delivers 8 residential units of an acceptable mix in a sustainable and accessible location and in a ward with very limited available land/ sites to provide additional housing capacity.

- 6.81 The layout and orientation of the buildings and separation distances to neighbouring properties are considered to be satisfactory to protect the amenities of the neighbouring occupier.
- 6.82 The development makes appropriate provision for on-site parking and the Council are satisfied that the existing access is suitable to serve the development. The amount of traffic generated would not have any material effect on highway safety.
- 6.83 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

7 CIL

- 7.1 Based on the information given on the plans, the Mayoral CIL charge will be £42,145.39 (948.9 sqm x £35 x 1.269) and the Haringey CIL charge will be £273,586.85 (948.9 sqm 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.

8.0 RECOMMENDATIONS

GRANT PLANNING PERMISSION subject to,

254_EE_01 Rev P2, 254_EE_02 Rev P2, 254_EX_01 Rev P2, 254_GA_03 Rev P3, 254_S_01 Rev P2, 254_S_02 Rev P2, 15246/A2_AIA_Rev.B, 254_GE_01 Rev P4, 254_GE_02 Rev P5, 254_GA_01 Rev P6, 254_GA_02 Rev P6, 254_GA_03 Rev P3, 254_GS_01 Rev P3, 254_GA_00 Rev P12, SK02 Rev 01, TR16 Rev P1 & Tree Survey Arboricultural Impact Assessment & Method Statement, T&PPB6533R001F0.2 Rev 0.1 dated 05 December 2017, PB6533 TR15a, PB6533 TR15b, PB6533 TR15c, Energy Strategy dated July 2017, Heritage statement AH355/1 dated December 2015, Car Park Beat Survey Review dated 22nd January 2018, Schedule of Traffic Movement dated 11/04/2018 & Construction Management Plan Rev B dated 15th January 2018.

Subject to the following 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: 254_EE_01 Rev P2, 254_EE_02 Rev P2, 254_EX_01 Rev P2, 254_GA_03 Rev P3, 254_S_01 Rev P2, 254_S_02 Rev P2, 15246/A2_AIA_Rev.B, 254_GE_01 Rev P4, 254_GE_02 Rev P5, 254_GA_01 Rev P6, 254_GA_02 Rev P6, 254_GA_03 Rev P3, 254_GS_01 Rev P3, 254_GA_00 Rev P12, SK02 Rev 01, TR16 Rev P1 & Tree Survey Arboricultural Impact Assessment & Method Statement, T&PPB6533R001F0.2 Rev 0.1 dated 05 December 2017, PB6533 TR15a, PB6533 TR15b, PB6533 TR15c, Energy Strategy dated July 2017, Heritage statement AH355/1 dated December 2015, Car Park Beat Survey Review dated 22nd January 2018, Schedule of Traffic Movement dated 11/04/2018 & Construction Management Plan Rev B dated 15th January 2018. 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. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the external materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy 7.6 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2013 and Policy DM1 of The Development Management DPD 2017

4. Notwithstanding the submitted details, further details of a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The scheme shall include the following details:
 - a) replacement tree planting their location, species and size;
 - b) soft plantings;
 - c) hard landscaping: including ground surfaces, kerbs, edges;
 - d) any other landscaping features forming part of the scheme;
 - e) green roofs.

All landscaping in accordance with the approved scheme shall be completed/planted during the first planting season following practical completion of the building hereby approved. The landscaping and tree planting shall have a two year maintenance/watering provision following planting and any trees or

shrubs which die within five years of completion of the development shall be replaced with the same species or with an alternative agreed in writing by the Local Planning Authority.

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. Notwithstanding the approved plans details of the design of the refuse and recycling bins enclosure and cycle storage enclosure shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development hereby approved and shall be maintained as such thereafter.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy 7.6 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2013 and Policy DM1 of The Development Management DPD 2017.

6. No lights, meter boxes, flues, vents or pipes, telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed to the external faces of the building other than as shown in the plans hereby approved without the prior approval in writing of the Local Planning Authority.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy 7.6 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2013 and Policy DM1 of The Development Management DPD 2017.

7. Before the first occupation of the building hereby permitted the window openings on the southern elevation at first and second floor level shall only be glazed or re-glazed with obscure glazing and any opening part of the windows shall be at least 1.7m above the floor of the rooms in question.

Reason: To safeguard the amenities of neighbouring properties consistent with Policy 7.6 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2013 and Policy DM1 of The Development Management DPD 2017.

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

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy 7.6 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2013 and Policy DM1 of The Development Management DPD 2017.

9. No development shall take place until details of a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) is submitted to and approved in writing by the Local Planning Authority. In specific, the plans shall include details/ measures to address the following:
- a) a programme of works with specific information on the timing of deliveries to the site to minimise disruption to traffic and pedestrians on North Road, in specific including St Michaels's School, as well as users of the nearby garages on North Road,
 - b) details of any vehicle holding area;
 - c) details of the vehicle call up procedure;
 - d) location of temporary hoarding, storage buildings, compounds, construction material and plant storage areas used during construction;
 - e) details of wheel washing and measures to prevent mud and dust on the highway during demolition and construction.

Thereafter, the approved plans shall be fully implemented and adhered to during the construction phase of the development.

Reason: To ensure that the construction of the development does not unduly impact on the amenities of the existing occupiers of the properties on the site.

10. No development shall take place until such time as the lead contractor, or the site, is signed to the national Considerate Constructors Scheme and its published Code of Considerate Practice, and the details of (i) the membership, (ii) contact details, (iii) working hours as stipulated under the Control of Pollution Act 1974, and (iv) Certificate of Compliance, are clearly displayed on the site so that they can be easily read by passing members of the public, and shall thereafter be maintained on display throughout the duration of the works forming the subject of this permission.

Reason: To ensure that the construction of the development does not unduly impact on the amenities of the existing occupiers of the properties on the site.

11. All works associated with this development shall be undertaken in accordance with the detail as specified in the Arboricultural Impact Assessment. In specific the erection of fencing for the protection of retained trees shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus

materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition.

Reason: In order to ensure the safety and well being of the trees within 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.

12. The development hereby permitted shall be constructed to the specifications of: "Part M, M4 (2), Category 2: Accessible and Adaptable Dwellings" of the Building Regulations 2013 and thereafter retained in that form.

Reason: To ensure that the development is capable of meeting 'Accessible and Adaptable Dwellings' standards.

Informatives:

INFORMATIVE: CIL Based on the information given on the plans, the Mayoral CIL charge will be £42,145.39 (948.9 sqm x £35 x 1.269) and the Haringey CIL charge will be £273,586.85 (948.9 sqm 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: 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: Land Ownership

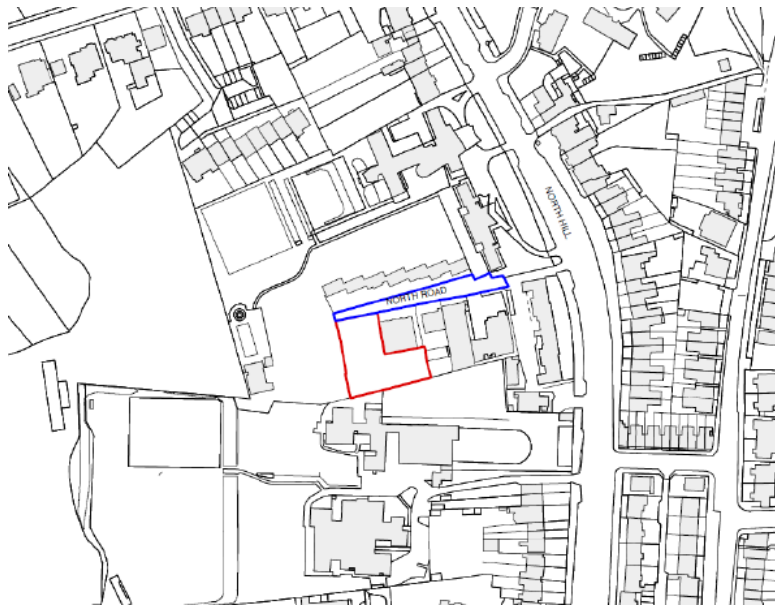
The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

INFORMATIVE: Other restrictions

The grant of a permission does not relieve the applicant/developer of the necessity of complying with any local Acts, Regulations, Building By-laws, private legislation, and general statutory provisions in force in the area or modify or affect any personal or restrictive covenants, easements etc., applying to or affecting

either the land to which the permission relates or any other land or the rights or any person(s) or authority(s) entitled to benefit thereof or holding an interest in the property.

Appendix 1: Plans and Images



Site Location Plan



Aerial view of site



Site Photo – frontage of current building on site



Site Photo –Building to rear of site



Site Photo –access road



Visual of previously approved scheme



Visual of current scheme



Site Layout Plan/ Ground floor



Appendix 2

LBH Conservation Officer

Given the location of the site, in between the electric substation and the vegetation along the pool, the building's visibility is considered to be limited. It will replace a building with limited quality and would not block any views of the grade I listed buildings. As such, the building is considered to have no impact on the setting of Highpoint. The building would be visible from the listed School, but would remain relatively subservient and would not be considered to have any impact on it. Therefore the development is not considered to cause any harm to the setting of the listed buildings.

The scale of the building within the quiet cul-de-sac is considered to have some impact on the Highgate conservation area. At three storeys, it is perhaps bulkier than ideal and would be considered to cause some harm to the conservation area. However, given the relatively larger scale of the sub-station and other buildings, this harm would be considered less than substantial.

Whilst the third floor is not ideal, it is similar to that approved previously and would replace a building that currently makes no contribution to the conservation area. The proposed design is of high quality and the third floor is proposed to be light in appearance further mitigating its visual impact. As such the harm would be partly outweighed by the good design of the scheme. Further public benefits should be assessed to ensure that the less than substantial harm is entirely outweighed.

In coming to this conclusion great weight has been given to the desirability of preserving the setting, character and appearance of the designated heritage assets.

Appendix 3

London Fire and Emergency Planning Authority:

We are of the opinion that 100m to an inlet point of a dry rising fire main is not a suitable arrangement. This would require at least 10 lengths of hose to be laid out and charged with water before crews could use the dry riser. This is normally achieved with 2 lengths over 18m. The distance to carry equipment to the base of the stairs also exceeds the distance permitted by guidance.

The requirement to provide appliance access appears to have been demonstrated via the appliance tracking plan but we would have concerns regarding the management and availability of this access route. It would be our usual expectation that the access road is hatched and parking controlled in order to ensure that the route is available at all material times and access to any provided fire mains should be within 18m.

In light of the items discussed above, an automatic water suppression system may provide a measure of mitigation. Any proposed systems should fully comply with either BS 9251:2014, *'Fire sprinkler systems for domestic and residential occupancies. Code of practice.'* or BS8458-1:2015, *'Fixed fire protection systems. Residential and domestic watermist systems. Code of practice for design and installation.'* The guidance provided in BS9991:2015 indicates that where a fire suppression system is provided then the distance between the appliance and any point within the house or flat may be up to 75m (instead of 45m), for the case where there is a floor more than 4.5 m above ground level.

It would also be our usual expectation that a water hydrant be provided within 90m of any dry fire main inlets.

Planning Sub Committee 11th June 2018

Item No.

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS

Reference No: HGY/2017/3650

Ward: Muswell Hill

Address: 76 Woodland Gardens N10 3UB

Proposal: Demolition of existing dwelling and erection of replacement 2-storey (with basement level) dwellinghouse.

Applicant: Mr & Mrs Evans

Ownership: Private

Case Officer Contact: Roland Sheldon

Site Visit Date: 15/09/2017

Date received: 18/12/2017

Last amended date: 13/03/2018

Drawing number of plans: 1703.A-00-001 09, 1703.A-02-001- 09, 1703.A-03-112-01 09, 1703.A-03-112-02 09, 1703.A-03-112-03 09, 1703.A-03-114-01 09, 1703.A-03-114-02 09, 1703.A-03-114-03 09, 1703.A-03-132-01 09, 1703.A-03-132-02 09, 1703.A-03-132-02 09, 1703.A-03-132-04 09, 1703.A-03-132-05 09, 1703.A-03-133-01 09, 1703.A-03-133-02 09, 1703.A-03-133-03 09, 1703.A-03-133-04 09, 1703.A-03-133-05 09, 1703.A-03-133-06 09, 1703.A-03-133-07 09, 1703.A-03-133-08 09, AMA Demolition Statement of Intent AMA_REP_02 Nov 2017, AMA Structural Engineering Report AMA_REP_01 Jul 2017, Design and Access Statement July 2017 (MacArchitect)

REASONS FOR REFERRAL & SUMMARY OF RECOMMENDATION

- 1.1 This report concerns the above application which is the subject of an appeal against non-determination. The application was called-in by ward councillors but the applicant subsequently appealed. In order to express the Council's recommendation to the Planning Inspectorate (PINS) Members are required to form a view.
- 1.2 The appeal for non-determination was submitted on 17/05/2018 and once begun the decision-making power has been removed from the Council as the Local Planning Authority (LPA) and given to PINS. The LPA is requested to set out what decision it would have given if authority to determine the application remained with it.

- 1.3 The application has generated significant public interest and a number of third party objections. In addition, a formal request by Councillor Mark Blake and (now former) Cllr Engert was made for the application to be determined by the Planning Sub-Committee, which was agreed by the (now former) Chair of the Planning Sub-Committee.
- 1.4 Officers would also point out that a new planning application (ref: HGY/2018/1494 – ‘Demolition of existing dwelling and construction of a new family dwelling’) for the site has been validated on 10/05/2018, with the statutory public consultation period running until 15/06/2018. This scheme is in effect for the same development proposed here.
- 1.5 In summary this application is not being brought before the Members for a decision but to present the Council’s formal view with regard to the appeal for non-determination to PINS. The view of the Planning Sub-Committee will form the basis for the Council’s appeal statement. An Inspector has not been appointed for the appeal by PINS, so a deadline for submission of the statement has not yet been outlined.

RECOMMENDATION

- 1.5 That had the application not been appealed on grounds of non-determination, the development described in the report below and submitted plans, would have been GRANTED PLANNING PERMISSION subject to the attachment of the conditions and informatives outlined below.

Conditions (the full text of recommended conditions is contained at foot of this report)

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans
- 3) Material details submitted for approval
- 4) Details of front boundary treatment/ landscaping to the front and measures to screen refuse and recycling bins
- 5) Obscure glazing
- 6) Suitably qualified chartered engineer to monitor the critical elements
- 7) Removal of Permitted Development Rights for extensions, alterations and outbuildings
- 8) Construction Management and Logistics Plan

Informatives

- 1) Land ownership
- 2) Hours of construction
- 3) Party Wall Act
- 4) CIL liable

- 5) Thames Water
- 6) Crossover

CONTENTS

- 3.0 PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS
- 4.0 CONSULATION 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 from internal and external agencies
- Appendix 2: Plans and images

3.0 PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

- 3.1 The proposal is for demolition of the existing dwelling and the erection of a replacement two-storey dwellinghouse with basement level and accommodation with the roofspace. The proposed dwelling would have four bedrooms and a home-office located on the first and second floor and an open-plan living space at ground floor level. The development also includes a 108 sq.m basement floor which would have a gym and playroom space alongside a workshop area.
- 3.2 The new dwelling would adopt a contemporary form of design with a fair faced brick and aluminium frame windows. It would adjoin No 78 Woodland Gardens as per the current semi-detached dwelling on site.
- 3.3 The frontage would have a two-storey bay feature adjacent to the boundary with No 78 with a ground floor contemporary oriel window feature. A ground floor rectangular bay with a front projecting roof gable with glazed frontage also forms part of the frontage of the replacement house. The side (western) elevation would have a hip-end with two large projecting elements in the roof with honeycomb brickwork.

Site and Surroundings

- 3.3 The subject site contains a two-storey Edwardian semi-detached dwellinghouse located on the southern side of Woodland Gardens. Surrounding development is characterised by similar houses mainly rows of terraces built during the Edwardian period of the early 20th century (1901 - 1910). To the rear of the site is more recently constructed housing - Teresa Walk and Connaught Gardens. The application site is not located in a conservation area.
- 3.4 The brickwork on all elevations of the building have been painted white, as well as the cills and lintels. The property has timber framed windows as well as a slate roof. Like its neighbours, the house is 'double fronted' with a bay to one side. In this case, a full height projecting bay with gable feature to the left, which is infilled with 'half timbering' and render. The bay feature also has a ground floor octagonal bay window.
- 3.5 As noted the street is predominantly characterised by terraced dwellings, built during the Edwardian period of the early 20th century. No 74 to the immediate west of the site is however detached as well as the application site and No 78, as such deviating from the more predominant character of terrace housing.
- 3.6 The site is steeply sloped, with Woodland Gardens rising steeply to its west. The western boundary of the site is located adjacent to the garden of No 74, which unlike the majority of properties within the street, is located to the side of the

dwelling. The street curves northwards beyond No 74, after which point the character of the street is consistently defined by terraced properties with prominent bay windows and gabled roofs facing the street.

Relevant Planning and Enforcement history

Planning history:

HGY/2017/2490: Demolition of existing dwelling and erection of replacement 2-storey (with basement level) dwellinghouse – Withdrawn 18/12/2017

HGY/2018/0913: Prior notification for demolition of house – Prior Approval Not Required 06/04/2018

HGY/2018/1494 - Demolition of existing dwelling and construction of a new family dwelling. – Pending consideration.

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

Internal:

LBH: Building control
LBH: Environmental Health
LBH: Transportation
LBH: Design

External:

Muswell Hill & Fortis Green Residents Association

4.2 The following responses were received:

Internal:

- 1) LBH Building Control: - Whilst no comments were received in respect of the current application comments were made on the earlier application LPA ref. HGY/2017/2490), which is largely the same in form and appearance to the current application. In this case, the depth of excavation, footprint of the basement and scale of the development is the same as the previous proposal. The submitted Basement Impact Assessment (BIA) for this proposal is identical to the previous submitted BIA. Building Control previously commented on the BIA and noted:

'The proposal is at higher risk given the property is semi-detached and a 'type 3' basement is proposed. There is limited information regarding the soil conditions and adjacent trees. However, they noted some basic principles are included in the working practices, including:

- Methods of working/transition underpins to the front and rear of neighbouring house;
- Shoring and propping of neighbouring house and service details of how they will be dealt with the retention of garden wall and arboricultural matters;
- Site storage and working areas.

Then the scheme would be medium risk but well considered and there should be no objection to the BIA at this stage.'

2) LBH Transportation Team:

3 cycle parking spaces are provided at ground floor level. Full details should be provided by condition.

A Construction Logistics Plan would also be required for approval prior to the commencement of works on site.

5. LOCAL REPRESENTATIONS

- 5.1 The number of representations received from neighbours, local groups/ amenity groups etc, in response to notification and publicity of the application are as follows:

No of individual responses: 51

Objecting: 51

Supporting: 0

Others: 0

- 5.2 The following local groups/societies made representations:

Woodlands Conservation Area Action Group

- The proposed design features including large vertical window above the front bay and 2 side projections which are out of keeping with the Edwardian surroundings. Planning consent has been previously granted for replacement dwellings replicating the Edwardian features within the locality.
- Woodland Gardens is currently under review to be designated as a conservation area.
- Reference to non-Edwardian development in the area in the submission is over-stated. Most are infill sites off Connaught Gardens and at the junction of Connaught Gardens and Woodland Gardens

- No precedent for demolition and replacement of existing Edwardian houses. Properties at top end of Cranley Gardens were built on site of a former garden centre.
- The photographs of post-war housing are irrelevant to Woodland Gardens street scape.

Muswell Hill & Fortis Green Association

- The proposal fails to comply with the requirements of policy DM1, as it does not relate positively to neighbouring structures in terms of design, massing, bulk and materials. If permitted, it would disrupt the distinctive Edwardian character of the area. A contemporary design is not appropriate for this site.

Muswell Hill CAAC

- Woodland Gardens is earmarked to form part of a conservation area, but this is currently on hold due to Council spending restraints. Therefore it would be appropriate for the Council to consider the application against the criteria that would be used if the property was located within a conservation area.
- Restoration would be preferable. The design and materials should make a position contribution to conservation area.

5.3 The following Councillor (incl. former Cllrs) made representations:

Gail Engert (former Ward Councillor)

- The proposed new-build house would be out of keeping with the surrounding Edwardian streetscape.
- The modernist design and proposed materials, are inappropriate and would clash and detract from the existing cohesive Edwardian street.
- The proposed increased bulk and height would be overbearing and particularly impact on the homes that face the back of it, in Teresa Walk.
- In view of review of Woodland Gardens potentially being designated as a Conservation Area, it is crucial that development does not downgrade the architectural integrity of the area.
- Concern with structural integrity of neighbouring property

Cllr Mark Blake

- Requested the Chair of the Planning Committee to call-in the application to be decided at Planning Committee.

Cllr Ogiehor (Ward Councillor)

- Objection to the proposal.

- 5.4 The issues raised in the representations received that are material to the determination of the application are summarised as follows:

Design and character

- Design and choice of materials out of character with surroundings;
- Design does not replicate any features of nearby Edwardian properties as claimed in the Design and Access Statement;
- Inclusion of glazing in apex of projecting gable is out of character with locality;
- If a house is to be demolished to build a new house, then the new house needs to be truly exceptional in its design; the new development fails to achieve this;
- The uncharacteristic design of the dwelling would be exacerbated due to its linkage to a semi-detached dwelling;
- There is no precedent for demolishing and replacing Edwardian houses within the street itself as the other new-build developments in the locality are infill developments;
- Demolition would create an undesirable precedent for future applications;
- If demolition is necessary, the property should be an Edwardian replica.

Construction and highways

- Flood risk;
- Infrastructure underneath the road is fragile and may result in damage from heavy plant and machinery parked upon the road;
- The gradient of the site and width of the street mean it is likely to result in obstruction of the highway;
- The structural report does not 'condemn' the existing building and therefore the presumption should be against demolition;
- The site is inappropriate for rebuild;
- There are problems with subsidence in the area and insufficient information has been provided to demonstrate whether or not the development would cause subsidence problems.

Impact upon neighbouring amenity

- Overlooking of neighbouring properties.

- 5.5 The following comments were received on the amended plans:

- The development would still provide a poor standard of design that is out of keeping with its surroundings;
- Previous concerns with overlooking have not been addressed;
- The increased size in window openings at upper floor rear level will worsen problems with overlooking;
- Still concerns with impact of proposal on flood risk;

- Comprehensive redevelopment instead of refurbishment will cause more disruption for neighbours during construction.

5.6 The following issues raised are not material planning considerations:

- Impact on property values (Officer Comment: The impact of a development upon property values is not a material planning consideration)
- Impact upon community (Officer comment: The proposal does not involve the loss of or affect a community asset, or community facility, and therefore this is not considered to be a material planning consideration to this proposal).
- Disruption during the construction works (working hours can controlled under Environmental health legislation).

6 MATERIAL PLANNING CONSIDERATIONS

6.1 The main issues in respect of this application are considered to be:

1. Principle of the development
2. Design and appearance;
3. Impact on the amenity of adjoining occupiers;
4. Living conditions for future occupants;
5. Basement development;
6. Parking and highway safety;
7. Impact on trees.

Principle of the development

Demolition

6.2 The proposal has given rise to extensive representations in favour of retaining the existing building on site, or if not a replication of the existing. Concerns are also raised about the precedent caused by demolition. There is no measure of protection afforded to the demolition of a house (unless listed, a Scheduled Ancient Monument or within a Conservation Area), other than the requirement for 'prior approval' (for method of demolition and restoration of the site) before demolition can occur.

6.3 Schedule 2 Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 permits the demolition of buildings subject to a 'prior approval' procedure which involves the following:

"the developer must, before the beginning of development –in all cases, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the method of demolition and any proposed restoration of the site".

- 6.4 In this case, the applicant has applied for prior notification for demolition under application ref: HGY/2018/0913, and the submitted details regarding method of construction were deemed by Building Control to be adequate for the purposes of the application. Prior approval was therefore not required (06/04/2018). The dwelling can therefore be demolished at any time.
- 6.5 Irrespective of the lack of statutory or policy protection against demolition, Officers would have favoured the retention of the existing building, as was outlined in pre-application advice given. It is however accepted that the existing dwelling is in a reasonably poor condition, with signs of visible subsidence or slippage of the existing structure, as well as having unsympathetic alterations. As such, the applicant has pursued a scheme for demolition and replacement with a contemporary house, which seeks to be a 'reinterpretation' of the prevailing local house type.
- 6.6 While many of the objections received raise concerns about such a design approach, Officers note that both national and local plan policy allow such an approach. National planning policy outlines that decision makers should not "attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles", but that "it is however, proper to seek to promote or reinforce local distinctiveness" (NPPF para. 60).
- 6.7 Such an approach is also reflected in policy DM1 of the adopted Development Management DPD, which requires that all new development 'achieve a high standard of design and contribute to the distinctive character of the area relate positively to neighbouring structures, new or old, to create a harmonious whole'.

Possible Conservation Area designation

- 6.8 A number of the third party representations received (notably, comments from 'Woodlands Conservation Area Action Group'), refer to how the area is under review to be considered designating a conservation area. It is accepted that such a request has been made, however the site is not designated a conservation area at present and the application must be dealt with on the basis of the current position. Even in Conservation Areas there is not a bar on demolition and replacement of buildings, and each building would be assessed in terms of its value and contribution to a conservation area, and the impact on the replacement on the character and appearance of the conservation area considered.

Design and appearance

- 6.9 London Plan Policy 7.4 emphasises the importance of considering local character as part of design quality, with planning decisions being informed by the surrounding historic environment and human scale. Policy 7.6 recognises the role that development can have on streetscape and requires a building to be

appropriate to context and comprise details and materials that complement, but not necessarily replicate local architecture. This policy also highlights the importance of proportion, scale, composition and orientation, as factors which should inform design quality.

- 6.10 Local Plan Policy SP11 states that all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use and contribute to a sense of place.
- 6.11 As already referred to above, policy DM1 'Delivering High Quality Design' requires that new development achieve a high standard of design and contribute to the distinctive character of an area and relate positively to neighbouring structures, new or old, to create a harmonious whole.
- 6.12 The established character of Woodland Gardens is Edwardian with features such as porches with sloping tile roofs, traditional bay windows, timber framed sash/casement windows etc. being largely left intact/ unaltered and informing its character. This high degree of architectural consistency lessens however, along the curve in street, beyond (east of) the junction with Connaught Gardens.
- 6.13 Looking at the 'Haringey Urban Character Study' (2015), it is accepted that the houses on Woodland Gardens share similar characteristics with other housing stock in Muswell Hill. Houses in this area are defined by uniform front gardens, typically low clinker wall, densely planted front gardens, tile paved front paths, handsome intricate front doors, a variety of elaborate detail in stone and stucco etc. as well as the predominance of red brick; all of which are important to its character.
- 6.14 The site is located adjacent to a detached dwelling (No 74) to its immediate west, with a substantial side garden plot adjacent to the western elevation of the application site. The host building is semi-detached and linked to No 78. As such, this pair of semis and the detached house do deviate slightly from the more consistent Edwardian terrace arrangement, which primarily informs the character of the street.
- 6.15 It is accepted that the application site is prominent in location. The site is located at a steep and visually prominent junction in the street, beyond which the street curves sharply northwards adjacent to the side garden of No 74. This means that clear views of the front and side (western) elevations are available from the east and the west of the site.
- 6.16 As pointed out the scheme is of contemporary design, reinterpreting the current house in a modern/ twenty-first century way. The height, width and massing of the scheme (as revised) respects the building heights, form, scale and massing prevailing around the site.

- 6.17 The scheme has been subject to design revisions during the assessment of the application. The revised scheme is a more satisfactory response to the form, design and scale of the semi it will be attached to (No 78). The dwelling adopts a hip roof form with two side-projecting features; modern interpretations of chimney stacks. A double-height bay feature is positioned on the frontage adjacent to the bay of No 78 and the originally proposed first floor bay on the western side of the frontage has been removed, leaving a ground floor square bay projection. The projecting features on the side roof elevation have been reduced in height, to below the ridge of the main roof and the scale and pattern of fenestration on the front elevation is similar to its adjoining property.
- 6.18 The design of the roof profile and rear elevation includes a rear-projecting gable and a rear dormer form, with a single storey rear projection. In this respect, the dwelling adopts the appearance of having been subject to sizeable extensions, despite it being a new-build. The site has a shallow rear garden and as such to ensure that any future addition does not lead to excessive site coverage or affect the amenity of neighbouring occupiers, permitted development rights (specifically under Classes A, B and E) are recommended to be removed as part of any grant of planning permission.
- 6.19 Overall, Officers consider the form, design and detailing of the proposed dwelling to be an acceptable architectural response to the site, while respecting local context and character.
- 6.20 The success of the scheme will be largely dependent on the quality of external materials. In view of this and particular features of the proposal's design, further details regarding materials samples (including brick, tiles and window frames) should be required to be submitted to the LPA prior to the commencement of works on site. This could be secured by way of a condition.
- 6.21 The proposed front elevation is annotated indicating that the existing clinker/brick front wall shall be retained and extended using matching materials. Further details regarding the front boundary treatment and soft landscaping should be required to be submitted to the LPA prior to the commencement of works on site, as also secured by way of a condition
- 6.22 Overall, the proposal is of acceptable quality to meet the design policies 7.4 and 7.6 of the London Plan 2016, policy SP11 of the Haringey Local Plan 2017, policy DM1 of the Haringey DPD 2017 and the NPPF.

Impact on the amenities of adjoining occupiers

- 6.23 The London Plan 2016 Policy 7.6 ` states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. Saved Policy UD3 also requires development not to have a significant adverse impact

on residential amenity in terms of loss of daylight, or sunlight, privacy, overlooking, noise or nuisance. DM Policy DM1 'Delivering High Quality Design' requires appropriate protection of privacy to neighbouring properties.

- 6.24 The siting, bulk, massing and height of the replacement dwelling would not adversely affect outlook or sunlight/daylight enjoyed by the occupants of neighbouring properties or lead to overshadowing.
- 6.25 The scheme will have a single storey ground floor rear projection that would project 1.6 metres beyond the main first floor rear extent of the proposed development. This element of the building would have a height of 4 metres with a flat roof design. This would not project beyond the existing single storey rear extension to No 78 Woodland Gardens and therefore would not impact light or outlook to this property.
- 6.26 The rear windows of No 7 Teresa Walk, located to the back of the application site, are approximately 16 metres away from the first floor windows of the existing dwelling. The proposed development would bring first floor windows in closer proximity but due to their orientation away from this property, in a southeasterly direction, these would not materially worsen privacy levels over and above the current situation.
- 6.27 Following the submission of revised plans, which included some changes to the internal layout, the angled rear first floor oriel windows now serve a bathroom instead of a bedroom. The rear elevation indicates that these windows would be treated with obscure glazing. A condition requiring these windows to be both obscure glazed and non-opening, unless above 1.7 metres, would ensure these windows would not result in an unacceptable loss of privacy for the occupants of No 78 Woodland Gardens.
- 6.28 While large areas of glazing have been added to a central section to the rear elevation in the revised plans, these windows serve a large vertical void area which spans from ground through to the second floor. As such, internally the first and second floors are set in 1.65m from the glass to these windows. As such the glazing here is primarily a source of light and would not provide an opportunity for overlooking.
- 6.29 The inclusion of glazing in the front gable, albeit it would be positioned at a higher level in comparison to first floor windows, would not materially affect the privacy of neighbouring occupiers. The glazing would be located approximately 20 metres away from the front upper floor windows of adjacent properties on the other side of Woodland Gardens. Within an urban context, it is accepted that there are degrees of mutual overlooking from first floor windows and the proposal would not result in harm over-and-above that found within such a setting.

- 6.30 Concerns were raised in the representations received about noise. Noise during construction can be managed with the submission of a construction management plan, which would seek to minimise disturbance to the current residents, as could be secured by way of a planning condition.
- 6.31 The proposal would not result in an unacceptable impact upon the amenities of neighbouring occupants, and complies with policies 7.6 and DM1

Quality of Residential Accommodation

- 6.32 London Plan (2016) policy 3.5 requires the design of all new housing developments to enhance the quality of local places and for the dwellings in particular to be of sufficient size and quality. Local Plan (2017) Strategic Policy SP2 and Policy DM12 of the Development Management DPD 2017 reinforce this approach. The Mayor's Housing SPG sets out the space standards for new residential developments to ensure an acceptable level of living accommodation is offered.
- 6.33 The proposed new dwelling would have a basement level occupying the full footprint which would contain a utility room, workshop, gym and playroom. The kitchen/living room areas would be located at ground floor level with 4 bedrooms and home-office within the first and loft floor levels.
- 6.34 The dwelling would have a floorspace in excess of 300 sqm and therefore would comfortably exceed the 112sqm required for a 4-bedroom 3-storey 6-person dwelling. All habitable rooms would benefit from a satisfactory standard of outlook and access to natural light.

Accessibility

- 6.35 The NPPF and London Plan policies 3.8 and 7.2 and Local Plan policy SP2 require all development proposals to provide satisfactory access for disabled people and those with mobility difficulties such as parents with pushchairs and young children. All residential units should be built in accordance with Lifetime Homes Standards (LTH) and Part M of the Building Regulations to ensure any new housing development is suitable for the disabled users.
- 6.36 The applicant in its Design and Access Statement has confirmed the scheme has been designed to be in general compliance with the 16 criteria standards laid out by Lifetime Homes (LTH). The effective door width of the entrance and internal doors and staircase would accord with the minimum provisions of LTH, and a level and covered approach has been provided for at the entrance. A level entry WC and access to the living space, albeit via the side entrance to the dwelling, and space is available to provide an entrance level bed-space. Although a potential through-floor lift has not been identified on the plans, the dwelling is capable of being adapted in the future to accommodate one. In short, the

applicant has demonstrated that the new residential unit has been inclusively design to LTH standards and would meet the requirements of the wider community in accordance to the above policy framework.

- 6.37 The proposed dwelling would provide a satisfactory standard of accommodation for future occupants.

Parking and highway safety

- 6.38 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'.
- 6.39 The site is located in an area with low public transport accessibility (PTAL) level 1b, and is not located within a controlled parking zone. One off-street parking space is proposed which may not meet parking demand arising from a 5-bed dwelling in a low PTAL area, but any additional parking required could be accommodated on street, where there is sufficient capacity. There is currently no crossover providing access to where the proposed off-street parking space would be located as shown on the submitted plans, but the site is not located on a classified road, and therefore planning permission is not required for the formation of a vehicular access into the site. An informative would be included that advises the applicant to apply to the Borough's Highways Department to undertake the works to form the vehicular cross over at their expense.
- 6.40 A total of 3 x cycle parking spaces are provided at ground floor level which is an acceptable level of provision to meet London Plan Standards. A Construction Management and Logistics Plan would also be required for approval prior to the commencement of works on site, to ensure the construction works would not result in an unacceptable impact upon the free flow of traffic, highway and pedestrian safety or upon the amenities of neighbouring occupants in the locality.
- 6.41 Subject to compliance with a condition regarding Construction Logistics Plan, the proposal is acceptable with regards to highways and transportation considerations.

Basement Impact Assessment

- 6.42 Policy DM18 of the Development Management DPD states that householder extensions to existing basements, and the construction of new basements, including in existing dwellings will only be permitted where it can be demonstrated that the proposal does not adversely affect the structural stability of the building, does not increase in flood risk to the host or nearby properties and

does not cause harm to the appearance or setting of the property or the established character of the surrounding area.

- 6.43 A Basement Impact Assessment (including desk study and ground investigation) has been submitted with this application, as well as a Structural Engineering Report (prepared by AMA Consulting Engineers).
- 6.44 The site is underlain by solid deposits of London Clay Formation. The information submitted indicates that there are no detailed river entries or surface water features reported within 250m of the site and equally no Environment Agency Zone 2 or Zone 3 flood zones within 250m of the site. (Check if in critical drainage area).
- 6.45 The overall assessment of the site is that the creation of a basement will not adversely impact the site or its immediate environs, providing measures are taken to protect surrounding land and properties during construction. The report says it is unlikely that groundwater would be encountered during site works, but that any encountered groundwater could be readily dealt with by conventional pumping from a sump.
- 6.46 A 'Construction Technique and Methodology for the Lowering of the Existing Basement' is provided. The Structural Engineering Report outline that contiguous piles would be used to construct the basement. The existing party wall would be underpinned at the start of the works, to ensure that the party wall foundation is not undermined during the excavation works. A movement joint would be incorporated in the party wall design.
- 6.47 Overall, such works do not represent a significant structural stability hazard, on the grounds of using industry standard construction sequence. While it is recognised that certain aspects of the works here cannot be determined absolutely at the planning stage (i.e. works to the party walls), the information submitted to the LPA to date, do provide assurances that the works can be carried out successfully without affecting adjoining/ neighbouring properties.
- 6.48 More detailed drawings, specification and method statement would be prepared in advance of the works being carried out for the purpose of Building Control and party wall agreements. The structural integrity of the proposed basement works would need to satisfy modern day building regulations and the necessary party-wall agreements with the adjoining owner would need to be in place prior to the commencement of works on site.
- 6.49 The information provided has been assessed and is considered satisfactory. A condition should be imposed to ensure that the structural side of the basement is overseen by a suitably qualified chartered engineer.

- 6.50 In conclusion and subject to imposing the condition referred to above Officers are satisfied that the development here can be carried out without impacting land stability, ground water conditions or the amenity of adjoining/ neighbouring residents.

Waste and Recycling

- 6.51 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.
- 6.52 The proposed ground floor plan indicates that waste and recycling storage would be provided behind the front boundary wall. Details of the design of such storage and measures to screen such bins would be secured by of a condition prior to occupation of the new dwelling.

Impact on Trees

- 6.53 DM policy (2017) DM1 states the Council will expect development proposals to response to trees on and close to the site. The supporting text of Local Plan Policy SP13 recognises the importance trees can play in improving environmental conditions and improving people's quality of life, and generally seeks the protection, management and maintenance of existing trees.
- 6.54 The site is not subject to any Tree Preservation Orders (TPO) and is not located within a conservation area. There is a grouping of trees subject to a TPO to the south of the site on land adjacent to Theresa Walk, but the development is not located close enough to have any impact on these trees.
- 6.55 There are trees located on/adjacent to the southern boundary of the site that provide screening and visual amenity value between the site and properties to the south on Theresa Walk. Part of the Construction Management Plan condition could include a requirement to ensure building materials or storage do not take place in close proximity to these trees.

Conclusion

- 6.56 The development would replace an existing family-sized dwelling. Following revision it is considered that the form, design and detailing of the proposed dwelling is an acceptable architectural response to the site, while respecting local context and character. It would provide a satisfactory standard of accommodation and would not result in an unacceptable impact upon neighbouring amenity. Subject to compliance with conditions, it would not prejudice existing road conditions or have an unacceptable impact upon highway or pedestrian safety.

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

7 CIL APPLICABLE

- 7.1 Based on the information given on the plans, the Mayoral CIL charge will be £3,939.61 (88.7sqm x £35 x 1.269) and the Haringey CIL charge will be £25,573.98 (88.7sqm 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.

8.0 RECOMMENDATIONS

Members are recommended to advise PINS that the LPA considers PERMISSION should be GRANTED subject to conditions

Applicant's drawing Nos: 1703.A-00-001 09, 1703.A-02-001- 09, 1703.A-03-112-01 09, 1703.A-03-112-02 09, 1703.A-03-112-03 09, 1703.A-03-114-01 09, 1703.A-03-114-02 09, 1703.A-03-114-03 09, 1703.A-03-132-01 09, 1703.A-03-132-02 09, 1703.A-03-132-02 09, 1703.A-03-132-04 09, 1703.A-03-132-05 09, 1703.A-03-133-01 09, 1703.A-03-133-02 09, 1703.A-03-133-03 09, 1703.A-03-133-04 09, 1703.A-03-133-05 09, 1703.A-03-133-06 09, 1703.A-03-133-07 09, 1703.A-03-133-08 09, AMA Demolition Statement of Intent AMA_REP_02 Nov 2017, AMA Structural Engineering Report AMA_REP_01 Jul 2017, Design and Access Statement July 2017 (MacArchitect)

Subject to the following 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 1703.A-00-001 09, 1703.A-02-001- 09, 1703.A-03-112-01 09, 1703.A-03-112-02 09, 1703.A-03-112-03 09, 1703.A-03-114-01 09, 1703.A-03-114-02 09, 1703.A-03-114-03 09, 1703.A-03-132-01 09, 1703.A-03-132-02 09, 1703.A-03-132-02 09, 1703.A-03-132-04 09, 1703.A-03-132-05 09, 1703.A-03-133-01 09, 1703.A-03-133-02 09, 1703.A-03-133-03 09, 1703.A-03-133-04 09,

1703.A-03-133-05 09, 1703.A-03-133-06 09, 1703.A-03-133-07 09, 1703.A-03-133-08 09, AMA Demolition Statement of Intent AMA_REP_02 Nov 2017, AMA Structural Engineering Report AMA_REP_01 Jul 2017, Design and Access Statement July 2017 (MacArchitect). 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. No development shall take place until the following details of the buildings hereby permitted have been submitted to and approved in writing by the local planning authority, including:
 - a) Sample panels of proposed brickwork to be used showing the colour, texture, bond, and pointing;
 - b) Windows and entrance doors detailing including materials, profile, reveal depth;
 - c) Roofing material, dormer cladding and flashing detail.

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. Prior to the occupation of the development hereby permitted details of boundary treatment along the frontage of the site, measures to screen refuse and recycling bins and landscaping to the frontage of the site shall be submitted to, approved in writing by the Local Planning Authority and thereafter implemented in accordance with the approved detail.

Reason: In the interest of public safety and security and to protect the visual amenity of the locality consistent with Policies 3.5, 7.4, 7.5 and 7.6 of the London Plan 2016 and Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

5. Prior to first occupation of the development, the first floor windows in the south elevation serving the bathroom (as shown on plan no. 1703.A-03-132-03-09) shall be fitted with obscured glazing and thereafter permanently retained in that condition thereafter.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2013 and Policy DM1 of The Development Management DPD 2017.

6. The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith and retained for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (and any order revoking and re-enacting the 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) etc. shall be carried out without the grant of planning permission having first been obtained from the Local Planning Authority.

Reason: To safeguard the visual amenities of the area and to prevent overdevelopment of the site by controlling proposed extensions and alterations consistent with Policy 7.4 of the London Plan 2016 and Policy DM1 of The Development Management DPD 2017.

8. No development shall take place, including any works of demolition, until a Construction Management and Logistics Plan, to include details of:
 - a) a programme of works with specific information on the timing of deliveries to the site to minimise disruption to traffic and pedestrians on Woodland Gardens,
 - b) storage of plant and materials used in constructing the development;
 - c) provision of boundary hoardings behind any visibility zones;
 - d) 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. Thereafter, the approved

construction plan shall be fully implemented and adhered to during the construction phase of the development.

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.

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: 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: Community Infrastructure Levy

The applicant is advised that the proposed development will be liable for the Mayor of London and Haringey CIL. Based on the information given on the plans, the Mayor's CIL charge will be £3,939.61 (88.7 x £35 x 1.269) and the Haringey CIL charge will be £25,573.98 (88.7 x £265 x 1.088.). This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

INFORMATIVE: Any necessary works to construct the crossover will be carried out by the Highways Department at the applicant's expense once all the necessary internal site works have been completed. The applicant should telephone 020 8489 1000 to obtain a cost estimate and to arrange for the works to be carried out.

Appendix 1 Consultation Responses from internal and external agencies

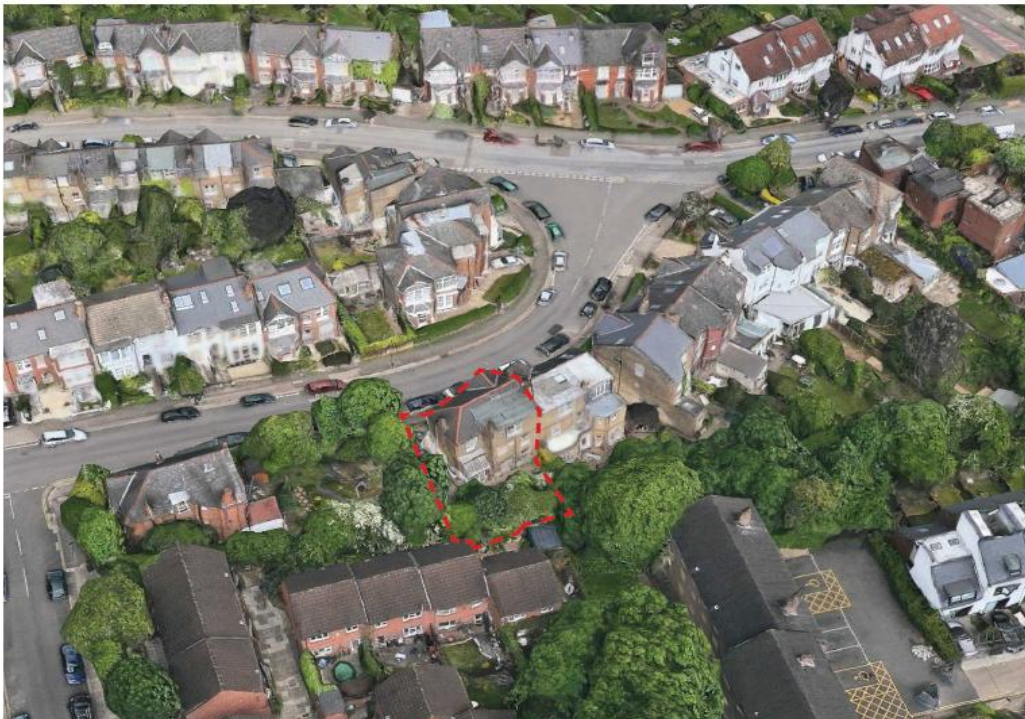
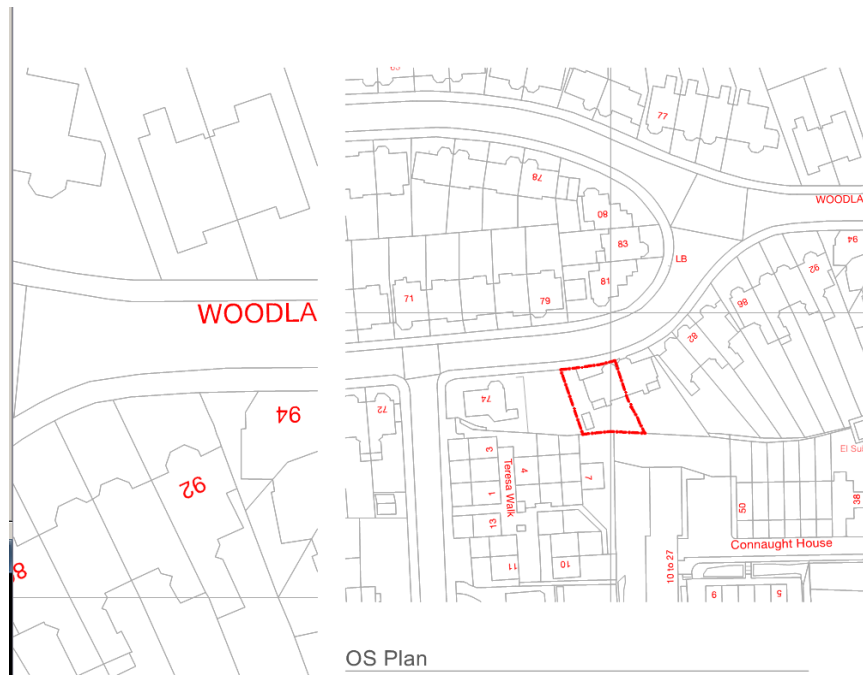
No.	Stakeholder	Question/Comment	Response
	INTERNAL		
1.	LBH Transportation Team:	Require Construction Logistics Plan	Condition 5 requires such a plan.
2.	Councillors (inc. former Cllrs)	The proposed new-build house would be out of keeping with the surrounding Edwardian streetscape.	This matter is addressed in paragraphs 6.12– 6.20 of the report.
		The modernist design and proposed materials, are inappropriate and would clash and detract from the existing cohesive Edwardian street	This matter is addressed in paragraphs 6.12 -6.20 of the report, and condition 3.
		The proposed increased bulk and height would be overbearing and particularly impact on the homes that face the back of it, in Teresa Walk.	This matter is addressed in paragraphs 6.23-6.26 of the report.
		In view of review of Woodland Gardens potentially being designated as a Conservation Area, it is crucial that development does not downgrade the architectural integrity of the area.	This matter is addressed at paragraph 6.8 of the report.
		Concern with structural integrity of neighbouring property	This matter is addressed in the Basement Impact Assessment section of the report (paragraphs 6.42 – 6.50) and condition 5.
3.	Woodlands Conservation Area Action Group	The proposed design features including large vertical window above the front bay and 2 side projections which are out of keeping with the Edwardian surroundings. Planning consent has been previously granted for replacement dwellings replicating the Edwardian features within the locality.	The merits of the design are addressed in paragraphs in the design and appearance section of the report in paragraphs 6.9 – 6.22.
		Woodland Gardens is currently under review to be designated as a conservation area.	This matter is addressed in paragraph 6.8 of the report.

No.	Stakeholder	Question/Comment	Response
		Reference to non-Edwardian development in the area in the submission is over-stated. Most are infill sites off Connaught Gardens and at the junction of Connaught Gardens and Woodland Gardens. The photographs of post-war housing are irrelevant to Woodland Gardens street scape.	The design merits of the proposal have been considered and addressed in paragraphs 6.9 – 6.22 of the report.
		No precedent for demolition and replacement of existing Edwardian houses. Properties at top end of Cranley Gardens were built on site of a former garden centre.	Paragraphs 6.2 – 6.7 of the report explain planning permission is not required for demolition of a dwelling unless Listed, a Scheduled Ancient Monument or within a Conservation Area, and that the relevant prior notification procedure for demolition has been followed.
4.	Muswell Hill & Fortis Green Association	The proposal fails to comply with the requirements of policy DM1, as it does not relate positively to neighbouring structures in terms of design, massing, bulk and materials. If permitted, it would disrupt the distinctive Edwardian character of the area. A contemporary design is not appropriate for this site.	The design merits of the proposal have been considered and addressed in paragraphs 6.9 – 6.22 of the report.
5.	Muswell Hill CAAC	Woodland Gardens is earmarked to form part of a conservation area, but this is currently on hold due to Council spending restraints. Therefore it would be appropriate for the Council to consider the application against the criteria that would be used if the property was located within a conservation area.	Work on a conservation area appraisal to back up a consultation has not started as yet, and therefore there would be no justification in policy terms to assess the application as if it were in an Conservation Area.
6.	Local Residents		.
		Design and choice of materials out of character with surroundings	The design merits of the proposal have been considered and

No.	Stakeholder	Question/Comment	Response
		Design does not replicate any features of nearby Edwardian properties as claimed in the Design and Access Statement	addressed in paragraphs 6.9 – 6.22 of the report.
		Inclusion of glazing in apex pf projecting gable is out of character with locality	
		If a house is to be demolished to build a new house, then the new house needs to be truly exceptional in its design; the new development fails to achieve this	
		The uncharacteristic design of the dwelling would be exacerbated due to its linkage to a semi-detached dwelling	
		There is no precedent for demolishing and replacing Edwardian houses within the street itself as the other new-build developments in the locality are infill developments	
		Demolition would create an undesirable precedent for future applications	
		If demolition is necessary, the property should be an Edwardian replica	
		Flood risk	Addressed within the Basement Impact Assessment section of report at paragraphs 6.42 – 6.50.
		Infrastructure underneath the road is fragile and may result in damage from heavy plant and machinery parked upon the road	
		The structural report does not 'condemn' the existing building and therefore the presumption should be against demolition	
		The site is inappropriate for rebuild	
		There are problems with subsidence in the area and insufficient information has been provided to demonstrate whether or not the development would cause subsidence problems	

No.	Stakeholder	Question/Comment	Response
		The gradient of the site and width of the street mean it is likely to result in obstruction of the highway	A Construction Method Statement condition included at condition 5.
		Overlooking of neighbouring properties	Addressed at paragraphs 6.26 – 6.29 of the report, and condition 7.

Appendix 2 Plans and Images



Aerial view of the site



Site photo – frontage of current dwelling on site



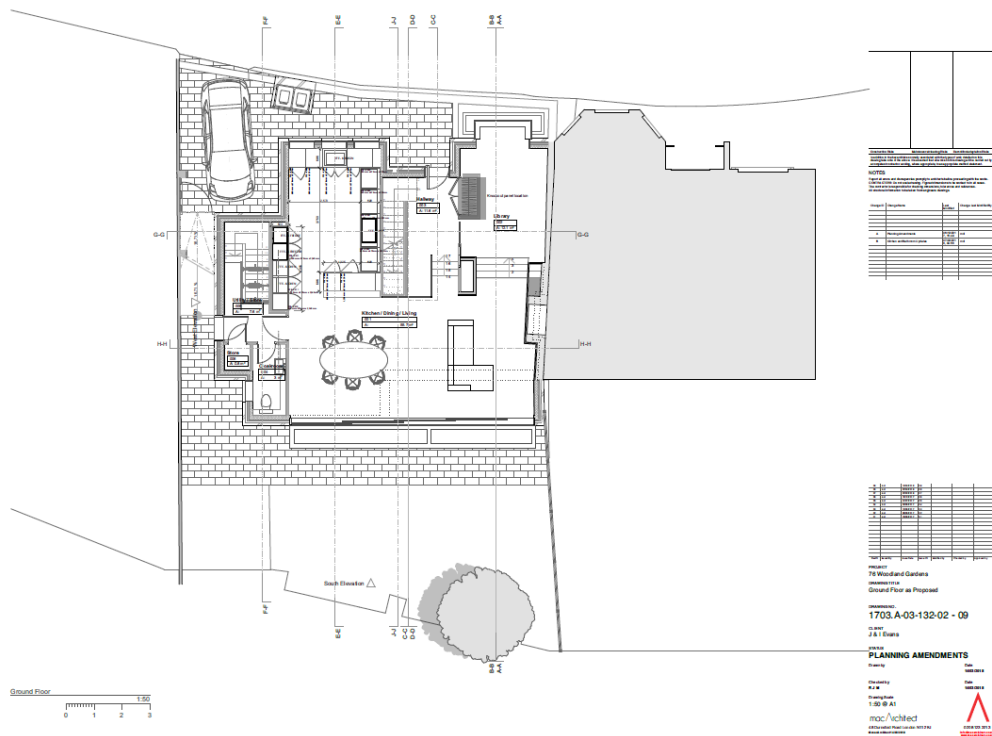
Site photo – rear of the site, (photo taken from neighbouring no. 78 Woodland gardens)



Visual of the frontage of the dwelling



Visual of the proposed dwelling



Site layout/ Ground floor

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Report for:	Planning Sub Committee Date: 11 June 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

JUNE 2018

Site	Description	Timescales/comments	Case Officer	Manager
APPLICATIONS DETERMINED AWAITING 106 TO BE SIGNED				
Iceland, Land at Brook Road, N22 HGY/2017/2886	Redevelopment of site and erection of four independent residential blocks providing 148 residential units	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed.	Samuel Uff	John McRory
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.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed.	Wendy Robinson	John McRory
St John's Great Cambridge Road HGY/2016/4095	Internal reordering and extension of St John's Church to the west. The demolition of the existing Church Hall at the east end of the church and the development of the land to the north, south, east and on the opposite side of Acacia Avenue with a mix of two and three storeys 1, 2, 3 & 4 bed residential mixed tenure accommodation including a new Vicarage.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed. Church has recently been listed and as such, this will be reported to Members of the planning sub-committee in June.	Gareth Prosser	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. Stage II approval received from GLA.	James Farrar	Robbie McNaugher
Bernard Works Bernard Road HGY/2017/3584	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.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed.	James Hughes	Robbie McNaugher
APPLICATIONS SUBMITTED TO BE DECIDED				
168 Park View Road HGY/2018/0076	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	Currently at consultation stage. Viability assessment awaited.	Tobias Finlayson	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.	Consultation stage – viability assessment awaited	Tobias Finlayson	John McRory
Units 1, 2 and 3 Tealedown Works Cline Road HGY/2018/0258	Partial demolition of Units 1, 2 and 3 to facilitate roof replacement and installation of additional mezzanine floor levels and facade alterations. Alterations to hardstanding area	Amended application following previous approval HGY/2014/0054	Laurence Akrill	Robbie McNaugher

	for deliveries and parking and change of use of Units 2 & 3 to B1 use.	Decision targeted this summer		
Monohouse, 50-56 Lawrence Road HGY/2018/0120	S73 to amend HGY/2016/2824 - 47 residential units (use class C3) and 176sqm of commercial floor space (use class B1) Granted 26/05/2017.	S106 discussions ongoing. To be dealt with under delegated powers.	Valerie Okeiyi	Robbie McNaugher
Goods Yard Site 44-52 White Hart Lane HGY/2018/0187	330 residential units, 1,200m ² of non-residential floorspace, refurbish the locally listed Station Master's House	Updates to scheme received since initial submissions. GLA Stage 1 received. Response to Stage 1 and viability review to be provided.	James Hughes	Robbie McNaugher
Westbury Court, 423-425 Lordship Lane HGY/2017/3679	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.	Consultation stage.	Chris Smith	John McRory
Tottenham Chances 399- 401 High Road INVALID APPLICATION	Refurbishment of existing premises and extensions to provide 24 flats	Application Invalid. Awaiting energy statement and viability report including affordable housing statement.	Valerie Okeiyi	John McRory
IN PRE-APPLICATION DISCUSSIONS - TO BE SUBMITTED SOON				
423 West Green Road	Mix use residential development, including the	Principle considered	Chris Smith	John McRory

	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.	acceptable – in pre-application discussions		
48-54 High Road N22	Redevelopment of the site to create a part 6 storey and part 8 storey mixed use development over the existing retail units at ground floor to provide: 76 residential dwellings, 2,800sqm of ground floor retail, 868sqm of first floor retail and office space,	Principle considered acceptable – in pre-application discussion; Revised scheme to be submitted	Chris Smith	John McRory
Lynton Road/Park Road	Demolition of existing buildings and redevelopment of the site to create a mixed-use development comprising employment floor space and new residential accommodation circ. 88 units.	Concerns with design and parking.	Aaron Lau	John McRory
22-24 Broadlands Road N6	Redevelopment of site to create retirement apartments (35 in total)	In pre-application discussions – principle being discussed	Tobias Finlayson	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	In pre-application discussions taking place.	Wendy Robinson	John McRory
Tottenham Hale Station	Various alterations to existing consent	Pre-application discussions taking place	Gareth Prosser	Robbie McNaugher
Wellbourne Centre, Ashley	Strategic Development Partner proposal for	Pre-application discussions	James Hughes	Robbie

Road South and Tottenham Hale Island sites	Tottenham Hale Masterplan. 5 mixed used proposal including retail, medical centre and residential.	taking place, September submission targeted.		McNaugher
IN PRE-APPLICATION DISCUSSIONS				
Coppetts Wood Hospital, Coppetts Road N10	Amendments to previous approved scheme – removal of basement parking and alterations to the buildings	Loss of parking requires justification; The alterations to the building is acceptable	Chris Smith	John McRory
48-50 Park Avenue, N22	Demolition of existing buildings and redevelopment of the site to provide 18 residential units, arranged of a single block of accommodation.	Demolition requires justification before principle of development is accepted	Chris Smith	John McRory
Hornsey Parish Church, Cranley Gardens, N10	Retention of church and creation of additional community space and 15 residential units	Pre-application discussions taking place – principle acceptable	Aaron Lau	John McRory
25-27 Clarendon Road off Hornsey Park Road	The demolition of existing buildings and structures and the comprehensive mixed redevelopment of the site to deliver a new part 6, part 8 storey building comprising office (Class B1) and flexible retail/café (Class A1/A3) floor space on ground floor level and circa 50 residential units (Class C3) on upper floor levels.	Pre-application discussions taking place – principle acceptable – discussions around strategic planning of the site and surrounding area required.	Wendy Robinson	John McRory
1-6 Crescent Mews, N22	Redevelopment of site to create residential development comprising approximately 30	Redevelopment acceptable in principle; Loss of employment requires justification	Aaron Lau	John McRory

	residential units			
157-159 Hornsey Park Road	Redevelopment of existing dilapidated construction yard to provide 40 new-build self-contained flats.	Early pre-application discussions taking place	Valerie Okeiyi	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
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
Peacock Industrial Estate, White Hart Lane	Mixed use scheme of 282 residential units and 3000 sqm commercial/retail space.	Pre-application note to be issued shortly.	James Hughes	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 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
Pool Motors, 14 Cross Lane	Redevelopment of existing commercial property to provide up to 47 residential units and 211sqm of commercial floorspace.	Principle acceptable	Valerie Okeiyi	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.	Valerie Okeiyi	John McRory

311 Roundway	Mixed Use Redevelopment – 66 Units	Pre-app meeting taken place in October Unacceptable in principle. Major design concerns.	James Hughes	John McRory
23 Denewood Road	Facade retention/ reconstruction with new construction behind. Addition of a basement and a reduced height first storey extension over the garage.	Pre-app meeting occurred in October. Current consent for the site, so need to be mindful of fallback position.	Tobias Finlayson	John McRory
867-879 High Road	Redevelopment of the site with 5,460sqm retail building with a related 235 space surface level car park and servicing, a terrace of small retail units as well as a pair of office buildings, all located on a rectangular shaped site to the west of (and accessed from) the A1010 Tottenham High Rd.	Although acceptable development in principle, this site forms part of a wider regeneration strategy and developer has been advised to participate in masterplan formulations.	James Hughes	John McRory
Warehouse living proposals: Eade Road and Arena Design Centre sites, Haringey Warehouse District PRE/2017/0112	Warehouse Living proposals across several sites.	Principle being considered but a more comprehensive approach is required to satisfy the Warehouse Living Policy.	Martin Cowie	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

22, 22a & 24 Broadlands Road and 13 Denewood Road	Replacement of the detached Victorian villas and later unsympathetic extensions; New build development comprising high quality retirement apartments (circa 35 units) located within the Highgate Conservation Area	Loss of existing buildings unacceptable – positive contributors to the Conservation Area	Tobias Finlayson	John McRory
73-77 Clarence Road, N22	Demolition of the existing buildings and erection of two detached buildings for use as a 44 bed HMO (Use Class Sui Generis) with associated access, landscaping and parking	Demolition acceptable but replacement poor design Use as HMO within wholly residential area unacceptable because of the amount of rooms – over intensification which would likely have an adverse impact on the amenity of surrounding residents.	Tobias Finlayson	John McRory
Champa Close (Rear of 7 Bruce Grove) PRE/2018/0052	Residential development with an area of open space. Several trees across the site will be removed	In discussions at pre-application stage. Development on designated open space so contrary to Policy.	Valerie Okeiyi	Robbie McNaugher
162 St Anns Road (Kerswell Close) PRE/2018/0076	Re-development of the car-park area to provide new residential units.	Pocket living development. In discussions at pre-application stage.	Chris Smith	Robbie McNaugher

HARINGEY COUNCIL

PLANNING COMMITTEE

APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 26/02/2018 AND 25/05/2018

BACKGROUND PAPERS

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

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

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

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

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

Application Type codes:

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

Recommendation Type codes:

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

WARD: **Alexandra****CLUP Applications Decided: 9**

Application No:	HGY/2018/0494	Officer:	Duncan McKane
Decision:	PERM DEV	Decision Date:	26/03/2018
Location:	5 Princes Avenue N22 7SB		
Proposal:	Certificate of lawfulness for a proposed rear dormer roof extension		
Application No:	HGY/2018/0541	Officer:	Laurence Ackrill
Decision:	PERM DEV	Decision Date:	28/02/2018
Location:	41 Thirlmere Road N10 2DL		
Proposal:	Certificate of lawfulness for hardstanding to provide off-street parking		
Application No:	HGY/2018/0591	Officer:	Marco Zanelli
Decision:	PERM DEV	Decision Date:	22/03/2018
Location:	87 Muswell Avenue N10 2EH		
Proposal:	Certificate of lawfulness for single storey conservatory extension to rear of house.		
Application No:	HGY/2018/0960	Officer:	Marco Zanelli
Decision:	PERM DEV	Decision Date:	29/03/2018
Location:	8 Crescent Rise N22 7AW		
Proposal:	Certificate of lawfulness for formation of dormer in rear roof slope with Juliet balcony and insertion of 2 x rooflights to the front roofslope.		
Application No:	HGY/2018/1160	Officer:	Wendy Robinson
Decision:	PERM DEV	Decision Date:	17/04/2018
Location:	90 Palace Gates Road N22 7BL		
Proposal:	Certificate of lawful development for an outbuilding		
Application No:	HGY/2018/1180	Officer:	Mercy Oruwari
Decision:	PERM DEV	Decision Date:	02/05/2018
Location:	13 Harcourt Road N22 7XW		
Proposal:	Certificate of lawfulness for the formation of a rear dormer and a roof extension including the insertion of 3 front rooflights (Proposed).		
Application No:	HGY/2018/1200	Officer:	Mercy Oruwari
Decision:	PERM DEV	Decision Date:	09/05/2018
Location:	9 Dagmar Road N22 7RT		
Proposal:	Certificate of lawfulness for the proposed erection of dormer extensions to the main rear slope, to the rear outrigger, and for the insertion of 3 rooflights to the front.		
Application No:	HGY/2018/1246	Officer:	Wendy Robinson
Decision:	PERM DEV	Decision Date:	01/05/2018
Location:	111 Dukes Avenue N10 2QD		
Proposal:	Certificate of lawful development for replacement like-for-like double glazed windows		

Application No: **HGY/2018/1303** Officer: Wendy Robinson

Decision: PERM DEV Decision Date: 03/05/2018

Location: 308 Alexandra Park Road N22 7BD

Proposal: Certificate of lawful development for a rear roof dormer extension and insertion of one roof light to the front roofslope

FUL Applications Decided: 31

Application No: **HGY/2018/0126** Officer: Conor Guilfoyle

Decision: GTD Decision Date: 07/03/2018

Location: 8 Parham Way N10 2AT

Proposal: Replacement of garage door with window and making-good of external brickwork to facilitate garage conversion to serve existing dwelling house.

Application No: **HGY/2018/0132** Officer: Wendy Robinson

Decision: GTD Decision Date: 21/03/2018

Location: 130 Dukes Avenue N10 2QB

Proposal: Formation of rear roof dormer extension and single storey part rear and part side extension

Application No: **HGY/2018/0279** Officer: Roland Sheldon

Decision: GTD Decision Date: 22/03/2018

Location: 29 Cecil Road N10 2BU

Proposal: Demolition of existing rear conservatory and construction of a single storey rear extension, rear dormer roof extension and insertion of 3 x rooflights.

Application No: **HGY/2018/0286** Officer: Roland Sheldon

Decision: GTD Decision Date: 12/03/2018

Location: 60 Muswell Avenue N10 2EL

Proposal: Erection of a single storey rear extension.

Application No: **HGY/2018/0308** Officer: Roland Sheldon

Decision: GTD Decision Date: 13/03/2018

Location: 62 Dukes Avenue N10 2PU

Proposal: Proposed remodelling of front garden landscaping including raised brick planters, insertion of new pedestrian front access and replacement front boundary wall, and new glazed basement front lightwell.

Application No: **HGY/2018/0317** Officer: Roland Sheldon

Decision: GTD Decision Date: 15/03/2018

Location: 33 Cecil Road N10 2BU

Proposal: Removal of existing rear extension and addition of new single storey extension to the rear.

Application No: **HGY/2018/0340** Officer: Roland Sheldon

Decision: GTD Decision Date: 22/03/2018

Location: 13 Wroxham Gardens N11 2AY

Proposal: Proposed erection of a single storey side and single storey rear ground floor extension.

Application No: **HGY/2018/0428** Officer: Conor Guilfoyle

Decision: REF Decision Date: 03/04/2018

Location: 108 Alexandra Park Road N10 2AE

Proposal: Replacement of existing detached prefab garage with two storey workshop space adjoining rear of existing terraced building, with flat roof to serve as roof garden to existing first floor flat.

Application No:	HGY/2018/0467	Officer:	Samuel Uff	
Decision:	GTD	Decision Date:	26/03/2018	
Location:	28 Elms Avenue N10 2JP			
Proposal:	Single storey rear extension			
Application No:	HGY/2018/0472	Officer:	Roland Sheldon	
Decision:	GTD	Decision Date:	12/04/2018	
Location:	8 Coniston Road N10 2BP			
Proposal:	Erection of single storey side ground floor infill extension, rear dormer and installation of 2 front rooflights.			
Application No:	HGY/2018/0496	Officer:	Roland Sheldon	
Decision:	GTD	Decision Date:	14/05/2018	
Location:	60 Muswell Avenue N10 2EL			
Proposal:	Erection of rear outbuilding to use as a gym and home office			
Application No:	HGY/2018/0498	Officer:	Roland Sheldon	
Decision:	REF	Decision Date:	26/03/2018	
Location:	34 Clyde Road N22 7AE			
Proposal:	Erection of single storey ground floor rear extension.			
Application No:	HGY/2018/0573	Officer:	Conor Guilfoyle	
Decision:	GTD	Decision Date:	16/04/2018	
Location:	60 Rosebery Road N10 2LA			
Proposal:	Erection of outbuilding in rear garden for use as pilates studio			
Application No:	HGY/2018/0603	Officer:	Roland Sheldon	
Decision:	GTD	Decision Date:	05/04/2018	
Location:	50 Bolster Grove Crescent Rise N22 7RY			
Proposal:	Installation of replacement rear ground floor door and windows.			
Application No:	HGY/2018/0643	Officer:	Laurence Ackrill	
Decision:	GTD	Decision Date:	10/04/2018	
Location:	8 The Avenue N10 2QL			
Proposal:	Formation of side dormer with terrace and balustrade			
Application No:	HGY/2018/0649	Officer:	Laurence Ackrill	
Decision:	GTD	Decision Date:	05/04/2018	
Location:	18 Lansdowne Road N10 2AU			
Proposal:	Construction of a single storey rear extension			
Application No:	HGY/2018/0655	Officer:	Roland Sheldon	
Decision:	GTD	Decision Date:	30/04/2018	
Location:	99 The Avenue N10 2QG			
Proposal:	Demolition of and erection of replacement single storey rear extension with raised terrace and glazed balustrade, erection of linked side/front dormers and rear dormer with inset balcony.			

Application No:	HGY/2018/0656	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	28/03/2018
Location:	30 Bidwell Gardens N11 2AU		
Proposal:	Construction of a single storey rear extension following the demolition of an existing rear projection		
Application No:	HGY/2018/0660	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	19/04/2018
Location:	15 Rhodes Avenue N22 7UR		
Proposal:	Erection of outbuilding in rear garden.		
Application No:	HGY/2018/0684	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	28/03/2018
Location:	35 Clyde Road N22 7AD		
Proposal:	Retrospective planning application for minor alteration of side panel on balcony (Ref HGY/2016/2092). Involving the increase in height of the side panel and the materials altered to be clad in cedar wood		
Application No:	HGY/2018/0708	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	11/04/2018
Location:	59 Grove Avenue N10 2AL		
Proposal:	Partial hip to gable roof alterations, rear dormer window and front velux windows to facilitate loft conversion		
Application No:	HGY/2018/0895	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	23/05/2018
Location:	40 Windermere Road N10 2RE		
Proposal:	Rear dormer roof extension to main roof and roof of rear outrigger		
Application No:	HGY/2018/0903	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	01/05/2018
Location:	100 Grosvenor Road N10 2DT		
Proposal:	Single storey rear extension (following demolition of existing extension)		
Application No:	HGY/2018/0907	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	03/05/2018
Location:	21 Cranbourne Road N10 2BT		
Proposal:	Erection of a single storey rear extension; rear dormer roof extension; re-roofing in slate (including reintroduction of decorative feature) and installation of 3 x front and 3 x rear rooflights		
Application No:	HGY/2018/0925	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	03/05/2018
Location:	112 Blake Road N11 2AL		
Proposal:	Single storey rear extension		
Application No:	HGY/2018/0947	Officer:	Sean McCawley
Decision:	GTD	Decision Date:	04/05/2018
Location:	12 Muswell Avenue N10 2EG		
Proposal:	Erection of a single storey conservatory at the rear of the property.		

Application No: **HGY/2018/1006** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 21/05/2018
 Location: 51 Grove Avenue N10 2AL
 Proposal: Loft conversion involving a gable and partial hip to gable and construction of a rear dormer

Application No: **HGY/2018/1027** Officer: Sean McCawley
 Decision: GTD Decision Date: 11/05/2018
 Location: Flat A 63 Alexandra Park Road N10 2DG
 Proposal: Ground floor extension

Application No: **HGY/2018/1061** Officer: Sean McCawley
 Decision: GTD Decision Date: 25/05/2018
 Location: 27 Dukes Avenue N10 2PX
 Proposal: Replacement of existing garage with dwelling house.

Application No: **HGY/2018/1118** Officer: Sean McCawley
 Decision: GTD Decision Date: 08/05/2018
 Location: 329-331 Alexandra Park Road N22 7BP
 Proposal: Extension of cellar and lower ground floor to create additional basement living space below the footprint of the existing house and the construction of two lightwells in the front garden area.

Application No: **HGY/2018/1120** Officer: Sean McCawley
 Decision: GTD Decision Date: 16/05/2018
 Location: Flat B 64 Palace Gates Road N22 7BL
 Proposal: Loft conversion forming habital rooms, loft space with velux roof lights to front roof slope and dormer to rear

NON Applications Decided: 2

Application No: **HGY/2018/0981** Officer: Samuel Uff
 Decision: GTD Decision Date: 13/04/2018
 Location: 55 Windermere Road N10 2RD
 Proposal: Non-material amendment in respect of planning application HGY/2017/2017 (granted on appeal, reference APP/Y5420/D/17/3184125) to implement a change of roof profile and a change in the street facade materials

Application No: **HGY/2018/1243** Officer: Roland Sheldon
 Decision: GTD Decision Date: 14/05/2018
 Location: 29 Cecil Road N10 2BU
 Proposal: Non-material amendment to planning application HGY/2018/0279. Proposed changes:
 - Inclusion of glazed Juliette balcony panel, flush with the rear face of the dormer.

PNE Applications Decided: 4

Application No: **HGY/2018/0526** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 19/03/2018
 Location: 248 Alexandra Park Road N22 7BG
 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 3.36m and for which the height of the eaves would be 3m

Application No:	HGY/2018/0833	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	25/04/2018
Location:	308 Alexandra Park Road N22 7BD		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 2.8m		
Application No:	HGY/2018/0890	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	27/04/2018
Location:	71 Outram Road N22 7AB		
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 2.85m and for which the height of the eaves would be 2.7m		
Application No:	HGY/2018/1226	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	23/05/2018
Location:	112 Blake Road N11 2AL		
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 3.63m and for which the height of the eaves would be 3m		

RES Applications Decided: 6

Application No:	HGY/2018/0028	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	18/04/2018
Location:	Land to the rear of Yewtree Close N22 7UY		
Proposal:	Approval of details pursuant to condition 13 (Construction Management Plan) attached to planning permission HGY/2017/2185.		
Application No:	HGY/2018/0174	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	19/04/2018
Location:	Land to the rear of Yewtree Close N22 7UY		
Proposal:	Approval of details pursuant to condition 4 (Landscaping) attached to planning permission HGY/2017/2185		
Application No:	HGY/2018/0353	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	13/04/2018
Location:	111 Dukes Avenue N10 2QD		
Proposal:	Details pursuant to conditions 3 (Construction Management Plan) and 4 (Letter confirming the engineer's appointment) of HGY/2017/2842.		
Application No:	HGY/2018/1201	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	24/04/2018
Location:	55 Windermere Road N10 2RD		
Proposal:	Approval of details pursuant to condition 3 (materials) attached to planning application HGY/2017/2017 (granted on appeal, reference APP/Y5420/D/17/3184125)		
Application No:	HGY/2018/1232	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	23/05/2018
Location:	Alexandra Palace Alexandra Palace Way N22 7AY		
Proposal:	Approval of details pursuant to condition 8a ((East Court) decorative finishes details, (East Court) ironwork details, (East Court) paint finishes details) attached to Listed Building Consent HGY/2014/3291. This is a Part Discharge of Condition.		

Application No: **HGY/2018/1420** Officer: Aaron Lau

Decision: GTD Decision Date: 23/05/2018

Location: Garage Court Rear of 59-81 Alexandra Road N10

Proposal: Approval of details pursuant to condition 4 (cycle store) attached to planning permission HGY/2016/ 1159

Total Applications Decided for Ward: 52

WARD: **Bounds Green**

CLDE Applications Decided: 6

Application No: **HGY/2018/0647** Officer: Fortune Gumbo

Decision: REF Decision Date: 28/03/2018

Location: 105 Myddleton Road N22 8NE

Proposal: Certificate of lawfulness for existing use of premises as 11 studio flats.

Application No: **HGY/2018/0709** Officer: Roland Sheldon

Decision: GTD Decision Date: 27/04/2018

Location: 81 Myddleton Road N22 8NE

Proposal: Certificate of lawfulness for existing use of part of the ground floor as a studio flat and first floor as a self-contained flat.

Application No: **HGY/2018/0855** Officer: Roland Sheldon

Decision: GTD Decision Date: 04/05/2018

Location: 3 Trinity Road N22 8LB

Proposal: Certificate of lawfulness for existing use as six studio flats

Application No: **HGY/2018/1115** Officer: Laina Levassor

Decision: GTD Decision Date: 16/04/2018

Location: 32 Brownlow Road N11 2DE

Proposal: Certificate of Lawfulness for existing use of 32 Brownlow Road as six self-contained flats

Application No: **HGY/2018/1330** Officer: Neil McClellan

Decision: GTD Decision Date: 21/05/2018

Location: (Rear of 135 Myddleton Road) 4-5 Myddleton Mews N22 8NF

Proposal: Certificate of lawfulness for the existing use of 4-5 Myddleton Mew as 2 self-contained studio flats.

Application No: **HGY/2018/1364** Officer: Conor Guilfoyle

Decision: GTD Decision Date: 21/05/2018

Location: 137 Myddleton Road N22 8NG

Proposal: Certificate of lawfulness for use of 137 Middleton Road and 6 Myddleton Mews as 6 self-contained flats

CLUP Applications Decided: 4

Application No: **HGY/2018/0627** Officer: Marco Zanelli

Decision: PERM DEV Decision Date: 13/03/2018

Location: 41 Blake Road N11 2AG

Proposal: Certificate of lawfulness for the formation of rear dormer extension with two Juliet balconies, hip-to-gable roof alteration and insertion of 2 x rooflights to the front roofslope.

Application No:	HGY/2018/0820	Officer:	Marco Zanelli
Decision:	PERM DEV	Decision Date:	22/03/2018
Location:	26 Queens Road N11 2QU		
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.		
Application No:	HGY/2018/0874	Officer:	Marco Zanelli
Decision:	PERM DEV	Decision Date:	27/03/2018
Location:	46 Queens Road N11 2QU		
Proposal:	Certificate of lawfulness for the formation of dormer extensions in rear roof slope and over rear outrigger.		
Application No:	HGY/2018/1186	Officer:	Wendy Robinson
Decision:	PERM DEV	Decision Date:	18/04/2018
Location:	97 Whittington Road N22 8YR		
Proposal:	Certificate of lawful development of a rear roof dormer extension and insertion of two roof lights to the front roofslope		

FUL Applications Decided: 18

Application No:	HGY/2017/2575	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	10/04/2018
Location:	The Prince PH 1 Finsbury Road N22 8PA		
Proposal:	Retrospective planning application for the change of use of the 2 no. self-contained studios and ancillary office space at first floor and 1 no. 9 bed HMO at 1st and 2nd floors to 6 no. self-contained flats, and the replacement of timber sash windows with double glazed upvc sash windows to the 1st and 2nd floor windows of the south and east facing elevations.		
Application No:	HGY/2017/3670	Officer:	Wendy Robinson
Decision:	GTD	Decision Date:	09/03/2018
Location:	2A Truro Road N22 8EL		
Proposal:	Demolition of the existing building and erection of 3x2-bed self-contained maisonettes and a B1 commercial unit and associated cycle storage, refuse storage and landscaping. (re-consultation following relocation of residential building)		
Application No:	HGY/2018/0168	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	27/02/2018
Location:	105 Nightingale Road N22 8PT		
Proposal:	Erection of single storey rear 'wrap around' extension		
Application No:	HGY/2018/0169	Officer:	Conor Guilfoyle
Decision:	REF	Decision Date:	02/03/2018
Location:	Flat 5 100 Palmerston Road N22 8RE		
Proposal:	Erection of single storey rear 'wrap-around' extension to projecting outrigger on rear elevation; associated alterations to ground floor rear windows		
Application No:	HGY/2018/0419	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	28/03/2018
Location:	74 Trinity Road N22 8XX		
Proposal:	Retrospective planning permission sought for change of use of property from Use Class C3 (single family dwellinghouse) to Use Class C4 (small house in multiple occupation).		

Application No:	HGY/2018/0449	Officer:	Sean McCawley
Decision:	GTD	Decision Date:	26/03/2018
Location:	453 High Road N22 8JD		
Proposal:	Change of use of ground floor from A2 (offices) use to Sui Generis (HMO) - with total 13 rooms including the existing HMO use at upper floor levels		
Application No:	HGY/2018/0620	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	12/04/2018
Location:	91 Whittington Road N22 8YR		
Proposal:	Erection of ground floor single storey extension		
Application No:	HGY/2018/0635	Officer:	Roland Sheldon
Decision:	REF	Decision Date:	17/04/2018
Location:	37B Palmerston Road N22 8QH		
Proposal:	Demolition of existing garage / studio and construction of a one bedroom detached bungalow with 1 car parking space and associated bin and cycle storage.		
Application No:	HGY/2018/0666	Officer:	Wendy Robinson
Decision:	REF	Decision Date:	27/03/2018
Location:	68 Trinity Road N22 8XX		
Proposal:	Alter and retain rear roof dormer extension including over outrigger		
Application No:	HGY/2018/0719	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	18/04/2018
Location:	38 Palmerston Road N22 8RG		
Proposal:	Erection of single storey 'wrap-around' rear extension		
Application No:	HGY/2018/0762	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	26/04/2018
Location:	8 Torrington Gardens N11 2AB		
Proposal:	Change of use from dwellinghouse (C3) to House in Multiple Occupation (C4) for between 3 and 6 unrelated individuals		
Application No:	HGY/2018/0934	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	17/05/2018
Location:	21 Trinity Road N22 8LB		
Proposal:	Conversion of the property to a House of Multiple Occupancy (HMO) for a maximum of nine persons.		
Application No:	HGY/2018/1049	Officer:	Wendy Robinson
Decision:	GTD	Decision Date:	14/05/2018
Location:	Flat A 30 Marlborough Road N22 8NB		
Proposal:	Construction of a single storey rear extension		
Application No:	HGY/2018/1121	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	22/05/2018
Location:	Flats C and D 79 Myddleton Road N22 8NE		
Proposal:	Conversion of two ground floor rear studio flats into one x two bedroom flat, insertion of sky/roof lights to existing single storey rear extension containing flats, erection of additional single storey rear extension		

Application No: **HGY/2018/1122** Officer: Sean McCawley
 Decision: GTD Decision Date: 16/05/2018
 Location: 97 Whittington Road N22 8YR
 Proposal: The erection of a single storey rear extension

Application No: **HGY/2018/1129** Officer: Sean McCawley
 Decision: GTD Decision Date: 18/05/2018
 Location: Flat A 65 Marlborough Road N22 8NJ
 Proposal: Loft conversion incorporating rear facing dormer and front facing Velux type rooflights

Application No: **HGY/2018/1192** Officer: Aaron Lau
 Decision: GTD Decision Date: 17/05/2018
 Location: 81 Marlborough Road N22 8NL
 Proposal: Erection of a single storey rear extension to match new ground floor infill extension at No. 79 Marlborough Road ref. HGY/2018/1193 and installation of front rooflight

Application No: **HGY/2018/1193** Officer: Aaron Lau
 Decision: GTD Decision Date: 17/05/2018
 Location: 79 Marlborough Road N22 8NL
 Proposal: Erection of a single storey rear extension to match new ground floor infill extension at No. 81 Marlborough Road ref. HGY/2018/1192

FULM Applications Decided: 1

Application No: **HGY/2018/0673** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 19/04/2018
 Location: Garages to rear of Embassy Court Bounds Green Road N11 2HA
 Proposal: Demolition of existing garages to create a new development of 10 flats (5 x 2 bed and 5 x 1 bed) in a 3-storey building, with 15 cycle spaces and ancillary development thereto.

PNE Applications Decided: 3

Application No: **HGY/2018/0324** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 27/02/2018
 Location: 30 The Drive N11 2DX
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 3.5m for which the maximum height would be 3m and for which the height of the eaves would be 3m

Application No: **HGY/2018/0339** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 09/03/2018
 Location: 25 Churston Gardens N11 2NJ
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 3.5m, for which the maximum height would be 3.4m and for which the height of the eaves would be 2.4m

Application No: **HGY/2018/0360** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 14/03/2018
 Location: 27 Durnsford Road N11 2EP
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 2.65m

TEL Applications Decided: 1

Application No: **HGY/2018/0693** Officer: Kwaku Bossman-Gyamera

Decision: RNO Decision Date: 21/03/2018

Location: Bounds Green Court Bounds Green Road N11 2EX

Proposal: Notification under the Electronic Communications Code Regulations 2003 to utilise permitted development rights to install ancillary equipment in the form of 3 x mast head amplifiers and associated feeder cables.

TPO Applications Decided: 1

Application No: **HGY/2018/0289** Officer: Matthew Gunning

Decision: REF Decision Date: 22/05/2018

Location: Flat B 49 Myddleton Road N22 8LZ

Proposal: ASH Tree (T1) TPO: Tree Preservation Order 1986 for 49 Myddleton Road , N22 8LZ The work will consist in cutting down and uprooting the Ash Tree (T1) and to replace it with a suitable species to be advised and replanted at the same place. Identification of T1 by document attached 20180114-Identification-T1.pdf Subsidence work took place in the building in 2014 (49 Myddleton Road, N22 8LZ) with arboriculturist report recommending the eradication of T 1. This was preserved until now (As under TPO) but cracks start to re-appear in the building. Therefore this application to remove and replant as soon as possible.

Total Applications Decided for Ward: 34WARD: **Bruce Grove****CLDE Applications Decided: 5**

Application No: **HGY/2018/0825** Officer: Laina Levassor

Decision: REF Decision Date: 19/03/2018

Location: Flat 6A 17 Mount Pleasant Road N17 6TR

Proposal: Certificate of Lawfulness for existing use as self contained flat

Application No: **HGY/2018/0826** Officer: Laina Levassor

Decision: REF Decision Date: 19/03/2018

Location: Flat 6B 17 Mount Pleasant Road N17 6TR

Proposal: Certificate of Lawfulness for existing use as self contained flat

Application No: **HGY/2018/0827** Officer: Laina Levassor

Decision: REF Decision Date: 19/03/2018

Location: Flat 6D (also known as Flat 3) 17 Mount Pleasant Road N17 6TR

Proposal: Certificate of Lawfulness for existing use as self contained flat

Application No: **HGY/2018/1082** Officer: Laina Levassor

Decision: GTD Decision Date: 15/05/2018

Location: 21 Lordship Lane N17 6TA

Proposal: Certificate of Lawfulness for existing use of 21 Lordship Lane as 3 Self-Contained Flats

Application No: **HGY/2018/1376** Officer: Neil McClellan

Decision: GTD Decision Date: 23/05/2018

Location: 181 Lordship Lane N17 6XF

Proposal: Certificate of Lawfulness for the existing use of the property as 4 self-contained studio flats and a 2-bedroom 2-person HMO (Use Class C4).

CLUP Applications Decided: 6

Application No:	HGY/2018/0510	Officer:	Mercy Oruwari
Decision:	PERM DEV	Decision Date:	08/03/2018
Location:	21 Woodside Gardens N17 6UY		
Proposal:	Certificate of Lawfulness for a loft conversion with rear dormers including the insertion of rooflights to the front elevation - Proposed		
Application No:	HGY/2018/0665	Officer:	Marco Zanelli
Decision:	PERM DEV	Decision Date:	14/03/2018
Location:	71 Arnold Road N15 4JQ		
Proposal:	Certificate of lawfulness for the formation of dormer extension in rear roof slope with Juliet balcony and insertion of 1 x rooflights to the front roofslope.		
Application No:	HGY/2018/0742	Officer:	Mercy Oruwari
Decision:	PERM REQ	Decision Date:	27/03/2018
Location:	263 Mount Pleasant Road N17 6HD		
Proposal:	Certificate of lawfulness for the formation of a rear dormer, including the insertion of rooflights (front and rear) and single storey rear extension (Proposed).		
Application No:	HGY/2018/0950	Officer:	Mercy Oruwari
Decision:	PERM DEV	Decision Date:	03/04/2018
Location:	80 Greyhound Road N17 6XN		
Proposal:	Certificate of lawfulness for the proposed formation of a single storey side extension.		
Application No:	HGY/2018/1046	Officer:	Mercy Oruwari
Decision:	PERM DEV	Decision Date:	30/04/2018
Location:	6 Downhills Avenue N17 6LG		
Proposal:	Certificate of lawfulness for the formation of a rear dormer and roof extension including the insertion of front and rear rooflights - proposed use		
Application No:	HGY/2018/1104	Officer:	Wendy Robinson
Decision:	PERM DEV	Decision Date:	13/04/2018
Location:	38 Ranelagh Road N17 6XU		
Proposal:	Certificate of lawful development for a rear roof dormer extension and insertion of two front roof slope roof lights		

FUL Applications Decided: 14

Application No:	HGY/2018/0219	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	09/03/2018
Location:	131 St Loys Road N17 6UE		
Proposal:	Demolition of existing outbuildings and erection of a single storey rear extensions.		
Application No:	HGY/2018/0466	Officer:	Neil McClellan
Decision:	GTD	Decision Date:	09/04/2018
Location:	Flat B 318 Mount Pleasant Road N17 6HA		
Proposal:	Conversion of the existing first floor flat in to two separate self-contained flats including the conversion of the loft, a dormer extension to the rear and the insertion of three roof lights to the front (revision to the existing planning permission HGY/2017/0639).		

Application No:	HGY/2018/0552	Officer:	Gareth Prosser	
Decision:	REF	Decision Date:	06/04/2018	
Location:	192 Philip Lane N15 4HH			
Proposal:	Erection of first floor extension for office and warehouse use .			
Application No:	HGY/2018/0623	Officer:	Sarah Madondo	
Decision:	GTD	Decision Date:	29/03/2018	
Location:	Ground Floor Flat 10 Higham Road N17 6NF			
Proposal:	Erection of a single storey extension to the rear of a ground floor flat.			
Application No:	HGY/2018/0682	Officer:	Duncan McKane	
Decision:	GTD	Decision Date:	05/04/2018	
Location:	2 Fairbourne Road N17 6TP			
Proposal:	Conversion of single dwellinghouse into 2 no. self contained flats			
Application No:	HGY/2018/0845	Officer:	Duncan McKane	
Decision:	GTD	Decision Date:	25/04/2018	
Location:	Flat B 29 Kitchener Road N17 6DU			
Proposal:	Loft conversion to include erection of rear dormer roof extension			
Application No:	HGY/2018/0856	Officer:	Sarah Madondo	
Decision:	GTD	Decision Date:	19/04/2018	
Location:	27 Broadwater Road N17 6ER			
Proposal:	Replacement of the existing single glazed timber windows and front door with like for like double glazed timber windows and a new composite front door.			
Application No:	HGY/2018/0857	Officer:	Sarah Madondo	
Decision:	GTD	Decision Date:	17/04/2018	
Location:	48 Morrison Avenue N17 6TU			
Proposal:	Demolition of existing extension and erection of a ground floor side extension with bifolding doors and a covered store.			
Application No:	HGY/2018/0875	Officer:	Kwaku Bossman-Gyamera	
Decision:	GTD	Decision Date:	24/04/2018	
Location:	Guzel House 549 High Road N17 6SP			
Proposal:	Retrospective application for the erection of a three-storey rear extension over the existing ground floor rear extension and the reconfiguration of the extension's existing layout to create of 3 x 2-bed self-contained flats at first, second and third floors.			
Application No:	HGY/2018/0958	Officer:	Jake Atkins	
Decision:	GTD	Decision Date:	15/05/2018	
Location:	Flat B 89 The Avenue N17 6TB			
Proposal:	Replace the existing partially glazed timber door with a partially glazed composite door.			
Application No:	HGY/2018/0994	Officer:	Sarah Madondo	
Decision:	GTD	Decision Date:	01/05/2018	
Location:	First Floor Flat 87 Napier Road N17 6YQ			
Proposal:	Loft conversion with roof lights to the rear roof slope to create a storage space for first floor flat.			

Application No: **HGY/2018/1040** Officer: Joanna Turner

Decision: REF Decision Date: 08/05/2018

Location: 45 Lordship Lane N17 6RU

Proposal: Conversion of an existing dwelling into 2 dwellings. The proposal is to create 2 bedroom 3 persons ground floor flat by adding rear and side extensions and converting the first floor into 1 bedroom 2 persons flat.

Application No: **HGY/2018/1114** Officer: Gareth Prosser

Decision: GTD Decision Date: 04/05/2018

Location: 74 Higham Road N17 6NQ

Proposal: Erection of a single storey, 2 car garage outbuilding. External walls in brick, with roller shutter doors to street elevation on Gloucester Road, and bi-fold doors to garden access.

Application No: **HGY/2018/1116** Officer: Gareth Prosser

Decision: REF Decision Date: 09/05/2018

Location: 131 St Loys Road N17 6UE

Proposal: Erection of a 4-bedroom, two-storey single family dwelling house with cycle storage and refuse & recycling facilities together with associated landscaping on the land adjacent to 131 St. Loys Road.

NON Applications Decided: 1

Application No: **HGY/2018/0997** Officer: Duncan McKane

Decision: GTD Decision Date: 12/04/2018

Location: 9 Fairbourne Road N17 6TP

Proposal: Non-material amendment following a grant of planning permission HGY/2017/3225 to increase the height of a small section of pitched roof light above the utility room

PNC Applications Decided: 1

Application No: **HGY/2018/1005** Officer: Duncan McKane

Decision: GTD Decision Date: 23/05/2018

Location: 1-3 Devonshire Chambers 573 High Road N17 6SB

Proposal: Prior approval for change of use from B1(a) (office) to C3 (residential) to create 9 no. apartments

PNE Applications Decided: 6

Application No: **HGY/2018/0475** Officer: Laina Levassor

Decision: PN REFUSED Decision Date: 26/03/2018

Location: 74 St Margarets Road N17 6TY

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 2.85m and for which the height of the eaves would be 2.6m

Application No: **HGY/2018/0732** Officer: Laina Levassor

Decision: PN NOT REQ Decision Date: 05/04/2018

Location: 47 The Avenue N17 6TB

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 3.5m and for which the height of the eaves would be 2.8m

Application No: **HGY/2018/0821** Officer: Laina Levassor

Decision: PN GRANT Decision Date: 27/04/2018

Location: 74 St Margarets Road N17 6TY

Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 2.85m and for which the height of the eaves would be 2.6m

Application No:	HGY/2018/0835	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	27/04/2018
Location:	6 Downhills Avenue N17 6LG		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 5m, for which the maximum height would be 4m and for which the height of the eaves would be 3m		
Application No:	HGY/2018/0836	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	30/04/2018
Location:	6 Gloucester Road N17 6DH		
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 3.9m and for which the height of the eaves would be 3m		
Application No:	HGY/2018/0956	Officer:	Laina Levassor
Decision:	PN REFUSED	Decision Date:	04/05/2018
Location:	29 Dunloe Avenue N17 6LB		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 4.65m, for which the maximum height would be 4m and for which the height of the eaves would be 3m		

RES Applications Decided: 1

Application No:	HGY/2017/3054	Officer:	Neil McClellan
Decision:	GTD	Decision Date:	22/03/2018
Location:	363 High Road N17 6QN		
Proposal:	Approval of details pursuant to Condition 4 (further details of extract duct) of planning permission reference HGY/2017/1777 for the change of use of 363 High Road from a vacant Class A3 unit to create a Class A5 Hot Food Takeaway unit with associated external alterations - including amendments to the frontage, extraction and ventilation equipment, cold room compressors, and associated ancillary works.		

Total Applications Decided for Ward: 34WARD: **Crouch End****ADV Applications Decided: 1**

Application No:	HGY/2018/1048	Officer:	James Hughes
Decision:	GTD	Decision Date:	27/04/2018
Location:	Hornsey Town Hall The Broadway N8 9JJ		
Proposal:	Advertisements on steel hoarding for residential apartments approved under planning permission HGY/2017/2220. Low level fencing advertisements around town square railings to direct customers to Marketing Suite in the Broadway Annexe and advertise the apartments.		

CLDE Applications Decided: 1

Application No:	HGY/2018/0721	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	23/04/2018
Location:	23 Mount View Road N4 4SS		
Proposal:	Certificate of lawfulness for use of loft as self-contained two bedroom flat		

CLUP Applications Decided: 2

Application No:	HGY/2018/1196	Officer:	Wendy Robinson
Decision:	PERM DEV	Decision Date:	23/04/2018
Location:	1 Oakfield Court Haslemere Road N8 9RA		
Proposal:	Certificate of lawful development for repairing and painting door frame, painting step walls, painting coping stones, and repairing and painting steps		

Application No: **HGY/2018/1249** Officer: Wendy Robinson

Decision: PERM DEV Decision Date: 27/04/2018

Location: 29 Broadway Parade Tottenham Lane N8 9DB

Proposal: Certificate of lawful development for the change of use from a shop (Use Class A1) to an estate agency (Use Class A2)

COND Applications Decided: 1

Application No: **HGY/2018/0747** Officer: Tobias Finlayson

Decision: GTD Decision Date: 02/05/2018

Location: Land to the rear of 11-13 Stanhope Gardens N6 5TT

Proposal: Variation of condition 2 (plans and specifications) attached to planning permission HGY/2017/0825 to add a single storey extension to the approved building

FUL Applications Decided: 24

Application No: **HGY/2018/0143** Officer: Roland Sheldon

Decision: GTD Decision Date: 13/03/2018

Location: 15 Glasslyn Road N8 8RJ

Proposal: Erection of a single storey ground floor side infill and single storey ground floor rear extension.

Application No: **HGY/2018/0170** Officer: Conor Guilfoyle

Decision: GTD Decision Date: 14/03/2018

Location: 20A Park Road N8 8TD

Proposal: Conversion (retrospective) of previous 1x2 bed flat into two flats (1x1bed, 1x2bed)

Application No: **HGY/2018/0179** Officer: Roland Sheldon

Decision: GTD Decision Date: 05/03/2018

Location: 15 Wolseley Road N8 8RR

Proposal: Replacement of existing rear dormer window, alterations to fenestration of existing single storey rear extension and ground floor rear elevation.

Application No: **HGY/2018/0194** Officer: Aaron Lau

Decision: GTD Decision Date: 14/03/2018

Location: 69 Glasslyn Road N8 8RJ

Proposal: Formation of rear dormer and installation of 2 no. front roof lights

Application No: **HGY/2018/0212** Officer: Duncan McKane

Decision: REF Decision Date: 13/03/2018

Location: Flat A 1 Wolseley Road N8 8RR

Proposal: Replacement of 4 no. timber casement windows with uPVC casement windows to front elevation

Application No: **HGY/2018/0230** Officer: James Hughes

Decision: GTD Decision Date: 16/03/2018

Location: Broadway Annexe Hornsey Town Hall The Broadway N8 9JJ

Proposal: Proposed refurbishment of interior and exterior of Broadway Annexe building and incorporation of temporary marketing suite (use class sui generis) until June 2020.

Application No:	HGY/2018/0328	Officer:	Sean McCawley
Decision:	GTD	Decision Date:	14/03/2018
Location:	20 Wolseley Road N8 8RP		
Proposal:	Erection of a rear roof extension with associated roof terrace		
Application No:	HGY/2018/0346	Officer:	Samuel Uff
Decision:	REF	Decision Date:	29/03/2018
Location:	Flat 1 116 Crouch Hill N8 9DY		
Proposal:	Erection of single storey rear extension and installation of side window to the original flank wall		
Application No:	HGY/2018/0392	Officer:	Sean McCawley
Decision:	GTD	Decision Date:	15/03/2018
Location:	44 Stanhope Gardens N6 5TS		
Proposal:	The removal of an existing side garden outbuilding and the erection of a new side garden outbuilding for use as storage and a garden room		
Application No:	HGY/2018/0584	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	19/03/2018
Location:	47 Birchington Road N8 8HP		
Proposal:	Erection of single storey rear extension		
Application No:	HGY/2018/0589	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	02/05/2018
Location:	Avenue Heights 5-7 Avenue Road N6 5DS		
Proposal:	Demolition and re-construction of the existing two storey front wing building on a like for like basis, with a part two/ part three storey addition above with associated internal re-configuration to the existing 10 no. residential units and creation of an additional 7 no. residential units.		
Application No:	HGY/2018/0657	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	10/04/2018
Location:	Flat 1 16 Shepherds Hill N6 5AQ		
Proposal:	Erection of 3m deep single storey rear extension to enlarge existing vaulted area at lower ground floor; alterations to existing raised ground floor rear elevation; replacement of first floor rear elevation balcony with glass balustrade within window reveals		
Application No:	HGY/2018/0705	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	11/04/2018
Location:	Flat 1 20 Shepherds Hill N6 5AH		
Proposal:	Erection of part single-storey, part two-storey, side extension to replace existing conservatory and rear staircase.		
Application No:	HGY/2018/0707	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	11/04/2018
Location:	4 Stanhope Gardens N6 5TS		
Proposal:	Replacement of existing pitched roof on single storey side extension with flat roof with 3 roof lights		
Application No:	HGY/2018/0711	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	16/04/2018
Location:	Shop 45 The Broadway N8 8DT		
Proposal:	Erection of single storey rear extension		

Application No:	HGY/2018/0729	Officer:	Conor Guilfoyle	
Decision:	GTD	Decision Date:	19/04/2018	
Location:	36 Avenue Road N6 5DW			
Proposal:	Erection of rear garden outbuilding for use as storage			
Application No:	HGY/2018/0759	Officer:	Conor Guilfoyle	
Decision:	GTD	Decision Date:	04/05/2018	
Location:	71 Claremont Road N6 5BZ			
Proposal:	Erection of single storey rear extension			
Application No:	HGY/2018/0790	Officer:	Wendy Robinson	
Decision:	GTD	Decision Date:	24/04/2018	
Location:	69 Mount View Road N4 4SR			
Proposal:	Alterations to the ground floor rear fenestration			
Application No:	HGY/2018/0797	Officer:	Samuel Uff	
Decision:	GTD	Decision Date:	03/05/2018	
Location:	9 Crescent Road N8 8AZ			
Proposal:	Erection of single storey side extension (following demolition of existing)			
Application No:	HGY/2018/0799	Officer:	Wendy Robinson	
Decision:	GTD	Decision Date:	25/04/2018	
Location:	119 Crouch Hill N8 9QN			
Proposal:	Construction of single storey rear extension and insertion of three roof lights to front, side and rear roof planes following demolition of existing single storey rear projection, glazed conservatory, and front porch			
Application No:	HGY/2018/0823	Officer:	Wendy Robinson	
Decision:	GTD	Decision Date:	10/05/2018	
Location:	5 Dickenson Road N8 9EN			
Proposal:	Conversion of two existing flats into a single dwelling house including a single storey rear (basement/lower ground level) extension and insertion of glazing to existing addition at ground floor.			
Application No:	HGY/2018/0927	Officer:	Samuel Uff	
Decision:	GTD	Decision Date:	09/05/2018	
Location:	5 Haslemere Road N8 9QP			
Proposal:	Replacement of existing windows throughout from timber frames to UPVC			
Application No:	HGY/2018/1038	Officer:	Samuel Uff	
Decision:	GTD	Decision Date:	04/05/2018	
Location:	3 Wychwood End N6 5ND			
Proposal:	Erection of single storey rear extension			
Application No:	HGY/2018/1213	Officer:	Aaron Lau	
Decision:	GTD	Decision Date:	22/05/2018	
Location:	Flat A 115 Crouch Hill N8 9QN			
Proposal:	Erection of a single storey rear extension			

Application No: **HGY/2016/2081** Officer: Gareth Prosser
 Decision: GTD Decision Date: 03/05/2018
 Location: 70-72 Shepherds Hill N6 5RH
 Proposal: Demolition of existing building and redevelopment to provide 16 residential dwellings with associated landscaping, car parking and other associated works

NON Applications Decided: 2

Application No: **HGY/2018/1346** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 15/05/2018
 Location: Flat 1 16 Shepherds Hill N6 5AQ
 Proposal: Non-material amendment following a grant of planning permission HGY/2018/0657 to alter roof finish and patio door design

Application No: **HGY/2018/1429** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 18/05/2018
 Location: 12 Berkeley Road N8 8RY
 Proposal: Non-material amendment following a grant of planning permission HGY/2016/1712 to allow for a redesign with similar area and in the same position, fully timber built and cladding

RES Applications Decided: 3

Application No: **HGY/2017/3548** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 27/02/2018
 Location: 57 Cecile Park N8 9AX
 Proposal: Approval of Details pursuant to Condition 4 (Construction Method Statement) attached to planning permission HGY/2017/2521

Application No: **HGY/2018/0481** Officer: Aaron Lau
 Decision: GTD Decision Date: 29/03/2018
 Location: 11 Park Road N8 8TE
 Proposal: Approval of details pursuant to condition 3 (materials) attached to planning permission HGY/2015/2132

Application No: **HGY/2018/0782** Officer: Aaron Lau
 Decision: GTD Decision Date: 24/04/2018
 Location: 33-35 Crouch End Hill N8 8DH
 Proposal: Approval of details pursuant to condition 3 (materials) attached to planning permission HGY/2015/1393

TEL Applications Decided: 2

Application No: **HGY/2018/0696** Officer: Kwaku Bossman-Gyamera
 Decision: RNO Decision Date: 21/03/2018
 Location: Alford House Stanhope Road N6 5AL
 Proposal: The installation of the substation in accordance with Class G (a) of The Town & Country Planning (General Permitted Development) Order 1995, Statutory Instrument 1995 No.418.

Application No: **HGY/2018/0792** Officer: Kwaku Bossman-Gyamera
 Decision: RNO Decision Date: 21/03/2018
 Location: Rosebery House 165 Tottenham Lane N8 9BY
 Proposal: Notification under the Electronic Communications Code Regulations 2003 to utilise permitted development rights for the removal and replacement of 6no antennas, the removal and replacement of 3no cabinets, and ancillary works thereto

TPO Applications Decided: 7

Application No:	HGY/2018/0063	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	20/03/2018
Location:	38 Coolhurst Road N8 8EU		
Proposal:	T2 Silver Birch Crown thin by 25%		
Application No:	HGY/2018/0200	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	28/02/2018
Location:	5 Wychwood End N6 5ND		
Proposal:	Reduction to previous pruning points of 1 x Sycamore tree and reduction by 30% and pollarding of 1 x Lime tree . Both trees located in the Garden of the property and over hanging on to Stanhope Road		
Application No:	HGY/2018/0202	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	05/03/2018
Location:	30 Priory Gardens N6 5QS		
Proposal:	Lift the crown and thin though the canopy (15% of the canopy) to 1 x Lime Tree		
Application No:	HGY/2018/0290	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	13/03/2018
Location:	9 Crouch Hall Road N8 8HT		
Proposal:	Lime (T1): Reduce to previous points Lime (T2): Reduce to previous points		
Application No:	HGY/2018/0486	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	28/03/2018
Location:	21 Stanhope Road N6 5AW		
Proposal:	Works to tree protected by TPOs: Far Rear Garden: Communal Tree works: T1 - Lombardii Poplar - Reduce Height by approx 1/3 (4-6m) due to structural weakness and signs of at base. Communal Front Garden / Drive way: T2- x2 Lime trees - Reduce back to previous reductions points of approx 2-3m		
Application No:	HGY/2018/0748	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	19/04/2018
Location:	4 Montenotte Road N8 8RL		
Proposal:	T1 Cypress: crown reduction to previous pruning points (a reduction in height of up to 4 metres) and trimming of sides		
Application No:	HGY/2018/0936	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	09/05/2018
Location:	51 Shepherds Hill N6 5QP		
Proposal:	Works to tree protected by inclusion in a Group TPO (Group 38 listed in the Haringey Tree Preservation Order No.4, 1967): (T1) - Sycamore (Acer pseudoplatanus) -reduce entire crown by 30%(2.5m) -reduce lateral side growth to match(2m) -reduce end weight of outbound low lib by 3m to receive stress at union -remove all low epicormic and sucker growth to 5m above ground		

Total Applications Decided for Ward: 44

WARD: Fortis Green

ADV Applications Decided: 1

Application No:	HGY/2018/0097	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	08/03/2018
Location:	390-392 Muswell Hill Broadway N10 1DJ		
Proposal:	Replacement internally illuminated 1 x front fascia and 1 x projecting box sign.		

CLDE Applications Decided: 1

Application No: **HGY/2018/1328** Officer: Matthew Gunning

Decision: GTD Decision Date: 14/05/2018

Location: 492 Archway Road N6 4NA

Proposal: Certificate of lawfulness for the existing use of upper ground floor rear extension.

CLUP Applications Decided: 7

Application No: **HGY/2018/0184** Officer: Sean McCawley

Decision: NOT DEV Decision Date: 16/03/2018

Location: 20A, 20B & 20C Queens Avenue N10 3NR

Proposal: Certificate of Lawfulness for new lift on 3 floors approximately 1.2 square metres per floor.

Application No: **HGY/2018/0402** Officer: Fatema Begum

Decision: PERM DEV Decision Date: 14/03/2018

Location: 26 Twyford Avenue N2 9NJ

Proposal: Certificate of lawfulness: Hip to gable roof extension, rear dormer, front rooflights x 2.

Application No: **HGY/2018/0644** Officer: Laurence Ackrill

Decision: NOT DEV Decision Date: 12/03/2018

Location: Tetherdown Hall Tetherdown N10 1ND

Proposal: Certificate of lawfulness for the proposed replacement of the existing roof like-for-like

Application No: **HGY/2018/1060** Officer: Wendy Robinson

Decision: PERM DEV Decision Date: 10/04/2018

Location: 15 Shakespeare Gardens N2 9LJ

Proposal: Certificate of lawful development for an outbuilding

Application No: **HGY/2018/1221** Officer: Wendy Robinson

Decision: NOT DEV Decision Date: 24/04/2018

Location: 33 & 35 Lanchester Road N6 4SX

Proposal: Certificate of lawful development to remove two chimneys

Application No: **HGY/2018/1244** Officer: Mercy Oruwari

Decision: PERM DEV Decision Date: 09/05/2018

Location: 34 Leaside Avenue N10 3BU

Proposal: Certificate of lawfulness for proposed alterations to the bay window and for the enlargement of the kitchen window.

Application No: **HGY/2018/1434** Officer: Sean McCawley

Decision: PERM DEV Decision Date: 17/05/2018

Location: 7 Sussex Gardens N6 4LY

Proposal: Certificate of lawfulness for the erection of a single storey side extension and conversion of the existing garage into habitable room

COND Applications Decided: 2

Application No: **HGY/2017/3529** Officer: Roland Sheldon

Decision: GTD Decision Date: 24/04/2018

Location: 7A Tetherdown N10 1ND

Proposal: Variation of condition 6 (hours of opening) of planning permission HGY/2014/0495.

Proposed variation of hours from:
 08:00 to 19:00 Sunday to Thursday and
 08:00 to 20:00 Friday to Saturday
 To:
 08:00 to 20:00 Sunday to Thursday and
 08:00 to 21:00 Friday to Saturday

Use of outdoor area to remain limited to between 08:00 - 18:00 Monday to Sunday.

Application No: **HGY/2018/0964** Officer: Roland Sheldon

Decision: GTD Decision Date: 03/05/2018

Location: 24 Great North Road N6 4LU

Proposal: Variation of a condition 2 (approved plans) of planning application HGY/2014/1977. Proposed amendments to approved plans include:

- Increase in ground floor footprint of dwelling to provide additional floor space
- Alterations to basement fenestration

FUL Applications Decided: 24

Application No: **HGY/2018/0110** Officer: Roland Sheldon

Decision: GTD Decision Date: 13/03/2018

Location: 11 Southern Road N2 9LH

Proposal: Replacement of an existing outbuilding with a single storey timber outbuilding for use as home office , gym and living accommodation on an occasional basis

Application No: **HGY/2018/0131** Officer: Laurence Ackrill

Decision: GTD Decision Date: 28/02/2018

Location: Chester House 30 Pages Lane N10 1PR

Proposal: Alterations to the front elevation fenestration involving the replacement of the glass wall at ground floor level with a timber clad wall with window openings

Application No: **HGY/2018/0133** Officer: Roland Sheldon

Decision: GTD Decision Date: 12/03/2018

Location: 1 Muswell Mews N10 2BF

Proposal: Erection of 2-storey (with basement) building for office (B1) use (Amendment to approved application HGY/2017/1911).

Application No: **HGY/2018/0150** Officer: Aaron Lau

Decision: GTD Decision Date: 13/03/2018

Location: Shop 28 Aylmer Parade N2 0PE

Proposal: Proposed change of use from retail (Use Class A1) to mixed retail (Use Class A1) and dog daycare/grooming (Use Class Sui Generis)

Application No: **HGY/2018/0167** Officer: Samuel Uff

Decision: GTD Decision Date: 02/03/2018

Location: Flat 1 26 Tetherdown N10 1NB

Proposal: Single storey side infill extensions and installation of additional door and 4x windows in the side elevation

Application No:	HGY/2018/0327	Officer:	Sean McCawley	
Decision:	GTD	Decision Date:	21/03/2018	
Location:	46 Tetherdown N10 1NG			
Proposal:	Single storey rear extension			
Application No:	HGY/2018/0362	Officer:	Valerie Okeiyi	
Decision:	REF	Decision Date:	27/03/2018	
Location:	Flat 3 21 Muswell Road N10 2BJ			
Proposal:	Amendment to approved scheme to subdivide the ground floor into two self-contained flats including extension to existing basement to facilitate the additional flat.			
Application No:	HGY/2018/0391	Officer:	Sean McCawley	
Decision:	GTD	Decision Date:	25/04/2018	
Location:	24 Ringwood Avenue N2 9NS			
Proposal:	Single storey rear extension, two storey side extension and enlargement of existing loft conversion			
Application No:	HGY/2018/0440	Officer:	Sean McCawley	
Decision:	GTD	Decision Date:	20/03/2018	
Location:	64 Tetherdown N10 1NG			
Proposal:	Demolition of existing rear conservatory and construction of single-storey rear and side wraparound extension			
Application No:	HGY/2018/0441	Officer:	Sean McCawley	
Decision:	GTD	Decision Date:	21/03/2018	
Location:	390-392 Muswell Hill Broadway N10 1DJ			
Proposal:	Replacement of existing refrigeration and air conditioning plant.			
Application No:	HGY/2018/0479	Officer:	Aaron Lau	
Decision:	GTD	Decision Date:	26/03/2018	
Location:	Mackintosh House 2D Fortis Green Avenue N2 9NA			
Proposal:	Installation of two air-conditioning units in rear garden			
Application No:	HGY/2018/0545	Officer:	Laurence Ackrill	
Decision:	GTD	Decision Date:	12/04/2018	
Location:	3 Sussex Gate Sussex Gardens N6 4LS			
Proposal:	Construction of a single storey rear extension and conversion of existing garage into a habitable space involving replacing the garage door with a window.			
Application No:	HGY/2018/0546	Officer:	Laurence Ackrill	
Decision:	REF	Decision Date:	13/04/2018	
Location:	3 Sussex Gate Sussex Gardens N6 4LS			
Proposal:	Construction of single storey front extension			
Application No:	HGY/2018/0587	Officer:	Sean McCawley	
Decision:	GTD	Decision Date:	04/04/2018	
Location:	Flat 1 50 Tetherdown N10 1NG			
Proposal:	The erection of a single storey rear extension to upper ground floor with associated new balustrade and railing to terrace and alterations to existing front, side and rear fenestration			

Application No:	HGY/2018/0597	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	12/04/2018
Location:	15 Wellfield Avenue N10 2EA		
Proposal:	Construction of detached single garage and garden wall, and provision of two uncovered parking spaces, at the rear of the site (amendment to approved parking arrangements under consent ref: HGY/2017/2581).		
Application No:	HGY/2018/0648	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	08/05/2018
Location:	54 Grand Avenue N10 3BP		
Proposal:	Demolition of existing lower ground floor infill conservatory and boundary wall and erection of replacement lower ground floor glazed single storey rear extension with patio, rebuilding of first floor rear projection, insertion of glazed balustrade to existing rear ground floor raised deck and existing rear dormer.		
Application No:	HGY/2018/0662	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	05/04/2018
Location:	Chester House 30 Pages Lane N10 1PR		
Proposal:	Replacing an existing window with glazed doors and construction of stepped access		
Application No:	HGY/2018/0760	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	10/04/2018
Location:	34 Steeds Road N10 1JD		
Proposal:	Construction of a front porch, replacement front elevation windows and removal of existing chimney stack		
Application No:	HGY/2018/0761	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	27/04/2018
Location:	Flat 1 7 Creighton Avenue N10 1NX		
Proposal:	Single storey rear extension with roof lantern, new side window, and alterations to the rear garden		
Application No:	HGY/2018/0765	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	30/04/2018
Location:	85 Coppetts Road N10 1JH		
Proposal:	Construction of a part single storey part two storey rear and side extension with roof-lights and new fenestration.		
Application No:	HGY/2018/0783	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	27/04/2018
Location:	38 Eastern Road N2 9LA		
Proposal:	Erection of a two storey rear extension to dwellinghouse		
Application No:	HGY/2018/0879	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	25/04/2018
Location:	26 Twyford Avenue N2 9NJ		
Proposal:	First floor side extension		

Application No: **HGY/2018/0957** Officer: Wendy Robinson
 Decision: GTD Decision Date: 24/04/2018
 Location: Flat A 33 Aylmer Parade N2 0PH
 Proposal: Replacement of the single glazed timber frame windows for double glazed UPVc frame windows

Application No: **HGY/2018/1056** Officer: Wendy Robinson
 Decision: GTD Decision Date: 15/05/2018
 Location: Redfern House 4 Dukes Avenue N10 2PT
 Proposal: Conversion to form four self contained flats

PNC Applications Decided: 1

Application No: **HGY/2018/0247** Officer: Laurence Ackrill
 Decision: PN REFUSED Decision Date: 13/03/2018
 Location: 326 Dukes Mews N10 2QN
 Proposal: Notification for Prior Approval for a proposed change of use from B 1(c) Light Industrial to Use Class C3 Residential.

PNE Applications Decided: 2

Application No: **HGY/2018/0559** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 19/03/2018
 Location: 34 Steeds Road N10 1JD
 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 3.55m and for which the height of the eaves would be 2.9m

Application No: **HGY/2018/0565** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 29/03/2018
 Location: 130 Osier Crescent N10 1RF
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 4m, for which the maximum height would be 3.525m and for which the height of the eaves would be 2.3m

RES Applications Decided: 2

Application No: **HGY/2018/0669** Officer: Roland Sheldon
 Decision: GTD Decision Date: 17/04/2018
 Location: 12 Coppetts Road N10 1NN
 Proposal: Discharge of condition 3 (materials) of planning permission HGY/2016/0942.

Application No: **HGY/2018/0670** Officer: Roland Sheldon
 Decision: GTD Decision Date: 17/04/2018
 Location: 12 Coppetts Road N10 1NN
 Proposal: Discharge of conditions 4 (details of green roof), 5 (boundary treatment) and 6 (landscaping scheme) of planning permission HGY/2016/0942.

TPO Applications Decided: 4

Application No: **HGY/2018/0292** Officer: Matthew Gunning
 Decision: GTD Decision Date: 22/03/2018
 Location: 33 Twyford Court Fortis Green N10 3ET
 Proposal: Works to trees protected by a Group TPO: T1: Pine: Reduce 4 overextending branches to north into neighbouring property by 1.5m to prevent failure T2: Pine: Reduce 4 overextending branches to north into neighbouring property by 1.5m to prevent failure

Application No: **HGY/2018/0749** Officer: Matthew Gunning

Decision: GTD Decision Date: 10/04/2018

Location: 9 Woodland Terrace Twyford Avenue N2 9NF

Proposal: Works to tree protected by an Area TPO: T1 Sycamore reduce 3m, decay detected in old pruning points.

Application No: **HGY/2018/0750** Officer: Matthew Gunning

Decision: GTD Decision Date: 01/05/2018

Location: Chester House 30 Pages Lane N10 1PR

Proposal: Works to trees protected by Area TPO A.4 from the Hornsey Tree Preservation Order No.1 1954: T1: Poplar: Re-Pollard to previous points to prevent re-growth snapping out and proximity to neighbouring property T2: Ash: Pollard to 50% of present height due to included bark at base and proximity to neighbouring property T3: Holm Oak: Crown reduce by 2m due to proximity to neighbouring property and as part of regular maintenance

Application No: **HGY/2018/0935** Officer: Matthew Gunning

Decision: GTD Decision Date: 11/04/2018

Location: 46 Springcroft Avenue N2 9JE

Proposal: Works to trees protected by a TPO: x2 Lime (G1): Reduce to most recent pruning points (cyclical maintenance)

Total Applications Decided for Ward: 44

WARD: **Harringay**

CLDE Applications Decided: 2

Application No: **HGY/2018/0805** Officer: Kwaku Bossman-Gyamera

Decision: GTD Decision Date: 18/04/2018

Location: 133 Seymour Road N8 0BH

Proposal: Lawful development certificate for existing use of property as nine self-contained studio flats.

Application No: **HGY/2018/1453** Officer: Mercy Oruwari

Decision: REF Decision Date: 21/05/2018

Location: 545 Green Lanes N8 0RL

Proposal: Certificate of lawfulness: existing use. 7 self-contained units

CLUP Applications Decided: 4

Application No: **HGY/2018/0186** Officer: Conor Guilfoyle

Decision: PERM DEV Decision Date: 06/03/2018

Location: Site adjoining 1 Coningsby Road N4

Proposal: Certificate of Lawfulness for lawful implementation of planning permission reference: HGY/2014/0267, prior to its expiration on 24/03/2017, to enable the lawful carrying out of the remainder of the approved development at any time.

Application No: **HGY/2018/0228** Officer: Jake Atkins

Decision: PERM DEV Decision Date: 05/03/2018

Location: 126 Hewitt Road N8 0BN

Proposal: Certificate of lawfulness: proposed ground floor rear extension and loft conversion comprising of rear dormer.

Application No:	HGY/2018/1159	Officer:	Mercy Oruwari
Decision:	PERM DEV	Decision Date:	26/04/2018
Location:	51 Warham Road N4 1AR		
Proposal:	Certificate of lawfulness for the formation of a rear dormer and rear second floor extension including the insertion of rooflight - proposed use.		
Application No:	HGY/2018/1205	Officer:	Samuel Uff
Decision:	PERM DEV	Decision Date:	04/05/2018
Location:	117 Allison Road N8 0AP		
Proposal:	Certificate of lawfulness for the proposed installtion of dormer extensions to the main rear roof slop and rear outrigger.		

FUL Applications Decided: 28

Application No:	HGY/2017/3539	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	02/03/2018
Location:	79 Frobisher Road N8 0QU		
Proposal:	Erection of ground floor side extension		
Application No:	HGY/2018/0049	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	05/03/2018
Location:	Flat 10 21 Willoughby Road N8 0JE		
Proposal:	Erection of rear dormer window and installation of 2 front rooflights.		
Application No:	HGY/2018/0253	Officer:	Wendy Robinson
Decision:	GTD	Decision Date:	02/03/2018
Location:	134 Allison Road N8 0AS		
Proposal:	Construction of single storey part side and part rear extension		
Application No:	HGY/2018/0421	Officer:	Jake Atkins
Decision:	GTD	Decision Date:	13/03/2018
Location:	14 Beresford Road N8 0AJ		
Proposal:	Replacement of all existing timber windows with white, double glazed UPVC units and all external doors with composite units.		
Application No:	HGY/2018/0423	Officer:	Jake Atkins
Decision:	GTD	Decision Date:	13/03/2018
Location:	331 Wightman Road N8 0NA		
Proposal:	Replacement of all existing timber windows with white, double glazed UPVC units and all external doors with composite units.		
Application No:	HGY/2018/0458	Officer:	Jake Atkins
Decision:	GTD	Decision Date:	14/03/2018
Location:	141 Wightman Road N8 0BB		
Proposal:	Replacement of six existing timber windows with white, double glazed UPVC units and all external doors with composite units.		
Application No:	HGY/2018/0471	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	15/05/2018
Location:	126 Hewitt Road N8 0BN		
Proposal:	Proposed flat conversion into 2 self-contained units, erection of single storey rear extensions and formation of rear dormer		

Application No:	HGY/2018/0532	Officer:	Wendy Robinson	
Decision:	GTD	Decision Date:	28/03/2018	
Location:	51 Warham Road N4 1AR			
Proposal:	Construction of single storey part side and part rear infill extension			
Application No:	HGY/2018/0543	Officer:	Wendy Robinson	
Decision:	GTD	Decision Date:	26/03/2018	
Location:	461 Green Lanes N4 1HE			
Proposal:	Alteration to the shop front			
Application No:	HGY/2018/0574	Officer:	Wendy Robinson	
Decision:	GTD	Decision Date:	09/04/2018	
Location:	113 Allison Road N8 0AP			
Proposal:	Conversion of dwellinghouse into two self-contained flats			
Application No:	HGY/2018/0586	Officer:	Sean McCawley	
Decision:	GTD	Decision Date:	04/04/2018	
Location:	1 The Mews, Rear of 79-81 Turnpike Lane N8 0EF			
Proposal:	Erection of an additional floor to provide one bedroom flat with mansard roof.			
Application No:	HGY/2018/0694	Officer:	Aaron Lau	
Decision:	GTD	Decision Date:	05/04/2018	
Location:	Flat 1 37 Seymour Road N8 0BJ			
Proposal:	Erection of a single storey rear extension			
Application No:	HGY/2018/0697	Officer:	Aaron Lau	
Decision:	GTD	Decision Date:	12/04/2018	
Location:	Flat 1 19 Lothair Road South N4 1EN			
Proposal:	Enlargement of basement front window, construction of rear steps and associated internal works			
Application No:	HGY/2018/0702	Officer:	Aaron Lau	
Decision:	GTD	Decision Date:	24/04/2018	
Location:	25 Raleigh Road N8 0JB			
Proposal:	Replacement of all existing windows with new white, double glazed UPVC units and all external doors with composite units.			
Application No:	HGY/2018/0717	Officer:	Conor Guilfoyle	
Decision:	GTD	Decision Date:	16/05/2018	
Location:	106A Beresford Road N8 0AH			
Proposal:	Erection of part-single, part two-storey, rear extension, including ground floor 'wrap around' extension along side return			
Application No:	HGY/2018/0724	Officer:	Aaron Lau	
Decision:	GTD	Decision Date:	05/04/2018	
Location:	Flat 2 37 Seymour Road N8 0BJ			
Proposal:	Formation of rear dormer extension and 3no. front roof windows			

Application No:	HGY/2018/0734	Officer:	Sean McCawley
Decision:	REF	Decision Date:	09/04/2018
Location:	32 Willoughby Road N8 0JG		
Proposal:	Part single part first floor extensions and roof extension		
Application No:	HGY/2018/0764	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	30/04/2018
Location:	599-601 Green Lanes N8 0RE		
Proposal:	Change of use from A1 (retail) to A3 Use Class of No. 601 Green Lanes to provide additional seating area for The Jam in the Jar Cafe / Cocktail Bar at 599 Green Lanes		
Application No:	HGY/2018/0896	Officer:	Sean McCawley
Decision:	GTD	Decision Date:	26/04/2018
Location:	Flat A 141 Fairfax Road N8 0NJ		
Proposal:	Erection of single storey side extension.		
Application No:	HGY/2018/0898	Officer:	Sean McCawley
Decision:	GTD	Decision Date:	01/05/2018
Location:	638 Green Lanes N8 0SD		
Proposal:	Creation of 1x two bed flat, 2x one bed flat, and small office space - involving change of use of ground floor area from veterinary surgery to part residential, part office use.		
Application No:	HGY/2018/0899	Officer:	Sean McCawley
Decision:	GTD	Decision Date:	24/04/2018
Location:	63 Lausanne Road N8 0HL		
Proposal:	Relocation of existing rear windows and installation of new rear windows.		
Application No:	HGY/2018/0901	Officer:	Roland Sheldon
Decision:	REF	Decision Date:	15/05/2018
Location:	95 Duckett Road N4 1BL		
Proposal:	Erection of a rear dormer with linked roof extension above the outrigger, installation of 3 front rooflights, and single storey rear extension.		
Application No:	HGY/2018/0946	Officer:	Sean McCawley
Decision:	GTD	Decision Date:	25/05/2018
Location:	541 Green Lanes N8 0RL		
Proposal:	Extend the property at 541 Green Lanes, at ground, first, second and third floor (roof) levels. The application also includes the change of use on the rear ground floor from ancillary A 2 use to C3 residential.		
Application No:	HGY/2018/1033	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	15/05/2018
Location:	Flat A 97 Falkland Road N8 0NS		
Proposal:	Erection of single storey rear extension (conservatory)		
Application No:	HGY/2018/1037	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	21/05/2018
Location:	Ground Floor Flat 228 Wightman Road N8 0ND		
Proposal:	Erection of single storey side and rear extensions		

Application No: **HGY/2018/1094** Officer: Roland Sheldon
 Decision: GTD Decision Date: 15/05/2018
 Location: Flat A 44 Park Road N15 3HR
 Proposal: Replacement windows for ground floor flat.

Application No: **HGY/2018/1123** Officer: Sean McCawley
 Decision: GTD Decision Date: 18/05/2018
 Location: Flat A 50 Endymion Road N4 1EQ
 Proposal: Single storey rear extension to a ground floor flat within a multiple occupation block

Application No: **HGY/2018/1133** Officer: Roland Sheldon
 Decision: GTD Decision Date: 22/05/2018
 Location: Ground Floor Flat 10 Beresford Road N8 0AJ
 Proposal: Erection of single storey side infill and single storey rear ground floor extension.

PNC Applications Decided: 1

Application No: **HGY/2018/0786** Officer: Wendy Robinson
 Decision: PN GRANT Decision Date: 05/04/2018
 Location: 517 Green Lanes N4 1AP
 Proposal: Prior approval for part change of use from A2 (professional services) to C3 (residential)

PNE Applications Decided: 1

Application No: **HGY/2018/0602** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 21/03/2018
 Location: 36 Lothair Road North N4 1EW
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 5.7m (from set back), for which the maximum height would be 3.3m and for which the height of the eaves would be 2.3m

RES Applications Decided: 2

Application No: **HGY/2017/2430** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 02/05/2018
 Location: Railway Approach Hampden Road N8 0HG
 Proposal: Approval of details pursuant to condition 26 (Piling Method Statement) attached to planning permission HGY/2016/1573

Application No: **HGY/2018/1054** Officer: Gareth Prosser
 Decision: GTD Decision Date: 30/04/2018
 Location: Garage rear of 42 Park Road N15 3HR
 Proposal: Approval of Details application (condition 6 waste storage and recycling) attached to planning application HGY/2014/3526

TEL Applications Decided: 2

Application No: **HGY/2018/1370** Officer: Kwaku Bossman-Gyamera
 Decision: RNO Decision Date: 15/05/2018
 Location: Wilmott House Hampden Road N8 0HG

Proposal: Notification under the Electronic Communications Code Regulations 2003 to utilise permitted development rights for the removal of 3no existing antennas, installation of 3no new antennas and ancillary works thereto

Application No: **HGY/2018/1378**

Officer: Kwaku Bossman-Gyamera

Decision: RNO

Decision Date: 15/05/2018

Location: Wilmott House Hampden Road N8 0HG

Proposal: Notification under the Electronic Communications Code Regulations 2003 to utilise permitted development rights for the proposed installation comprises: existing 3no. antennas to be re-used for upgrade (no additional antennas to be installed); proposed installation of new BTS3900 A 800 RFC cabinet within existing cabin: ancillary works as per the drawings

Total Applications Decided for Ward: 40

WARD: **Highgate**

CLDE Applications Decided: 2

Application No: **HGY/2018/0689**

Officer: Laina Levassor

Decision: GTD

Decision Date: 29/03/2018

Location: 221 Archway Road N6 5BN

Proposal: Certificate of Lawfulness for existing for use of 221 Archway Road as 5 self-contained flats

Application No: **HGY/2018/0690**

Officer: Laina Levassor

Decision: GTD

Decision Date: 25/05/2018

Location: 221A Archway Road N6 5BN

Proposal: Certificate of Lawfulness for existing use of 221A Archway Road as 3 self-contained flats

CLUP Applications Decided: 2

Application No: **HGY/2018/0556**

Officer: Laina Levassor

Decision: PERM DEV

Decision Date: 14/03/2018

Location: 3 Regency Terrace 66 North Hill N6 4RP

Proposal: Certificate of Lawfulness for proposed single storey rear extension

Application No: **HGY/2018/1045**

Officer: Conor Guilfoyle

Decision: PERM DEV

Decision Date: 18/05/2018

Location: Guildens Courtenay Avenue N6 4LP

Proposal: Certificate of lawfulness for proposed single storey rear extension

COND Applications Decided: 2

Application No: **HGY/2018/0434**

Officer: Laurence Ackrill

Decision: GTD

Decision Date: 04/04/2018

Location: 6A Church Road N6 4QT

Proposal: Variation of condition 2 (approved plans) attached to planning permission HGY/2015/3659 in order to increase the width of the single storey rear extension.

Application No: **HGY/2018/0930**

Officer: Aaron Lau

Decision: GTD

Decision Date: 10/05/2018

Location: 35 Stormont Road N6 4NR

Proposal: Variation of condition 2 (drawings) attached to planning permission ref. HGY/2016/2236 to permit: new opening in existing wall and hedge with new pedestrian gate and new low-level piers either side of opening; slight increase of 320mm to parapet height to north side extension; and first floor window in south flank to be reduced in size and glazing bars revised to allow a stained-glass window inside.

FUL Applications Decided: 28

Application No:	HGY/2018/0010	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	27/02/2018
Location:	High Point 1 North Hill N6 4BA		
Proposal:	Installation of a new access gate on to North Road		
Application No:	HGY/2018/0055	Officer:	Conor Guilfoyle
Decision:	REF	Decision Date:	15/03/2018
Location:	27 Talbot Road N6 4QS		
Proposal:	Extension and excavation (to increase ceiling height) of existing basement to front and rear of house; Demolition and re-build of existing two storey rear outrigger; Erection of single storey rear extension; Alterations to front garden wall.		
Application No:	HGY/2018/0127	Officer:	Lucy Morrow
Decision:	GTD	Decision Date:	12/03/2018
Location:	17 High Point 1 North Hill N6 4BA		
Proposal:	Listed Building Consent for refurbishment of the interior of the flat. To include new kitchen units and appliances, new bathroom, WC, new floor finishes, new electric fittings and wiring, and re-decoration through out. Retention of all existing original fittings.		
Application No:	HGY/2018/0235	Officer:	Sean McCawley
Decision:	GTD	Decision Date:	09/03/2018
Location:	44 Cromwell Avenue N6 5HL		
Proposal:	The erection of a glass side/rear infill extension; the formation rear dormer roof extension; the erection of a timber clad external storage cupboard; the insertion of 1no. rooflight to the front roofslope; the replacement of existing windows with double glazing; and associated internal alterations.		
Application No:	HGY/2018/0298	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	21/03/2018
Location:	Flat 1 9 Langdon Park Road N6 5PS		
Proposal:	Erection of a single storey rear conservatory.		
Application No:	HGY/2018/0303	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	19/03/2018
Location:	Flat A 419 Archway Road N6 4HT		
Proposal:	Construction of a single storey side and rear extension and alterations to front bay window		
Application No:	HGY/2018/0304	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	14/03/2018
Location:	First Floor Flat 165 Archway Road N6 5BL		
Proposal:	Loft conversion including the addition of a rear dormer window, replacement of the rear slope of the main roof, and installing roof lights in the rear roof slope.		
Application No:	HGY/2018/0386	Officer:	Jake Atkins
Decision:	GTD	Decision Date:	09/03/2018
Location:	22 Oldfield Mews N6 5XA		
Proposal:	Installation of a detached timber garden room		

Application No:	HGY/2018/0480	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	21/03/2018
Location:	4 Cromwell Avenue N6 5HL		
Proposal:	Single storey side and rear extension to an existing rear projection		
Application No:	HGY/2018/0495	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	11/04/2018
Location:	23A Sheldon Avenue N6 4JS		
Proposal:	Variation of Condition 2 (plans and specifications) attached to planning application HGY/2016/2587, to include front entrance canopy; additional windows on south-west elevation; enlargement of front elevation window, amendment to roof form and internal alterations.		
Application No:	HGY/2018/0502	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	21/05/2018
Location:	63 Talbot Road N6 4QX		
Proposal:	Conversion of the property from a single dwelling house C3 classification to 6 self-contained flats involving the lowering of the existing basement and the creation of front light wells, ground floor rear extensions and rear dormers.		
Application No:	HGY/2018/0503	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	27/03/2018
Location:	58A Highgate High Street N6 5HX		
Proposal:	Change of use of property from B1(a) office to Counselling Centre (A2) personal to Highgate Counselling Centre		
Application No:	HGY/2018/0513	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	05/04/2018
Location:	1 Talbot Road N6 4QS		
Proposal:	Demolition of existing porch, construction of a new porch, the provision of a refuse store to the front of the property and alterations to the front boundary including new gate		
Application No:	HGY/2018/0514	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	10/05/2018
Location:	Flat C 371 Archway Road N6 4EJ		
Proposal:	Refurbishment of vacant space as a dining area for the existing ground floor rear flat, alterations to frontage and relocation of entrance to the flat		
Application No:	HGY/2018/0679	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	19/04/2018
Location:	Shop 232 Archway Road N6 5AX		
Proposal:	Alteration to existing extractor ducts, alterations to internal arrangement to existing A3 unit (restaurant) to include ancillary A5 (takeaway)		
Application No:	HGY/2018/0687	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	19/04/2018
Location:	19 Kenwood Road N6 4EA		
Proposal:	Erection of single storey side to rear ground floor extension, installation of solar panels on main rear roof, insertion of replacement rear first floor timber framed sash windows.		
Application No:	HGY/2018/0692	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	05/04/2018
Location:	33 Stormont Road N6 4NR		

Proposal: Replacement of an existing bay window with a set of full height centred double doors with low level solid panels, fixed front and corner sidelights to match door panes. Infill of an existing door to the existing single storey side extension and relocation and enlargement of 2 No. existing windows. Replacement of existing door to the existing single storey side extension with small window.

Application No: **HGY/2018/0718** Officer: Sean McCawley

Decision: GTD Decision Date: 11/04/2018

Location: 6 Dukes Point Dukes Head Yard N6 5JQ

Proposal: Proposed new third floor

Application No: **HGY/2018/0722** Officer: Conor Guilfoyle

Decision: GTD Decision Date: 23/04/2018

Location: 49 Southwood Lane N6 5ED

Proposal: Formation of side and rear roof dormer extensions; replacement of existing rear roof light with larger roof light; insertion of one additional rear roof light

Application No: **HGY/2018/0781** Officer: Aaron Lau

Decision: GTD Decision Date: 30/04/2018

Location: 59 Hornsey Lane N6 5LE

Proposal: Erection of a new rear conservatory, part excavation to lower ground floor rear patio and new utility / WC under main stairs to the front of property

Application No: **HGY/2018/0928** Officer: Aaron Lau

Decision: GTD Decision Date: 03/05/2018

Location: 42 Milton Park N6 5QA

Proposal: Replacement of existing front dormer and front roof light with new front dormer to match.

Application No: **HGY/2018/0929** Officer: Laurence Ackrill

Decision: GTD Decision Date: 10/05/2018

Location: 6 Stormont Road N6 4NL

Proposal: The demolition of existing buildings and the erection of a single detached dwelling

Application No: **HGY/2018/0952** Officer: Aaron Lau

Decision: GTD Decision Date: 11/05/2018

Location: 7 Cholmeley Crescent N6 5EZ

Proposal: Erection of a lower ground floor and upper ground rear and side extension, remodelling of top floor extension, replacement doors and windows and render facade in white paint

Application No: **HGY/2018/0955** Officer: Aaron Lau

Decision: GTD Decision Date: 15/05/2018

Location: Flat 8 73 Hornsey Lane N6 5LQ

Proposal: Replacement of existing windows

Application No: **HGY/2018/1009** Officer: Jake Atkins

Decision: GTD Decision Date: 23/05/2018

Location: 279-281 Archway Road N6 5AA

Proposal: Replacement of existing UPVC windows on the front elevation with double-glazed timber frame windows at 1st, 2nd and 3rd floor levels.

Application No: **HGY/2018/1031** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 14/05/2018
 Location: Highgate School Sports Field Bishopswood Road N6 4PB
 Proposal: Installation of electronic cricket scoreboard to face of original cricket scoreboard to school playing field

Application No: **HGY/2018/1105** Officer: Aaron Lau
 Decision: GTD Decision Date: 15/05/2018
 Location: 12A View Road N6 4DB
 Proposal: Replacement of front boundary wall and fence

Application No: **HGY/2018/1127** Officer: Gareth Prosser
 Decision: GTD Decision Date: 17/05/2018
 Location: 24 Northwood Road N6 5TP
 Proposal: Alterations to the front elevation at lower ground floor level.

LBC Applications Decided: 3

Application No: **HGY/2018/0011** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 27/02/2018
 Location: High Point 1 North Hill N6 4BA
 Proposal: Listed Building Consent for the installation of a new access gate on to North Road

Application No: **HGY/2018/0877** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 26/03/2018
 Location: 58A Highgate High Street N6 5HX
 Proposal: Listed building consent for internal partitions following the change of use of property from B1(a) office to Counselling Centre (A2) personal to Highgate Counselling Centre

Application No: **HGY/2018/0923** Officer: Lucy Morrow
 Decision: GTD Decision Date: 21/05/2018
 Location: 18 Highgate High Street N6 5JG
 Proposal: Listed Building Consent for refurbishment of existing 5 storey terraced B1 building. Works to include new partitioning at ground floor and basement levels, new staircase between ground floor and basement and opening of original coal chute to front and creation of internal glazed flooring to bring light into basement.

NON Applications Decided: 3

Application No: **HGY/2018/0971** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 29/03/2018
 Location: Flat A 87 Southwood Lane N6 5TB
 Proposal: Non-material amendment following a grant of planning permission HGY/2017/2217 involving the retention of the existing side and rear projection and change of roof form of front extension from a flat roof to a pitched roof

Application No: **HGY/2018/1012** Officer: Aaron Lau
 Decision: GTD Decision Date: 25/04/2018
 Location: 7 Grange Road N6 4AR
 Proposal: Non-material amendment to planning permission ref. HGY/2015/2610 to: reduce scale of the garage and have the addition of a modest plant space internally to the rear; and cover over two small existing openings to front elevation of main dwellinghouse

Application No: **HGY/2018/1275** Officer: Laurence Ackrill

Decision: GTD Decision Date: 02/05/2018

Location: 23 Denewood Road N6 4AQ

Proposal: Non-material amendments following a grant of planning permission HGY/2016/4107 involving alterations to front, rear and side elevation fenestrations and the removal of the proposed basement level.

PNC Applications Decided: 1

Application No: **HGY/2018/0307** Officer: Laurence Ackrill

Decision: PN REFUSED Decision Date: 14/03/2018

Location: Shop 88-90 Highgate High Street N6 5HX

Proposal: Prior Approval for change of use from B8 (Storage and Warehouse Use) to C3 (dwelling house)

RES Applications Decided: 9

Application No: **HGY/2018/0062** Officer: Matthew Gunning

Decision: GTD Decision Date: 20/03/2018

Location: 14 Winchester Place N6 5HJ

Proposal: Approval of details pursuant to condition 7 (refuse) attached to planning permission HGY/2015/2806

Application No: **HGY/2018/0172** Officer: Sean McCawley

Decision: GTD Decision Date: 05/03/2018

Location: 17 Southwood Lawn Road N6 5SD

Proposal: Approval of details pursuant to conditions 3 (Samples of Materials) attached to planning permission HGY/2017/3045

Application No: **HGY/2018/0507** Officer: Lucy Morrow

Decision: GTD Decision Date: 27/02/2018

Location: 38 Southwood Lane N6 5EB

Proposal: Approval of details pursuant to condition 3 (approval of materials) attached to Listed Building Consent HGY/2017/3427 (Repair and renovation including roof renewal).

Application No: **HGY/2018/0859** Officer: Lucy Morrow

Decision: GTD Decision Date: 23/04/2018

Location: 58 Highgate High Street N6 5HX

Proposal: Approval of details pursuant to conditions 5 (detailed schedule of repair works and methodology statement with regards to the internal and external restoration works of the main building) & condition 6 part discharge only (stage 1 written scheme of investigation) attached to planning permission HGY/2017/0013

Application No: **HGY/2018/0860** Officer: Lucy Morrow

Decision: GTD Decision Date: 23/04/2018

Location: 58 Highgate High Street N6 5HX

Proposal: Approval of details pursuant to conditions 5 (detailed schedule of repair works and methodology statement with regards to the internal and external restoration works of the main building) & condition 6 part discharge only (stage 1 written scheme of investigation) attached to listed building consent HGY/2017/0014

Application No: **HGY/2018/0865** Officer: Aaron Lau

Decision: GTD Decision Date: 04/05/2018

Location: 55 Sheldon Avenue N6 4NH

Proposal: Approval of details pursuant to condition 5 (hard and soft landscaping) attached to planning permission HGY/2016/0801

Application No:	HGY/2018/0866	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	24/04/2018
Location:	55 Sheldon Avenue N6 4NH		
Proposal:	Approval of details pursuant to condition 3 (samples of materials to be used for the external surfaces of the development) attached to planning permission HGY/2016/0801		
Application No:	HGY/2018/0959	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	22/05/2018
Location:	Round Hill Compton Avenue N6 4LB		
Proposal:	Approval of details pursuant to condition 3 (Method of Construction Statement) attached to planning permission HGY/2014/3473		
Application No:	HGY/2018/0979	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	22/05/2018
Location:	65 & 67 North Road N6 4BQ		
Proposal:	Approval of details pursuant to condition 7 (Construction Management Plan) attached to planning permission HGY/2015/3796		

TEL Applications Decided: 2

Application No:	HGY/2018/0769	Officer:	Aaron Lau
Decision:	PN GRANT	Decision Date:	24/04/2018
Location:	Site to the North of Hampstead Lane N6 4LL		
Proposal:	Prior notification for the removal of 1no. cabinet and its replacement with 2no. new cabinets situated to the west of the current installation, the removal of 1no. meter pillar and its replacement with a new meter enclosure in a new location adjacent to the existing cabinet. The installation of 1no. GPS module on new bracket fitted to existing 10m high monopole		
Application No:	HGY/2018/0784	Officer:	Kwaku Bossman-Gyamara
Decision:	RNO	Decision Date:	21/03/2018
Location:	Adjacent to 144-152 Archway Road N6 5BH		
Proposal:	Notification under the Electronic Communications Code Regulations 2003 to utilise permitted development rights for the proposed upgrade includes the removal and replacement of 4no antennas, internal cabinet works and ancillary works thereto.		

TPO Applications Decided: 10

Application No:	HGY/2017/1265	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	22/05/2018
Location:	Ridgemount Courtenay Avenue N6 4LR		
Proposal:	Beech (T1): Reduce encroachment by 1-2m and thin by 15% Oak (T2): Lift by 1-2m and thin by 15% Oak (T3): Lift by 1-2m and thin by 15% Oak (T4): Lift by 1-2m and thin by 15% Oak (T5): Lift by 1-2m and thin by 15% Oak (T6): Lift by 1-2m and thin by 15% Oak (T7): Lift by 1-2m and thin by 15%		
Application No:	HGY/2017/2130	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	27/03/2018
Location:	27 Southwood Lawn Road N6 5SD		
Proposal:	WORKS TO TREE PROTECTED BY A TPO T1 Beech: reduce large limb overhanging road by 4m. Reason = formative and for safety		
Application No:	HGY/2017/3467	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	22/05/2018
Location:	Oak Tree Cottage Hampstead Lane N6 4LA		

Proposal:	Works to tree covered by an Area TPO:		
	T1 is a Mature Oak in decline . It has poor vitality and extensive dead wood . Proposed works : Reduce crown by approximately 2.5 metres, lift crown by 3 metres , deadwood.		
Application No:	HGY/2018/0291	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	29/03/2018
Location:	Courtenay House Courtenay Avenue N6 4LR		
Proposal:	Works to tree protected by an Area TPO: T1: Oak: Fell to ground level due to excessive die back within crown		
Application No:	HGY/2018/0488	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	28/03/2018
Location:	22 Denewood Road N6 4AJ		
Proposal:	Works to tree protected by a TPO: Oak (T1) - To aerially inspect oak tree to front of property rooted on private road. The Tree lost large limb in recent high winds before Christmas . These wounds need to be tidied and cut back to appropriate growth points. Reduce weight on lowest lateral limb over the road by thinning and reducing to growth points. Any dead wood will also be removed.		
Application No:	HGY/2018/0751	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	18/04/2018
Location:	22 Denewood Road N6 4AJ		
Proposal:	Works to tree protected by a TPO: Front of property: Mature Oak: Located at roadside, front of property. Reduce the large limb growing over the road and grass verge by approximately 40% (4.00-5.00m), to help alleviate weight burden and wind sail area. Reduce crown by 25% (2.50m). Remove dead wood and tidy storm damaged wounds as appropriate.		
Application No:	HGY/2018/0752	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	19/04/2018
Location:	Sproughton Courtenay Avenue N6 4LR		
Proposal:	Works to trees protected by an Area TPO: Front Garden: Conifers: The row of conifers on the boundary which overhang Hillsdown have become very tall and are causing some nuisance. Our specification is based upon the tree line as viewed from Hillsdown. Reduce height by 30-40% as is practicable whilst preserving a strong hedge line, viable growth points and screen between Hillsdown and Sproughton. Reasons: to manage height and lateral spread. Sycamore: Approximately 12.00-14.00m. This tree is located within the conifer hedge line and is somewhat taller than the surrounding trees. Reduce crown by approximately 20% and thin crown density by 20%. Reasons: help manage size and increase light levels to both properties and hedge line whilst preserving natural characteristics and aesthetic value. Rear Garden: Hornbeam: Located on the higher lawn near the pool area. This very large tree has died and is in a state of considerable decay. Fell to ground level		
Application No:	HGY/2018/0753	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	20/04/2018
Location:	Branksome Courtenay Avenue N6 4LP		
Proposal:	Works to trees protected by an Area TPO: 2x Oak (T1, T2) - 30% Reduction, due to excessive shading & as part of general maintenance to ensure the trees remain a size appropriate for their location.		
Application No:	HGY/2018/0755	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	30/04/2018
Location:	54 Sheldon Avenue N6 4ND		
Proposal:	Works to tree protected by a TPO: T1 Monkey Puzzle: crown lift (up to a maximum of 5m) and removal of deadwood.		
Application No:	HGY/2018/0939	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	22/05/2018
Location:	The Woodman 414 Archway Road N6 5UA		

Proposal: Works to trees protected by Group TPO No.27 in the Hornsey Tree Preservation Order No.1, 1954:

T1- T8-Eight Lime trees- Remove epicormic sprouts from main trunk of trees. Reason for work - Allow light in to pub garden.

Total Applications Decided for Ward: 62

WARD: **Hornsey**

CLUP Applications Decided: 6

Application No:	HGY/2018/0975	Officer:	Jon Skapoullis
Decision:	PERM REQ	Decision Date:	18/04/2018
Location:	17 Glebe Road N8 7DA		
Proposal:	Certificate of lawfulness for a proposed single storey side and rear infill extension.		
Application No:	HGY/2018/0982	Officer:	Roland Sheldon
Decision:	PERM DEV	Decision Date:	15/05/2018
Location:	34 Elmfield Avenue N8 8QG		
Proposal:	Erection of rear dormer with linked side roof extension, insertion of front rooflight.		
Application No:	HGY/2018/1050	Officer:	Marco Zanelli
Decision:	PERM DEV	Decision Date:	12/04/2018
Location:	49 North View Road N8 7LN		
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.		
Application No:	HGY/2018/1280	Officer:	Wendy Robinson
Decision:	PERM DEV	Decision Date:	01/05/2018
Location:	18 Rokesly Avenue N8 8NR		
Proposal:	Certificate of lawful development for a rear roof dormer extension and insertion of two roof lights to the front roofslope		
Application No:	HGY/2018/1392	Officer:	Marco Zanelli
Decision:	PERM DEV	Decision Date:	21/05/2018
Location:	4 Elmfield Avenue N8 8QG		
Proposal:	Certificate of Lawfulness for a single storey rear extension.		
Application No:	HGY/2018/1416	Officer:	Marco Zanelli
Decision:	PERM DEV	Decision Date:	25/05/2018
Location:	54 South View Road N8 7LT		
Proposal:	Certificate of lawfulness for the formation of dormer extensions in rear roof slope with Juliet balcony and over rear outrigger and insertion of 2 x rooflights to the front roofslope.		

FLEX Applications Decided: 1

Application No:	HGY/2018/0746	Officer:	Matthew Gunning
Decision:	FLEXGTD	Decision Date:	22/03/2018
Location:	212 Middle Lane N8 7LA		
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 20/03/2018: Existing Use Class A1 (retail) - Proposed Use Class A3 (cafe/restaurant)		

FUL Applications Decided: 47

Application No:	HGY/2017/2444	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	05/03/2018
Location:	128 Tottenham Lane N8 7EL		
Proposal:	Alterations and extensions to building and use of upper floors as 6 flats (3 additional) to create 2 x 1 bed, 3 x 2 bed and 1 x 3 bed units.		
Application No:	HGY/2017/3642	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	14/03/2018
Location:	2 Birkbeck Road N8 7PF		
Proposal:	Change of use of part of ground floor of 2 - 152 Birkbeck Road, Hornsey, Haringey N8 7PF from Kurdish Advice Centre and Birkbeck Road Adult Day Care Centre to 22x temporary accommodation units for homeless households, comprising private bedroom and bathroom facilities along with shared kitchen and other communal facilities, including dining and laundry rooms, and associated external alterations to ground floor of building.		
Application No:	HGY/2018/0079	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	27/02/2018
Location:	First Floor Flat B 178 Nelson Road N8 9RN		
Proposal:	Formation of rear roof dormer extension and insertion of front roof lights		
Application No:	HGY/2018/0163	Officer:	Aaron Lau
Decision:	REF	Decision Date:	14/03/2018
Location:	78 High Street N8 7NU		
Proposal:	Continuation of restaurant (Use Class A3)		
Application No:	HGY/2018/0173	Officer:	Sean McCawley
Decision:	GTD	Decision Date:	05/03/2018
Location:	Flat A 17 Church Lane N8 7BU		
Proposal:	The enlargement of an existing single storey side/rear infill extension and repositioning of a rear door		
Application No:	HGY/2018/0288	Officer:	Jake Atkins
Decision:	GTD	Decision Date:	06/03/2018
Location:	150 Nelson Road N8 9RN		
Proposal:	Replacement of all existing timber windows with white, double glazed UPVC units and all external doors with composite units.		
Application No:	HGY/2018/0295	Officer:	Jake Atkins
Decision:	GTD	Decision Date:	06/03/2018
Location:	168 Nelson Road N8 9RN		
Proposal:	Replacement of all existing timber windows with white, double glazed UPVC units and all external doors with composite units.		
Application No:	HGY/2018/0297	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	14/03/2018
Location:	23 Beechwood Road N8 7NE		
Proposal:	Erection of a single storey rear extension		

Application No:	HGY/2018/0300	Officer:	Jake Atkins	
Decision:	GTD	Decision Date:	06/03/2018	
Location:	180 Nelson Road N8 9RN			
Proposal:	Replacement of all existing windows with new white, double glazed UPVC units and all external doors with composite units.			
Application No:	HGY/2018/0301	Officer:	Aaron Lau	
Decision:	GTD	Decision Date:	14/03/2018	
Location:	24 Rathcoole Avenue N8 9NA			
Proposal:	Erection of a single storey rear extension			
Application No:	HGY/2018/0330	Officer:	Jake Atkins	
Decision:	GTD	Decision Date:	06/03/2018	
Location:	137 Rathcoole Gardens N8 9PH			
Proposal:	Replacement of all existing timber windows with white, double glazed UPVC units and all external doors with composite units.			
Application No:	HGY/2018/0332	Officer:	Jake Atkins	
Decision:	GTD	Decision Date:	08/03/2018	
Location:	98 Rathcoole Gardens N8 9PG			
Proposal:	Replacement of all existing timber windows with white, double glazed UPVC units and all external doors with composite units.			
Application No:	HGY/2018/0333	Officer:	Jake Atkins	
Decision:	GTD	Decision Date:	08/03/2018	
Location:	80 Rathcoole Gardens N8 9PG			
Proposal:	Replacement of all existing timber windows with new white, double glazed UPVC units and all external doors with composite units.			
Application No:	HGY/2018/0335	Officer:	Jake Atkins	
Decision:	GTD	Decision Date:	08/03/2018	
Location:	78 Rathcoole Gardens N8 9PG			
Proposal:	Replacement of all existing timber windows with white, double glazed UPVC units and all external doors with composite units.			
Application No:	HGY/2018/0375	Officer:	Jake Atkins	
Decision:	GTD	Decision Date:	08/03/2018	
Location:	47 Rathcoole Gardens N8 9NE			
Proposal:	Replacement of timber framed windows with white, double glazed UPVC units and timber doors with composite units.			
Application No:	HGY/2018/0376	Officer:	Aaron Lau	
Decision:	GTD	Decision Date:	22/03/2018	
Location:	Land Rear of 81- 83 Nightingale Lane N8 7QY			
Proposal:	Single storey house with room in the attic.			
Application No:	HGY/2018/0381	Officer:	Jake Atkins	
Decision:	GTD	Decision Date:	08/03/2018	
Location:	35 Rathcoole Gardens N8 9ND			
Proposal:	Replacement of timber windows with white, double glazed UPVC units and timber doors with composite units.			

Application No:	HGY/2018/0415	Officer:	Jake Atkins	
Decision:	GTD	Decision Date:	13/03/2018	
Location:	19 Rathcoole Avenue N8 9LY			
Proposal:	Replacement of all existing timber windows with white, double glazed UPVC units and all external doors with composite units.			
Application No:	HGY/2018/0420	Officer:	Jake Atkins	
Decision:	GTD	Decision Date:	13/03/2018	
Location:	66 Rathcoole Avenue N8 9NA			
Proposal:	Replacement of all existing timber windows with white, double glazed UPVC units and rear external door with composite units			
Application No:	HGY/2018/0425	Officer:	Jake Atkins	
Decision:	GTD	Decision Date:	13/03/2018	
Location:	131 Nelson Road N8 9RR			
Proposal:	Replacement of all existing timber windows with white, double glazed UPVC units and all external doors with composite units.			
Application No:	HGY/2018/0427	Officer:	Jake Atkins	
Decision:	GTD	Decision Date:	13/03/2018	
Location:	145 Nelson Road N8 9RR			
Proposal:	Replacement of all existing timber windows with white, double glazed UPVC units and all external doors with composite units.			
Application No:	HGY/2018/0431	Officer:	Jake Atkins	
Decision:	GTD	Decision Date:	13/03/2018	
Location:	156 Nelson Road N8 9RN			
Proposal:	Replacement of all existing timber windows with white, double glazed UPVC units and external front door with composite units.			
Application No:	HGY/2018/0432	Officer:	Jake Atkins	
Decision:	GTD	Decision Date:	14/03/2018	
Location:	170 Nelson Road N8 9RN			
Proposal:	Replacement of eight existing timber windows with white, double glazed UPVC units and external front door with composite units.			
Application No:	HGY/2018/0436	Officer:	Jake Atkins	
Decision:	GTD	Decision Date:	14/03/2018	
Location:	171 Nelson Road N8 9RR			
Proposal:	Replacement of six existing timber windows on front elevation with white, double glazed UPVC units and all external doors with composite units.			
Application No:	HGY/2018/0439	Officer:	Jake Atkins	
Decision:	GTD	Decision Date:	14/03/2018	
Location:	190 Nelson Road N8 9RN			
Proposal:	Replacement of all existing timber windows with white, double glazed UPVC units and all external doors with composite units			
Application No:	HGY/2018/0443	Officer:	Jake Atkins	
Decision:	GTD	Decision Date:	14/03/2018	
Location:	172 Nelson Road N8 9RN			
Proposal:	Replacement of six existing timber windows on the front elevation with white, double glazed UPVC units and external front door with composite unit.			

Application No:	HGY/2018/0444	Officer:	Jake Atkins	
Decision:	GTD	Decision Date:	13/03/2018	
Location:	56 Rathcoole Avenue N8 9NA			
Proposal:	Replacement of external front door with composite unit.			
Application No:	HGY/2018/0448	Officer:	Jake Atkins	
Decision:	GTD	Decision Date:	05/04/2018	
Location:	47 Rathcoole Avenue N8 9LY			
Proposal:	Replacement of seven existing timber windows on the front elevation with white, double glazed UPVC units and external front door with composite units.			
Application No:	HGY/2018/0450	Officer:	Jake Atkins	
Decision:	GTD	Decision Date:	14/03/2018	
Location:	3 Rathcoole Gardens N8 9ND			
Proposal:	Replacement of six existing timber windows on the front elevation with white, double glazed UPVC units and all external doors with composite units.			
Application No:	HGY/2018/0452	Officer:	Jake Atkins	
Decision:	GTD	Decision Date:	14/03/2018	
Location:	42 Rathcoole Gardens N8 9NB			
Proposal:	Replacement of six existing windows on the front elevation with white, double glazed UPVC units and all external doors with composite units.			
Application No:	HGY/2018/0456	Officer:	Jake Atkins	
Decision:	GTD	Decision Date:	14/03/2018	
Location:	46 Rathcoole Gardens N8 9NB			
Proposal:	Replacement of six existing timber windows with white, double glazed UPVC units and all external doors with composite units.			
Application No:	HGY/2018/0461	Officer:	Jake Atkins	
Decision:	GTD	Decision Date:	19/03/2018	
Location:	138 Nelson Road N8 9RN			
Proposal:	Replacement of all existing timber windows with white, double glazed UPVC units and all external doors with composite units.			
Application No:	HGY/2018/0478	Officer:	Jake Atkins	
Decision:	GTD	Decision Date:	19/03/2018	
Location:	115 Nelson Road N8 9RR			
Proposal:	Replacement of all existing timber windows with white, double glazed UPVC units and all external doors with composite units.			
Application No:	HGY/2018/0555	Officer:	Sean McCawley	
Decision:	GTD	Decision Date:	21/03/2018	
Location:	Flat 4 Wellington Ashford Avenue N8 8LL			
Proposal:	Demolition of existing conservatory and erection of a single storey rear extension			
Application No:	HGY/2018/0582	Officer:	Conor Guilfoyle	
Decision:	GTD	Decision Date:	16/04/2018	
Location:	Flat A 8 High Street N8 7PD			
Proposal:	Erection of front roof lights and rear roof dormer extension			

Application No:	HGY/2018/0654	Officer:	Jake Atkins	Decision Date:	23/04/2018
Decision:	GTD				
Location:	Flat 9, Bank Chambers 120 High Street N8 7NN				
Proposal:	Replacement of six existing single glazed timber sash windows with new double glazed timber sash windows, with the existing interior cills and architraves retained.				
Application No:	HGY/2018/0712	Officer:	Laurence Ackrill	Decision Date:	30/04/2018
Decision:	GTD				
Location:	3 Harvey Mews N8 9PA				
Proposal:	Construction of a single storey rear extension				
Application No:	HGY/2018/0777	Officer:	Conor Guilfoyle	Decision Date:	25/04/2018
Decision:	REF				
Location:	21 Church Lane N8 7BU				
Proposal:	Erection of outbuilding in rear garden in connection with ground floor flat				
Application No:	HGY/2018/0791	Officer:	Samuel Uff	Decision Date:	17/04/2018
Decision:	GTD				
Location:	Flat 1 276 Ferme Park Road N8 9BL				
Proposal:	Ground floor side / rear extension in conjunction with an extended roof terrace and installation of screening to this terrace, alteration to existing external stairwell and amended side access to the ground floor flat				
Application No:	HGY/2018/0816	Officer:	Conor Guilfoyle	Decision Date:	10/05/2018
Decision:	GTD				
Location:	Flat 1 62B High Street N8 7NX				
Proposal:	Conversion of garage to habitable use in connection with existing flat, and roof extension to existing flat to provide additional accomodation at second floor level and creation of roof terrace with associated screening, as per that already approved under extant planning permission reference: HGY/2016/4141				
Application No:	HGY/2018/0831	Officer:	Samuel Uff	Decision Date:	15/05/2018
Decision:	GTD				
Location:	6 and 8 Priory Road N8 7RD				
Proposal:	Joint application for the erection of single storey rear extension to the commercial properties of nos.6 & 8 Priory Road to be used as ancillary floorspace for no.6 only.				
Application No:	HGY/2018/0954	Officer:	Jake Atkins	Decision Date:	10/05/2018
Decision:	GTD				
Location:	137 Nelson Road N8 9RR				
Proposal:	Replacement of all existing timber windows with white, double glazed UPVC units and rear external door with composite units.				
Application No:	HGY/2018/0999	Officer:	Roland Sheldon	Decision Date:	23/05/2018
Decision:	GTD				
Location:	Ground Floor Flat A 9 Gisburn Road N8 7BS				
Proposal:	Erection of single storey side infill ground floor rear extension.				
Application No:	HGY/2018/1016	Officer:	Wendy Robinson	Decision Date:	17/05/2018
Decision:	GTD				
Location:	Greig City Academy High Street N8 7NU				
Proposal:	Erection of single storey extension STEM Building to Block E of Greig City Academy				

Application No: **HGY/2018/1039** Officer: **Conor Guilfoyle**
 Decision: **GTD** Decision Date: **09/05/2018**
 Location: **Ground Floor Flat 107 Nelson Road N8 9RR**
 Proposal: **Erection of single storey rear extension and replacement of first floor rear elevation window with door and Juliet balcony.**

Application No: **HGY/2018/1148** Officer: **Aaron Lau**
 Decision: **GTD** Decision Date: **15/05/2018**
 Location: **38 Priory Road N8 7EX**
 Proposal: **Alterations to front elevations including the installation of roof light and glazing to existing first floor balcony to create an internal winter garden, and glazing to existing ground floor to create a porch**

Application No: **HGY/2018/1153** Officer: **Aaron Lau**
 Decision: **GTD** Decision Date: **22/05/2018**
 Location: **110-112 Hillfield Avenue N8 7DN**
 Proposal: **Replacement of existing windows to front elevation with new wood double-glazed windows. Replacement of existing timber windows and door to rear (and rear side) elevations with new uPVC double-glazed windows and door**

NON Applications Decided: 2

Application No: **HGY/2018/0768** Officer: **Aaron Lau**
 Decision: **GTD** Decision Date: **21/03/2018**
 Location: **Campsbourne Well House Cross Lane N8 7FL**
 Proposal: **Non-material amendment to Planning Permission HGY/2013/2168 to install a new pedestrian gate on the east elevation**

Application No: **HGY/2018/0779** Officer: **Conor Guilfoyle**
 Decision: **GTD** Decision Date: **14/03/2018**
 Location: **Flat A 17 Church Lane N8 7BU**
 Proposal: **Non-material amendment to enlarged single storey rear extension granted planning permission under application reference HGY/2018/0173, to feature 1x 3-pane bi-fold door instead of french doors and 1x 3-pane casement window instead of 2 x 2-pane casement windows**

PNC Applications Decided: 1

Application No: **HGY/2018/0772** Officer: **Aaron Lau**
 Decision: **PN REFUSED** Decision Date: **10/05/2018**
 Location: **79 Tottenham Lane N8 9BE**
 Proposal: **Notification for prior approval for a proposed change of use of the rear element of an existing ground floor retail unit (Class A1) to a single residential dwelling (Class C3)**

PNE Applications Decided: 1

Application No: **HGY/2018/0233** Officer: **Laina Levassor**
 Decision: **PN GRANT** Decision Date: **07/03/2018**
 Location: **34 Lightfoot Road N8 7JN**
 Proposal: **Erection of a single storey extension which extends beyond the rear wall of the original house by 4m for which the maximum height would be 3.9m and for which the height of the eaves would be 3m.**

RES Applications Decided: 2

Application No: **HGY/2018/0553** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 12/04/2018
 Location: Unit 21 Cranford Way N8 9DG
 Proposal: Approval of details pursuant to condition 4 (ventilation systems) attached to planning permission HGY/2017/3207

Application No: **HGY/2018/1225** Officer: Wendy Robinson
 Decision: GTD Decision Date: 27/04/2018
 Location: Hornsey Reuse and Recycling Centre High Street N8 7QB
 Proposal: Approval of details pursuant to condition 33 (Level 4 of the Code for Sustainable Homes) attached to planning permission HGY/2013/2019

Total Applications Decided for Ward: 60

WARD: **Muswell Hill**

ADV Applications Decided: 2

Application No: **HGY/2018/0355** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 20/03/2018
 Location: 203-209 Muswell Hill Broadway N10 3RQ
 Proposal: Advertisement Consent for replacement signage comprising; internally illuminated logo and text on enlarged aluminium fascia panel to replace existing (shorter) fascia panel; internally illuminated projection sign; replacement ATM surround; statutory sign, switch vinyl, and grey vinyl 'cover' on glazed side panels adjacent to Entrance Door

Application No: **HGY/2018/0625** Officer: Samuel Uff
 Decision: GTD Decision Date: 10/04/2018
 Location: 61 Muswell Hill Broadway N10 3HA
 Proposal: Display of externally illuminated fascia sign, consisting of acrylic letters applied to the existing timber fascia panel - illuminated using a trough light; display of a non-illuminated projecting sign - non illuminated and replacement of existing fabric awning with new Caffè Nero branded version

CLDE Applications Decided: 1

Application No: **HGY/2018/0894** Officer: Samuel Uff
 Decision: GTD Decision Date: 23/03/2018
 Location: 9 Cranley Gardens N10 3AA
 Proposal: Certificate of lawfulness for use of house as 9 self-contained flats

CLUP Applications Decided: 3

Application No: **HGY/2018/0359** Officer: Conor Guilfoyle
 Decision: PERM DEV Decision Date: 12/03/2018
 Location: 159 Park Road N8 8JJ
 Proposal: Certificate of lawfulness for proposed hip-to-gable roof enlargement with side gable window, formation of rear roof dormer extension, and installation of roof lights in front roof slope

Application No: **HGY/2018/1228** Officer: Wendy Robinson
 Decision: PERM DEV Decision Date: 24/04/2018
 Location: 53 Palace Road N8 8QL
 Proposal: Certificate of lawful development for a rear roof dormer extension and hip-to-gable roof alteration

Application No: **HGY/2018/1250** Officer: Jon Skapoullis
 Decision: PERM DEV Decision Date: 18/05/2018
 Location: 57 Redston Road N8 7HL
 Proposal: Certificate of lawfulness for the formation of rear dormer extension, hip-to-gable roof alteration and insertion of 4 x rooflights to the front roofslope.

CONM Applications Decided: 1

Application No: **HGY/2017/2264** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 07/03/2018
 Location: 30 Muswell Hill N10 3TA
 Proposal: Variation of condition 7 (sustainable construction) attached to planning permission HGY/2013/1846

FUL Applications Decided: 26

Application No: **HGY/2017/2450** Officer: Roland Sheldon
 Decision: GTD Decision Date: 21/05/2018
 Location: Flats 3 & 4 30 Church Crescent N10 3NE
 Proposal: Replacement of existing conservatory construction at first floor level with a solid roof to match the main house. Replacement of ground floor rear timber extension with masonry extension.

Application No: **HGY/2017/3343** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 14/03/2018
 Location: Ground Floor Flat A 30 Palace Road N8 8QJ
 Proposal: Construction of a single storey rear extension

Application No: **HGY/2017/3588** Officer: Samuel Uff
 Decision: GTD Decision Date: 07/03/2018
 Location: Flat 1 77 Muswell Hill Road N10 3HT
 Proposal: Erection of single storey rear extension (following demolition of existing extension)

Application No: **HGY/2018/0140** Officer: Aaron Lau
 Decision: GTD Decision Date: 02/03/2018
 Location: 18 Cascade Avenue N10 3PU
 Proposal: Formation of side and rear dormers and installation of a conservation roof light to the front elevation

Application No: **HGY/2018/0144** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 06/03/2018
 Location: Muswell Hill House 21 Muswell Hill N10 3PR
 Proposal: Conversion of existing basement into a two bedroom self contained flat including partial excavation and single storey extension at garden level to rear. (Resubmission of lapsed application HGY/2014/1067)

Application No: **HGY/2018/0159** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 09/03/2018
 Location: 58 Onslow Gardens N10 3JX
 Proposal: Erection of single storey rear extension along side return and replacement of existing single storey rear extension behind the rear elevation with single storey extension of the same depth; Excavation of land below extensions by approximately 500-600mm with associated 'levelling off' of existing slope in rear garden

Application No:	HGY/2018/0203	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	14/03/2018
Location:	65 Muswell Hill N10 3PN		
Proposal:	Erection of rear ground floor and part basement extension with skylights and green roof.		
Application No:	HGY/2018/0222	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	14/03/2018
Location:	67 Muswell Hill N10 3PN		
Proposal:	Erection of single storey rear extension to lower ground floor flat.		
Application No:	HGY/2018/0361	Officer:	Laurence Ackrill
Decision:	REF	Decision Date:	28/03/2018
Location:	158 Muswell Hill Road N10 3JE		
Proposal:	Construction of one 2-bed dwelling with associated car parking and amenity space		
Application No:	HGY/2018/0379	Officer:	Conor Guilfoyle
Decision:	REF	Decision Date:	15/03/2018
Location:	28 Priory Avenue N8 7RN		
Proposal:	Conversion of existing dwelling house into two flats (1 x 2 bed, 1 x 3 bed) with associated works comprising; erection of a single storey rear 'wraparound' extension, formation of rear roof dormer extension, and creation of roof terrace with privacy screening on part of the existing flat roof to the rear of the property		
Application No:	HGY/2018/0394	Officer:	Sean McCawley
Decision:	GTD	Decision Date:	16/03/2018
Location:	Garden Centre Alexandra Palace Way N22 7BB		
Proposal:	Refurbishment, improvement and extension of the Garden Centre at Alexandra Palace, and the removal of ancillary outbuildings		
Application No:	HGY/2018/0395	Officer:	Conor Guilfoyle
Decision:	REF	Decision Date:	10/04/2018
Location:	Flat A 37 Palace Road N8 8QL		
Proposal:	Formation of rear roof dormer extension with associated hip-to-gable roof extension, and insertion of two roof lights on front roof slope.		
Application No:	HGY/2018/0406	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	19/03/2018
Location:	96A Priory Road N8 7EY		
Proposal:	Installation of externally applied insulation to building.		
Application No:	HGY/2018/0408	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	19/03/2018
Location:	73 Woodland Gardens N10 3UD		
Proposal:	Proposed altered roof slope to raise eaves level including window adjustments, and formation of roof terrace as per that approved under planning permission reference HGY/2017/3498		
Application No:	HGY/2018/0414	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	02/05/2018
Location:	Flat 1 79 Priory Road N8 8LR		
Proposal:	Erection of single storey rear 'wrap around' extension		

Application No:	HGY/2018/0557	Officer:	Sean McCawley
Decision:	GTD	Decision Date:	28/03/2018
Location:	28 St James's Lane N10 3DB		
Proposal:	Lengthening of the main roof ridge by 1.5 metres to increase the pitch of the hip end and to facilitate easier access to the existing loft, and the construction of a larger dormer to the rear elevation.		
Application No:	HGY/2018/0580	Officer:	Sean McCawley
Decision:	GTD	Decision Date:	28/03/2018
Location:	82 Barrington Road N8 8QX		
Proposal:	Single storey side return extension.		
Application No:	HGY/2018/0596	Officer:	Sean McCawley
Decision:	GTD	Decision Date:	03/04/2018
Location:	25 Lynton Road N8 8SR		
Proposal:	Single-storey side extension with rooflight set behind a parapet. New glazing to rear. Loft conversion including formation of rear dormer roof extension. 2 no. velux conservation type roof windows to front roof slope.		
Application No:	HGY/2018/0646	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	24/04/2018
Location:	1 Park Avenue North N8 7RU		
Proposal:	Erection of outbuilding in rear garden for use as garden room		
Application No:	HGY/2018/0661	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	24/04/2018
Location:	36 Barrington Road N8 8QS		
Proposal:	Erection of a ground floor side infill extension and a ground floor rear full width extension		
Application No:	HGY/2018/0795	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	30/04/2018
Location:	42 Church Crescent N10 3NE		
Proposal:	Single storey rear extension (following demolition of existing structure) in conjunction with associated raised decking and fencing.		
Application No:	HGY/2018/0800	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	05/04/2018
Location:	21 Springfield Avenue N10 3SU		
Proposal:	Proposed rear dormer roof extension in conjunction with installation of 7 x front rooflights and 1 x rear rooflight		
Application No:	HGY/2018/0832	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	02/05/2018
Location:	27 Lynton Road N8 8SR		
Proposal:	Extension and alterations to existing side/rear extension and the installation of a new low metal fence with entrance gate and bin store gate to the front elevation boundary.		
Application No:	HGY/2018/0944	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	15/05/2018
Location:	22 Danvers Road N8 7HH		
Proposal:	Construction of a single storey rear extension and a roof extension involving a hip to gable, rear dormer and front and rear elevation rooflights		

Application No: **HGY/2018/1029** Officer: Wendy Robinson
 Decision: GTD Decision Date: 14/05/2018
 Location: 85 Muswell Hill Road N10 3HT
 Proposal: Construction of single storey rear extension following demolition of existing extension

Application No: **HGY/2018/1141** Officer: Wendy Robinson
 Decision: GTD Decision Date: 11/05/2018
 Location: 175 Cranley Gardens N10 3AG
 Proposal: Construction of a single storey rear extension

NON Applications Decided: 1

Application No: **HGY/2018/0801** Officer: Sean McCawley
 Decision: GTD Decision Date: 27/03/2018
 Location: 101 Wood Vale N10 3DL
 Proposal: Non-material amendment: Replacement of garage doors for new exterior wall to match existing and new window to match existing.

PND Applications Decided: 1

Application No: **HGY/2018/0913** Officer: Roland Sheldon
 Decision: PN NOT REQ Decision Date: 06/04/2018
 Location: 76 Woodland Gardens N10 3UB
 Proposal: Prior notification for demolition of the existing dwellinghouse.

RES Applications Decided: 4

Application No: **HGY/2017/2957** Officer: Aaron Lau
 Decision: GTD Decision Date: 23/05/2018
 Location: St Lukes Woodside Hospital Woodside Avenue N10 3JA
 Proposal: Approval of details pursuant to condition 5 (delivery and servicing plan) attached to planning permission HGY/2016/0242 and condition 6 (delivery and servicing plan) attached to planning permission HGY/2013/2379

Application No: **HGY/2018/0437** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 20/03/2018
 Location: 30 Muswell Hill N10 3TA
 Proposal: Approval of details pursuant to condition 9 (Control of Construction Dust) and condition 10 (Combustion and energy plant) attached to planning permission HGY/2013/1846

Application No: **HGY/2018/0438** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 20/03/2018
 Location: 30 Muswell Hill N10 3TA
 Proposal: Approval of details pursuant to condition 11 (Construction Management Plan and Construction Logistics Plan (CLP) attached to planning permission HGY/2013/1846

Application No: **HGY/2018/0912** Officer: Gareth Prosser
 Decision: GTD Decision Date: 28/03/2018
 Location: Land To Rear of 3 New Road N8
 Proposal: Approval of details for partial discharge of condition 4 (4c - Method Statement detailing remediation requirements) attached to planning permission HGY/2016/1562

TPO Applications Decided: 2

Application No: **HGY/2018/0221** Officer: Matthew Gunning
 Decision: GTD Decision Date: 20/03/2018
 Location: Bishops View Court 24A Church Crescent N10 3NQ
 Proposal: Works to tree protected by a TPO: crown reduce by 2m to 1 x Weeping Willow tree

Application No: **HGY/2018/0940** Officer: Matthew Gunning
 Decision: GTD Decision Date: 22/05/2018
 Location: 76 Wood Vale N10 3DN
 Proposal: Works to tree protected by a TPO:
 T1 Copper Beech (identified as Beech on application form): reduce crown by 1/3 approx 2.5m (back to previous points)

Total Applications Decided for Ward: 41

WARD: **Noel Park**

ADV Applications Decided: 4

Application No: **HGY/2018/0380** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 16/03/2018
 Location: 34 High Road N22 6BX
 Proposal: Installation of an internally illuminated Fascia Sign and internally illuminated projecting sign.

Application No: **HGY/2018/0523** Officer: Roland Sheldon
 Decision: GTD Decision Date: 26/03/2018
 Location: Nags Head (previously known as the Goose) 203 High Road N22 6BX
 Proposal: 2 x replacement externally lit fascia signs, 1 x externally lit projecting box sign, and 2 x internally lit panel signs.

Application No: **HGY/2018/0804** Officer: Neil McClellan
 Decision: GTD Decision Date: 10/04/2018
 Location: Unit 3 Hollywood Green 180 High Road N22 6EJ
 Proposal: Application for advertisement consent for two new internally illuminated fascia signs and one new projecting sign to the shop front and alterations to the existing 'Golden Arch' signs on the corner of the building facing the junction of Lordship Lane and Redvers Road and on the elevation facing Buller Road, including new illumination.

Application No: **HGY/2018/1044** Officer: Neil McClellan
 Decision: GTD Decision Date: 12/04/2018
 Location: The Chocolate Factory Clarendon Road N22 6XJ
 Proposal: Installation of, a replacement high level fascia sign on the side elevation of Block A; a replacement internally illuminated projecting banner sign to Block B; a new internally illuminated projecting banner sign to Block C; and a new externally illuminated painted mural around the 3rd floor roof terrace on Block C.

CLDE Applications Decided: 2

Application No: **HGY/2018/1042** Officer: Laina Levassor
 Decision: GTD Decision Date: 10/04/2018
 Location: 45 Meads Road N22 6RN
 Proposal: Certificate of Lawfulness for existing use of 45 Meads Road as C4 HMO for 3-6 people

Application No: **HGY/2018/1083** Officer: Mercy Oruwari
 Decision: REF Decision Date: 20/04/2018
 Location: 2 The Avenue N8 0JR
 Proposal: Certificate of lawfulness for (existing) use of the property including the loft space as 6 self-contained flats.

CLUP Applications Decided: 5

Application No: **HGY/2018/0542** Officer: Jon Skapoullis
 Decision: PERM DEV Decision Date: 12/03/2018
 Location: 16 Coleraine Road N8 0QL
 Proposal: Certificate of lawfulness for proposed single storey rear extension.

Application No: **HGY/2018/0706** Officer: Marco Zanelli
 Decision: PERM DEV Decision Date: 19/03/2018
 Location: 17 Boreham Road N22 6SL
 Proposal: Certificate of Lawfulness for a single storey rear extension.

Application No: **HGY/2018/1079** Officer: Kwaku Bossman-Gyamera
 Decision: PERM DEV Decision Date: 11/04/2018
 Location: 26 Russell Avenue N22 6PP
 Proposal: Certificate of lawfulness: proposed outbuilding shed

Application No: **HGY/2018/1170** Officer: Mercy Oruwari
 Decision: PERM DEV Decision Date: 26/04/2018
 Location: 53 Westbeech Road N22 6HU
 Proposal: Certificate of lawfulness for the formation of a rear dormer, including the insertion of rooflights and a single storey rear extension (Proposed).

Application No: **HGY/2018/1371** Officer: Wendy Robinson
 Decision: PERM DEV Decision Date: 11/05/2018
 Location: 94 Pelham Road N22 6LP
 Proposal: Certificate of lawful development for the insertion of two roof lights to the rear roofslope.

EIAM Applications Decided: 1

Application No: **HGY/2017/3117** Officer: James Farrar
 Decision: GTD Decision Date: 19/04/2018

Location: Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Coburg Road, Western Road and the Kings Cross / East Coast Mainline, Clarendon Gas Works, Olympia Trading Estate, and 57-89 Hybrid planning permission (part Outline, part Detailed) for the demolition of Olympia Trading Estate and Western Road buildings and structures, and a phased, residential led mixed use development comprising the construction of buildings across the site to include the following 163,300 sqm GEA Use Class C3 Residential; 7,168sqm to 7,500sqm GEA Class B1 Business; 1,500sqm to 3,950sqm GEA Class A1-A5; 417sqm GEA Class D1 Day Nursery; and up to 2,500sqm GEA Class D2 Leisure; New Basement Level; Two Energy Centres; Vehicular Access, Parking; Realignment of Mary Neuner Road; Open space; Associated Infrastructure and Interim Works; Site Preparation Works.

Proposal: - Outline Permission is sought for 103,150sqm Class C3 Residential; 7,500sqm Class B1 Business Use; 1,500sqm to 3,950sqm Class A1-A5; and up to 2,500sqm Class D2 Leisure Use; Buildings up to 103.90m AOD; associated cycle and car parking provision; new basement level; energy centre; new public square, public realm works and landscaping; vehicular access and new servicing arrangements; associated highway works; and facilitating works. All matters (Appearance, Landscaping, Layout, Scale and Access) are Reserved. Vehicular access into the Basement Car Park from Mary Neuner Road and Western Road are submitted in detail.

- Detailed Permission is sought for the construction of Building A 1-A4, B1-B4 and C1; ranging from 2 to 15 storeys to accommodate 622 residential units; 332sqm Class B1 Business Use/ Class A1-A5 Use; 417sqm Day Nursery; associated cycle and car parking provision; two basements; energy centre; public realm works and landscaping; vehicular access and new servicing arrangements; associated highway works; Realignment of Mary Neuner Road.

This application is accompanied by an Environmental Impact Assessment.

FLEX Applications Decided: 1

Application No: HGY/2018/0578 **Officer:** Sean McCawley

Decision: FLEXGTD **Decision Date:** 26/02/2018

Location: 75 Westbury Avenue N22 6SA

Proposal: Flexible Change of use under Part 4, Class D of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) starting from 01.03.2018: Existing Use: Class A1 (Shop) - Proposed Use: A2 (Legal office)

FUL Applications Decided: 20

Application No: HGY/2017/1588 **Officer:** Valerie Okeiyi

Decision: GTD **Decision Date:** 06/04/2018

Location: 50 Clarendon Road N8 0DJ

Proposal: Erection of an additional floor consisting of 1 x 2-bed unit, 1 x 1-bed unit and 1 x commercial unit to recently constructed new build three storey-mixed-use development approved under planning reference HGY/2009/1131 & HGY/2012/2226

Application No: HGY/2017/3314 **Officer:** Duncan McKane

Decision: GTD **Decision Date:** 28/02/2018

Location: Alexandra Hall Alexandra Road N8 0LJ

Proposal: Change of use of attic space within a Place of Worship (use class D1) to create 1 no. self-contained 2 bed residential unit (C3), erection of roof extension to rear of side roof slope, erection of enclosed rear access staircase at first floor level and ground floor rear extension, installation of 4 no. rooflights.

Application No: HGY/2018/0007 **Officer:** Laurence Ackrill

Decision: GTD **Decision Date:** 21/03/2018

Location: Shop 76 Turnpike Lane N8 0PR

Proposal: Change of use of the ground floor unit from an A1 retail to an A3 restaurant incorporating a single storey rear extension.

Application No: HGY/2018/0152 **Officer:** Kwaku Bossman-Gyamera

Decision: GTD **Decision Date:** 27/02/2018

Location: 245 Moselle Avenue N22 6EY

Proposal: Demolition of existing single storey rear extension. Erection of a new single storey rear extensions

Application No:	HGY/2018/0206	Officer:	Duncan McKane	
Decision:	GTD	Decision Date:	01/03/2018	
Location:	30 Coleraine Road N8 0QL			
Proposal:	Erection of rear/side extension			
Application No:	HGY/2018/0341	Officer:	Kwaku Bossman-Gyamera	
Decision:	GTD	Decision Date:	12/03/2018	
Location:	5 Morley Avenue N22 6LY			
Proposal:	Loft conversion with 2 Conservation roof lights to the rear roof slope			
Application No:	HGY/2018/0350	Officer:	Sarah Madondo	
Decision:	GTD	Decision Date:	19/03/2018	
Location:	175 Morley Avenue N22 6NT			
Proposal:	Erection of single-storey rear infill extension and installation of conservation-style rooflights on rear elevation.			
Application No:	HGY/2018/0366	Officer:	Kwaku Bossman-Gyamera	
Decision:	GTD	Decision Date:	21/03/2018	
Location:	11 Whymark Avenue N22 6DJ			
Proposal:	Erection of a single storey rear and side/infill extension			
Application No:	HGY/2018/0512	Officer:	Aaron Lau	
Decision:	GTD	Decision Date:	18/04/2018	
Location:	189 Hornsey Park Road N8 0JX			
Proposal:	Erection of a single storey rear extension			
Application No:	HGY/2018/0528	Officer:	Sarah Madondo	
Decision:	GTD	Decision Date:	19/03/2018	
Location:	71 Russell Avenue N22 6QB			
Proposal:	Internal conversion of roof space to accommodate additional bedroom and insertion of conservation style roof to rear roof elevations.			
Application No:	HGY/2018/0758	Officer:	Sarah Madondo	
Decision:	GTD	Decision Date:	27/04/2018	
Location:	467 Lordship Lane N22 5DJ			
Proposal:	Roofing of the existing seating area and formation of new storage at rear.			
Application No:	HGY/2018/0773	Officer:	Gareth Prosser	
Decision:	GTD	Decision Date:	11/04/2018	
Location:	18 Hornsey Park Road N8 0JP			
Proposal:	Conversion of existing 4-storey terrace house into two self-contained 3-bedroom flats.			
Application No:	HGY/2018/0808	Officer:	Kwaku Bossman-Gyamera	
Decision:	GTD	Decision Date:	23/04/2018	
Location:	89 Maurice Avenue N22 6PU			
Proposal:	Single storey rear extension			

Application No:	HGY/2018/0812	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	20/04/2018
Location:	72 Turnpike Lane N8 0PR		
Proposal:	Erection of single storey front extension for office use.		
Application No:	HGY/2018/0829	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	04/05/2018
Location:	19 The Broadway N22 6DS		
Proposal:	Change of use from A2 financial services to A3 cafes and restaurants (with no extraction requirements) Specific use to be lunches and desserts.		
Application No:	HGY/2018/0872	Officer:	Sarah Madondo
Decision:	REF	Decision Date:	15/05/2018
Location:	621 Lordship Lane N22 5LE		
Proposal:	Formation of a vehicle crossover		
Application No:	HGY/2018/0992	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	15/05/2018
Location:	Granta House 1 Western Road N22 6UU		
Proposal:	Intallation of new handrails, upstand and relaying existing external wheelchair ramp and relocation of associated existing ACO drainage channel		
Application No:	HGY/2018/0995	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	14/05/2018
Location:	67 Russell Avenue N22 6QB		
Proposal:	Loft conversion with two conservation style roof lights to the front and rear roof slopes.		
Application No:	HGY/2018/1018	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	14/05/2018
Location:	60 Moselle Avenue N22 6ET		
Proposal:	Erection of a single story rear extension		
Application No:	HGY/2018/1053	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	14/05/2018
Location:	149 Russell Avenue N22 6PY		
Proposal:	Replacement of existing timber front door with new timber door, removal of existing cladding to front elevation ground floor and restoration of original brickwork		

LCD Applications Decided: 6

Application No:	HGY/2017/3217	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	27/03/2018
Location:	Flat A 19 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/2017/3222	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	21/03/2018
Location:	Flat A 25 Salisbury Road N22 6NL		
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/2017/3703	Officer:	Neil McClellan	
Decision:	GTD	Decision Date:	29/03/2018	
Location:	8-22 Westbeech Road N22 6HT			
Proposal:	Replacement of existing windows on the front and rear elevations of block of flats with new upvc windows and replacement of existing doors on rear (Bury Road) elevation with new upvc doors.			
Application No:	HGY/2017/3707	Officer:	Neil McClellan	
Decision:	GTD	Decision Date:	29/03/2018	
Location:	23 & 99 Gladstone Avenue N22 6JU			
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/2018/0085	Officer:	Neil McClellan	
Decision:	GTD	Decision Date:	04/04/2018	
Location:	37 + 39 Morley Avenue N22 6LY			
Proposal:	Replacement windows and doors			
Application No:	HGY/2018/0088	Officer:	Neil McClellan	
Decision:	GTD	Decision Date:	25/05/2018	
Location:	85 Farrant Avenue N22 6PD			
Proposal:	Replacement of windows and door to the front elevation with new timber framed windows and door; and the replacement of windows and door to rear with new upvc windows and door.			
PNE	Applications Decided:	1		
Application No:	HGY/2018/1241	Officer:	Laina Levassor	
Decision:	PN NOT REQ	Decision Date:	24/05/2018	
Location:	11 Boreham Road N22 6SL			
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 4.775m, for which the maximum height would be 2.85m and for which the height of the eaves would be 2.7m			
RES	Applications Decided:	8		
Application No:	HGY/2017/3361	Officer:	Tobias Finlayson	
Decision:	GTD	Decision Date:	27/04/2018	
Location:	Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Clarendon Road and the Kings Cross N22			
Proposal:	Partial discharge of condition 45 - Part 4 (in respect of remediation work undertaken which relates to the eastern and western remediation areas - northern area to follow) attached to HGY/2016/0026			
Application No:	HGY/2018/0535	Officer:	Valerie Okeiyi	
Decision:	GTD	Decision Date:	03/05/2018	
Location:	Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Clarendon Road and the Kings Cross N22			
Proposal:	Approval of details pursuant to condition 38 (Flues - partial discharge - block C7 only) attached to planning permission HGY/2016/0026			
Application No:	HGY/2018/0536	Officer:	Valerie Okeiyi	
Decision:	GTD	Decision Date:	18/04/2018	
Location:	Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Clarendon Road and the Kings Cross N22			
Proposal:	Approval of details pursuant to condition 12 (Partial discharge - details of Arboricultural method statement relating to block C7 only) attached to planning permission HGY/2016/0026			

Application No:	HGY/2018/0537	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	25/05/2018
Location:	Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Clarendon Road and the Kings Cross N22		
Proposal:	Approval of details pursuant to condition 16 (Partial discharge - details of pollution prevention strategy relating to block C7 only) attached to planning permission HGY/2016/0026		
Application No:	HGY/2018/0538	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	29/03/2018
Location:	Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Clarendon Road and the Kings Cross N22		
Proposal:	Approval of details pursuant to condition 21 (Partial discharge - details of hoardings relating to block C7 only) attached to planning permission HGY/2016/0026		
Application No:	HGY/2018/0539	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	24/05/2018
Location:	Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Clarendon Road and the Kings Cross N22		
Proposal:	Approval of details pursuant to condition 22 (Partial discharge - details of Construction Environmental Management Plan, including Site Waste Management Plan, Site Management Plan, Construction Logistics Travel Plan, Construction Traffic Management Plan relating to block C7 only) attached to planning permission HGY/2016/0026		
Application No:	HGY/2018/0540	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	25/05/2018
Location:	Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Clarendon Road and the Kings Cross N22		
Proposal:	Approval of details pursuant to condition 23 (Partial discharge - details of dust and emissions relating to block C7 only) attached to planning permission HGY/2016/0026		
Application No:	HGY/2018/0671	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	28/03/2018
Location:	14-18 Lymington Avenue N22 6JA		
Proposal:	Approval of details pursuant to conditions 5 (Construction Management Plan) attached to planning permission HGY/2014/0710		

Total Applications Decided for Ward: 48

WARD: Northumberland Park

CLDE Applications Decided: 2

Application No:	HGY/2018/1450	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	21/05/2018
Location:	52 Park Lane N17 0JS		
Proposal:	Certificate of Lawfulness for 4 self-contained flats - Existing Use		
Application No:	HGY/2018/1452	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	21/05/2018
Location:	54 Park Lane N17 0JS		
Proposal:	Certificate of Lawfulness for 4 self-contained flats - Existing Use		

CLUP Applications Decided: 2

Application No: **HGY/2018/1057** Officer: Wendy Robinson
 Decision: PERM DEV Decision Date: 10/04/2018
 Location: 32 Bruce Castle Road N17 8NJ
 Proposal: Certificate of lawful development for a single storey rear extension.

Application No: **HGY/2018/1311** Officer: Wendy Robinson
 Decision: PERM DEV Decision Date: 08/05/2018
 Location: 17 Foyle Road N17 0NL
 Proposal: Certificate of lawfulness for a single storey rear extension

FUL Applications Decided: 9

Application No: **HGY/2018/0149** Officer: James Hughes
 Decision: GTD Decision Date: 09/03/2018
 Location: Unit 1 (Ground & First Floor) 28-48 Northumberland Park N17 0TX
 Proposal: Change of use of 1,810sqm (GIA) of existing floorspace at first floor level from retail (use class A1) use to a 24-hour gym (use class D2)

Application No: **HGY/2018/0158** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 28/02/2018
 Location: 645 and 647A High Road N17 8AA
 Proposal: Continued use with minor internal alterations of part of the ground floor and all of the upper floors as house in multiple occupation for 7 persons (SUI GENERIS USE)

Application No: **HGY/2018/0240** Officer: Neil McClellan
 Decision: REF Decision Date: 15/03/2018
 Location: 62 Willoughby Lane N17 0SS
 Proposal: Conversion of garage to provide 1 no. self-contained 1 bedroom residential unit, installation of windows to north and east elevations, provision of cycle parking and private amenity area, demolition of lean-to extension.

Application No: **HGY/2018/0349** Officer: Duncan McKane
 Decision: GTD Decision Date: 16/03/2018
 Location: 848 High Road N17 0EY
 Proposal: Change of use from A2 to Sui Generis (Nail Bar) and installation of internal punched hole shutter

Application No: **HGY/2018/0400** Officer: Aaron Lau
 Decision: GTD Decision Date: 02/05/2018
 Location: Mowlem Trading Estate Leaside Road N17 0QJ
 Proposal: External alterations to Units 12-22 Mowlem Trading Estate, Leaside Road, N17, comprising installation of cladding on all elevations, creation of new parapet frame and installation of replacement doors and windows, together with relocation of existing security hut and reconfiguration of existing turning head to create new service yard.

Application No: **HGY/2018/0454** Officer: Duncan McKane
 Decision: REF Decision Date: 28/03/2018
 Location: Flat 2, 66 Northumberland Park N17 0TT
 Proposal: Erection of part 1 part 2 storey rear addition to existing flat

Application No:	HGY/2018/0517	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	03/05/2018
Location:	39 Penshurst Road N17 8BT		
Proposal:	Proposed demolition of outbuilding and erection of a new dwelling at the side of No.39 Penshurst Road including internal and external alterations		
Application No:	HGY/2018/0977	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	17/05/2018
Location:	32 Willoughby Lane N17 0SS		
Proposal:	Demolition of outbuilding to rear garden, erection of ground floor rear and side infill extension, first floor rear/side infill extension with flat roof, raising of ridge height to match neighbouring properties, erection of 2 no. rear dormer extensions to rear roof slope, alterations to spire detailing and installation of 3 no. skylights to the front roof slope. Conversion to two self contained units to include 1 no. 3 bed and 1 no. 2 bed dwellings		
Application No:	HGY/2018/0985	Officer:	James Hughes
Decision:	GTD	Decision Date:	24/05/2018
Location:	Lilywhite House 780 High Road N17 0BX		
Proposal:	Installation of roof-mounted photovoltaic panels		

NON Applications Decided: 7

Application No:	HGY/2017/1564	Officer:	James Hughes
Decision:	GTD	Decision Date:	20/04/2018
Location:	Tottenham Hotspur Football Club 748 High Road N17 0AP		
Proposal:	Non-material amendments following a grant of planning permission HGY/2015/3000 to drawings "Location Plan", "Block Plan", POP-4494-PLN-GA-0200 Rev 1, POP-4494-PLN-GA-0201Rev 1, POP-4494-PLN-PL-0208 Rev 1, POP-4494-PLN-EL-0220 Rev 1, POP-4494-PLN-EL-0231 Rev 1 and POP-4494-PLN-DE-0233 Rev 1 under Conditions A4 and C1 of the permission, in conjunction with amendments to Warmington House		
Application No:	HGY/2017/2487	Officer:	James Hughes
Decision:	GTD	Decision Date:	16/04/2018
Location:	Tottenham Hotspur Football Club 748 High Road N17 0AP		
Proposal:	Non-material amendment following a grant of planning permission HGY/2015/3000 for the deletion of Condition A9 (Materials Boards)		
Application No:	HGY/2017/2499	Officer:	James Hughes
Decision:	GTD	Decision Date:	24/04/2018
Location:	Tottenham Hotspur Football Club 748 High Road N17 0AP		
Proposal:	Non-material amendment following a grant of planning permission HGY/2015/3000: scheme amendments in respect of Conditions A4 and B1 (Consented Drawings). Please refer to covering letter for further detail.		
Application No:	HGY/2018/0281	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	05/03/2018
Location:	Tottenham Hotspur Football Club 748 High Road N17 0AP		
Proposal:	Non-material amendment to the stadium seating bowl and a consequential amendment to the maximum seating capacity following a grant of planning permission HGY/2015/3000		
Application No:	HGY/2018/0846	Officer:	James Hughes
Decision:	GTD	Decision Date:	12/04/2018
Location:	Land to the rear of 790-796 High Road N17 0DH		

Proposal: An application for non-material amendments (NMA) to planning permission reference HGY/2016/3310 (as amended). The application seeks to vary Conditions 4, 11, 16 and 17 in so far as they relate to the timescales for submitting information.

Application No: **HGY/2018/0847** **Officer:** James Hughes

Decision: GTD **Decision Date:** 12/04/2018

Location: Land Off Northumberland Park N17 0TA

Proposal: Non-material amendment under S96a to vary the approved plans and to HGY/2011/2350 (Lilywhite House) to permit the relocation of the north-west toilet block to beneath the existing podium access ramp.

Application No: **HGY/2018/0848** **Officer:** James Hughes

Decision: GTD **Decision Date:** 12/04/2018

Location: Tottenham Hotspur Football Club 748 High Road N17 0AP

Proposal: Non-Material Amendment under S96a to vary the approved plans and to HGY/2015/3000 (Stadium), permit the relocation of the north-west toilet block to beneath the existing podium access ramp to Lilywhite House.

PNE Applications Decided: 3

Application No: **HGY/2018/0504** **Officer:** Laina Levassor

Decision: PN NOT REQ **Decision Date:** 16/03/2018

Location: 32 Bruce Castle Road N17 8NJ

Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 5.2m, for which the maximum height would be 3.9m and for which the height of the eaves would be 3m

Application No: **HGY/2018/0785** **Officer:** Laina Levassor

Decision: PN NOT REQ **Decision Date:** 05/04/2018

Location: 51 Grange Road N17 0DU

Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 4.8m, for which the maximum height would be 3m and for which the height of the eaves would be 2.8m

Application No: **HGY/2018/1113** **Officer:** Laina Levassor

Decision: PN NOT REQ **Decision Date:** 15/05/2018

Location: 9 Coniston Road N17 0EX

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

RES Applications Decided: 13

Application No: **HGY/2016/0782** **Officer:** James Hughes

Decision: GTD **Decision Date:** 18/04/2018

Location: 44 White Hart Lane N17 8DP

Proposal: Approval of details pursuant to condition 6 (Management Plan) attached to planning permission HGY/2015/3002

Application No: **HGY/2016/0784** **Officer:** James Hughes

Decision: GTD **Decision Date:** 20/04/2018

Location: 44 White Hart Lane N17 8DP

Proposal: Approval of details pursuant to condition 13 (construction travel plan) attached to planning permission HGY/2015/3002

Application No: **HGY/2016/2066** **Officer:** James Hughes

Decision: GTD **Decision Date:** 18/04/2018

Location: Tottenham Hotspur Football Club 748 High Road N17 0AL

Proposal: Approval of Details pursuant to Condition B30 (Cooling Demand) attached to planning permission HGY/2015/3000

Application No:	HGY/2016/2070	Officer:	James Hughes
Decision:	GTD	Decision Date:	01/05/2018
Location:	Tottenham Hotspur Football Club 748 High Road N17 0AL		
Proposal:	Approval of Details pursuant to Condition D6 (Piling Method Statement) attached to planning permission HGY/2015/3000		
Application No:	HGY/2016/2071	Officer:	James Hughes
Decision:	GTD	Decision Date:	01/05/2018
Location:	Tottenham Hotspur Football Club 748 High Road N17 0AL		
Proposal:	Approval of Details pursuant to Condition C6 (Piling Method Statement) attached to planning permission HGY/2015/3000		
Application No:	HGY/2017/0836	Officer:	James Hughes
Decision:	GTD	Decision Date:	26/02/2018
Location:	Land to the rear of 790-796 High Road N17 0DH		
Proposal:	Approval of details pursuant to Condition 14 (site investigation) attached to planning permission HGY/2016/3310		
Application No:	HGY/2017/2483	Officer:	James Hughes
Decision:	GTD	Decision Date:	18/04/2018
Location:	Tottenham Hotspur Football Club 748 High Road N17 0AP		
Proposal:	Partial approval of details pursuant to condition A8 (materials) of attached to planning permission HGY/2015/3000.		
Application No:	HGY/2017/2565	Officer:	James Hughes
Decision:	GTD	Decision Date:	05/04/2018
Location:	Tottenham Hotspur Football Club 748 High Road N17 0AP		
Proposal:	Approval of details pursuant to condition B17 (Noise Control Plan) attached to planning permission HGY/2015/3000		
Application No:	HGY/2017/3378	Officer:	James Hughes
Decision:	GTD	Decision Date:	18/04/2018
Location:	Tottenham Hotspur Football Club 748 High Road N17 0AP		
Proposal:	Approval of details pursuant to condition B 11 (Architectural Lighting) attached to planning permission HGY/2015/3000		
Application No:	HGY/2018/0313	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	19/03/2018
Location:	813-817 High Road N17 8ER		
Proposal:	Approval of details pursuant to condition 3 (approval of materials) attached to application HGY/2014/0699		
Application No:	HGY/2018/0818	Officer:	James Hughes
Decision:	GTD	Decision Date:	05/04/2018
Location:	Land to the rear of 790-796 High Road N17 0DH		
Proposal:	Approval of details pursuant to condition 3 (A. Details of opening up works to the rear of the relevant buildings and the repair works to make good including brick and mortar samples. B. If required, details of any brick cleaning or equivalent) attached to Listed Building Consent HGY/2017/3109		
Application No:	HGY/2018/0878	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	03/04/2018
Location:	White Hart Lane Railway Station White Hart Lane N17 8HH		
Proposal:	Approval of details pursuant to condition 12 (site investigation and remediation) attached to planning permission HGY/2016/2573		

Application No: **HGY/2018/1296** Officer: Aaron Lau

Decision: GTD Decision Date: 23/05/2018

Location: Mowlem Trading Estate Leaside Road N17 0QJ

Proposal: Approval of details pursuant to condition 8 (Servicing and Delivery Management Plan) attached to planning permission HGY/2016/3489

TPO Applications Decided: 1

Application No: **HGY/2018/0726** Officer: Gareth Prosser

Decision: GTD Decision Date: 03/04/2018

Location: 707 High Road N17 8AD

Proposal: Works to tree protected by a TPO: Hornbeam (TPO T2) lift the crown by 20%

Total Applications Decided for Ward: 37WARD: **St Anns****CLDE Applications Decided: 2**

Application No: **HGY/2018/0165** Officer: Kwaku Bossman-Gyamera

Decision: GTD Decision Date: 09/03/2018

Location: 322 St Anns Road N15 3TA

Proposal: Lawful development certificate for existing use of property as four self-contained flats.

Application No: **HGY/2018/1017** Officer: Laina Levassor

Decision: GTD Decision Date: 27/04/2018

Location: 6 Sturrock Close N15 5JA

Proposal: Certificate of Lawfulness for use of 6 Sturrock Close as two self-contained flats

CLUP Applications Decided: 3

Application No: **HGY/2018/0511** Officer: Mercy Oruwari

Decision: PERM DEV Decision Date: 15/03/2018

Location: 19 Warwick Gardens N4 1JD

Proposal: Certificate of lawfulness for the formation of a rear single storey extension.

Application No: **HGY/2018/0688** Officer: Laina Levassor

Decision: PERM DEV Decision Date: 14/03/2018

Location: 22 Haringay Road N15 3JD

Proposal: Certificate of Lawfulness for proposed rear dormer to facilitate loft conversion with rooflights and Juliet Balcony. Single storey rear extension following the demolition of an existing single storey rear projection.

Application No: **HGY/2018/1276** Officer: Wendy Robinson

Decision: PERM DEV Decision Date: 01/05/2018

Location: 39 Rutland Gardens N4 1JN

Proposal: Certificate of lawful development for an 'L-shaped' rear roof dormer extension and insertion of two roof lights into the front roofslope.

FUL Applications Decided: 9

Application No:	HGY/2017/1425	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	05/04/2018
Location:	13-16 Grand Parade N4 1LA		
Proposal:	Reconfiguration of 7 flats to allow for the internal conversion of to create 8 flats (4 x 1 bedroom and 4 x 2 bedroom flats). Alterations to the rear of 13-16 Grand Parade to include roof extensions, infill extension and balconies. Ground floor extension to commercial units with amended access and refuse and bicycle facilities. Erection of 3 storey building on Salisbury Road frontage to create 2 x 2 bedroom flats with ancillary refuse and bicycle facilities on the ground floor		
Application No:	HGY/2018/0390	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	23/03/2018
Location:	9 Stanhope Gardens N4 1HY		
Proposal:	Single storey side and rear extension.		
Application No:	HGY/2018/0501	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	16/03/2018
Location:	75 North Grove N15 5QS		
Proposal:	Change of use of the existing (A1) retail shop to (C3) residential to form 2no x two bedroom residential flats. Various works to include changes to fenestration, new ground floor facade, new garden wall and gate, rear dormer window and velux rooflights to front elevation.		
Application No:	HGY/2018/0531	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	19/03/2018
Location:	Flat A 66 Abbotsford Avenue N15 3BS		
Proposal:	Erection of a dormer extension on the rear roof slope and the installation of two roof lights to front roof slope.		
Application No:	HGY/2018/0652	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	24/04/2018
Location:	2 Cleveland Gardens N4 1LN		
Proposal:	Demolition of garages, excavation of rear of site and the erection of 2 new 2-storey semi-detached dwellinghouses; the erection of 2-storey side and single storey side and rear extensions, 2 x dormer extensions and associated alterations to the existing end-of-terrace property and its conversion to provide 3 no. flats; and the provision of 2 x off street parking spaces, secure cycle parking, bin stores and associated hard and soft landscaping.		
Application No:	HGY/2018/0853	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	30/04/2018
Location:	22 Grand Parade, Green Lanes N4 1LA		
Proposal:	First floor mansard roof extension to a Graphic Design Office		
Application No:	HGY/2018/0858	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	27/04/2018
Location:	59 Avondale Road N15 3SR		
Proposal:	Erection of a single storey side and rear extension, projecting 5.85m from the rear of the existing property with sloped roof to the boundary. Associated roof lights and new patio doors to the rear.		
Application No:	HGY/2018/0904	Officer:	Gareth Prosser
Decision:	REF	Decision Date:	03/05/2018
Location:	6 Southdown Villas St Anns Road N15 3SS		
Proposal:	Demolition of existing garage and new build residential dwelling proposed		

Application No: **HGY/2018/0987** Officer: Sarah Madondo
 Decision: GTD Decision Date: 24/04/2018
 Location: 30 Salisbury Road N4 1JZ
 Proposal: Demolition of existing extension single storey rear extension and erection of a new replacement single storey rear extension.

PNE Applications Decided: 3

Application No: **HGY/2018/0822** Officer: Laina Levassor
 Decision: PN REFUSED Decision Date: 09/05/2018
 Location: 19 Warwick Gardens N4 1JD
 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 3.22m and for which the height of the eaves would be 3.22m

Application No: **HGY/2018/0870** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 27/04/2018
 Location: 12 Roseberry Gardens N4 1JJ
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 2.3m and 6m, for which the maximum height would be 3.4m and for which the height of the eaves would be 3m

Application No: **HGY/2018/0889** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 27/04/2018
 Location: 88 Avondale Road N15 3SH
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 5.825m, 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/2018/1074** Officer: Gareth Prosser
 Decision: GTD Decision Date: 10/05/2018
 Location: 62 & 62A Etherley Road N15 3AU
 Proposal: Approval of Details (Condition 4 external materials) relating to application HGY/2017/3299

TEL Applications Decided: 1

Application No: **HGY/2018/1344** Officer: Kwaku Bossman-Gyamera
 Decision: RNO Decision Date: 15/05/2018
 Location: Corner of Braemar Road Edgecot Grove N15 5HD
 Proposal: Notification under the Electronic Communications Code Regulations 2003 to utilise permitted development rights for the removal and replacement of 3No. existing antennas with 3No. new antennas, mounted to the existing stub tower on the building rooftop. The upgrade will also involve the installation of additional ancillary apparatus, including 3No. new Remote Radio Heads (RRHs) which will be installed on the existing stub tower, new feeders which will be run up existing cable management, and 1No. new GPS module which will be mounted to the parapet wall.

Total Applications Decided for Ward: 19WARD: **Seven Sisters****CLDE Applications Decided: 2**

Application No: **HGY/2018/0642** Officer: Laina Levassor
 Decision: GTD Decision Date: 14/03/2018
 Location: 7 Franklin Street N15 6QH
 Proposal: Certificate of Lawfulness for existing outbuilding

Application No: **HGY/2018/0793** Officer: Martin Cowie

Decision: GTD Decision Date: 02/05/2018

Location: Florentia Village Cafe Vale Road N4 1TD

Proposal: of space as restaurant (certificate of lawfulness for an existing use)

CLUP Applications Decided: 5

Application No: **HGY/2018/0612** Officer: Sarah Madondo

Decision: PERM DEV Decision Date: 21/03/2018

Location: 7 Cadoxton Avenue N15 6LB

Proposal: Certificate of lawfulness for the erection of a single storey rear extension

Application No: **HGY/2018/0828** Officer: Laina Levassor

Decision: PERM DEV Decision Date: 20/03/2018

Location: 37 Craven Park Road N15 6AA

Proposal: Certificate of Lawfulness for the formation of dormer extension over rear outrigger.

Application No: **HGY/2018/1047** Officer: Wendy Robinson

Decision: PERM REQ Decision Date: 09/04/2018

Location: 109 Wargrave Avenue N15 6TU

Proposal: Certificate of lawful development for a first floor rear extension

Application No: **HGY/2018/1218** Officer: Wendy Robinson

Decision: PERM DEV Decision Date: 24/04/2018

Location: 57 Craven Park Road N15 6AH

Proposal: Certificate of lawful development for a single storey side extension and rear roof dormer extension

Application No: **HGY/2018/1308** Officer: Wendy Robinson

Decision: PERM DEV Decision Date: 03/05/2018

Location: 17 Franklin Street N15 6QH

Proposal: Certificate of lawful development for a porch

FUL Applications Decided: 48

Application No: **HGY/2017/3420** Officer: Sarah Madondo

Decision: REF Decision Date: 12/03/2018

Location: 48 Wargrave Avenue N15 6UB

Proposal: Erection of front and rear dormers 'Type 2'

Application No: **HGY/2017/3434** Officer: Sarah Madondo

Decision: REF Decision Date: 16/04/2018

Location: 89-93 Wargrave Avenue N15 6TU

Proposal: Erection of rear first floor extension

Application No:	HGY/2018/0227	Officer:	Jake Atkins	
Decision:	GTD	Decision Date:	08/03/2018	
Location:	38 Vartry Road N15 6PU			
Proposal:	Replacement of existing timber windows and rear external door with PVCu units.			
Application No:	HGY/2018/0231	Officer:	Jake Atkins	
Decision:	GTD	Decision Date:	09/03/2018	
Location:	5 Daleview Road N15 6PL			
Proposal:	Replacement of existing timber windows and rear external door with UPVC units.			
Application No:	HGY/2018/0232	Officer:	Jake Atkins	
Decision:	GTD	Decision Date:	12/03/2018	
Location:	2 Frinton Road N15 6NH			
Proposal:	Replacement of timber windows with PVCu units and rear external door.			
Application No:	HGY/2018/0234	Officer:	Jake Atkins	
Decision:	GTD	Decision Date:	04/04/2018	
Location:	11 Frinton Road N15 6NH			
Proposal:	Replacement of all timber windows and rear access door with PVCu units.			
Application No:	HGY/2018/0256	Officer:	Valerie Okeiyi	
Decision:	REF	Decision Date:	06/03/2018	
Location:	4 Gladesmore Road N15 6TB			
Proposal:	Conversion from 5 residential units to a 6 bedroom single family dwelling together with a type 3 extension.			
Application No:	HGY/2018/0260	Officer:	Duncan McKane	
Decision:	REF	Decision Date:	02/03/2018	
Location:	102 Wargrave Avenue N15 6UA			
Proposal:	Excavation to provide a basement with front and rear lightwells			
Application No:	HGY/2018/0263	Officer:	Duncan McKane	
Decision:	GTD	Decision Date:	08/03/2018	
Location:	11 Hillside Road N15 6LU			
Proposal:	Excavation of basement			
Application No:	HGY/2018/0323	Officer:	Duncan McKane	
Decision:	GTD	Decision Date:	19/03/2018	
Location:	38 Fairview Road N15 6LJ			
Proposal:	Erection of additional storey known as a 'Type 3' roof extension			
Application No:	HGY/2018/0338	Officer:	Duncan McKane	
Decision:	GTD	Decision Date:	19/03/2018	
Location:	80 Gladesmore Road N15 6TD			
Proposal:	Erection of additional storey known as a 'Type 3' roof extension			

Application No:	HGY/2018/0370	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	25/04/2018
Location:	46 Crowland Road N15 6UU		
Proposal:	Erection of a Type 2 extension (roof extension)		
Application No:	HGY/2018/0377	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	20/03/2018
Location:	36 Lealand Road N15 6JS		
Proposal:	Type 3 loft extension		
Application No:	HGY/2018/0385	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	19/03/2018
Location:	37 Elm Park Avenue N15 6AR		
Proposal:	Removal of the existing dormer windows and erection of a 'Type 2' second floor extension.		
Application No:	HGY/2018/0482	Officer:	Kwaku Bossman-Gyamera
Decision:	REF	Decision Date:	13/03/2018
Location:	113 Craven Park Road N15 6BL		
Proposal:	The retrospective change of use of a single flat dwelling (C3 use-class) to part A1 part A2 use.		
Application No:	HGY/2018/0522	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	11/04/2018
Location:	384 Green Lanes N4 1DW		
Proposal:	Change of use from A1 (retail) to a tattoo/piercing studio (Sui generis).		
Application No:	HGY/2018/0570	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	29/03/2018
Location:	40 Fairview Road N15 6LJ		
Proposal:	Erection of an additional storey ('Type 3' extension)		
Application No:	HGY/2018/0571	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	29/03/2018
Location:	55 Elm Park Avenue N15 6UW		
Proposal:	Erection of additional storey 'Type 3' and two storey side extension		
Application No:	HGY/2018/0577	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	29/03/2018
Location:	52 Lealand Road N15 6JS		
Proposal:	Erection of ground floor side/ rear extension		
Application No:	HGY/2018/0592	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	04/04/2018
Location:	41 Elm Park Avenue N15 6AR		
Proposal:	Erection of additional storey known as a 'Type 3' roof extension		

Application No:	HGY/2018/0594	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	03/04/2018
Location:	70 Gladesmore Road N15 6TD		
Proposal:	Erection of additional storey 'Type 3' and a single storey side and rear extension.		
Application No:	HGY/2018/0595	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	03/04/2018
Location:	72 Gladesmore Road N15 6TD		
Proposal:	Erection of additional storey 'Type 3' and a single storey side and rear extension.		
Application No:	HGY/2018/0601	Officer:	Sarah Madondo
Decision:	REF	Decision Date:	23/03/2018
Location:	38-40 Fairview Road N15 6LJ		
Proposal:	Erection of a single storey rear extension to No. 38 and first floor rear extensions to both No's. 38 and 40.		
Application No:	HGY/2018/0604	Officer:	Sarah Madondo
Decision:	REF	Decision Date:	03/04/2018
Location:	18 Clifton Gardens N15 6AP		
Proposal:	Erection of ground floor and first floor extensions		
Application No:	HGY/2018/0611	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	20/03/2018
Location:	2 Cadoxton Avenue N15 6LB		
Proposal:	Erection of a Type 3 loft (amended description)		
Application No:	HGY/2018/0614	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	05/04/2018
Location:	149 Gladesmore Road N15 6TJ		
Proposal:	Erection of additional storey known as a 'Type 3' roof extension		
Application No:	HGY/2018/0618	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	05/04/2018
Location:	151 Gladesmore Road N15 6TJ		
Proposal:	Erection of additional storey known as a "Type 3" roof extension		
Application No:	HGY/2018/0619	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	06/04/2018
Location:	101 & 103 Crowland Road N15 6UR		
Proposal:	Single storey rear extension, built rear extensions and internal reconfiguration to form single family dwelling house. Proposed alterations to front and rear facade to 101 & 103 Crowland Road.		
Application No:	HGY/2018/0628	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	11/04/2018
Location:	First Floor Flat 77 Vale Road N4 1PP		
Proposal:	Loft conversion to habitable accommodation, including raising the main ridge of the roof.		

Application No:	HGY/2018/0631	Officer:	Sarah Madondo	
Decision:	GTD	Decision Date:	12/04/2018	
Location:	35 Beechfield Road N4 1PD			
Proposal:	Loft conversion			
Application No:	HGY/2018/0632	Officer:	Sarah Madondo	
Decision:	GTD	Decision Date:	12/04/2018	
Location:	99 Crowland Road N15 6UR			
Proposal:	Proposed roof extension 'Type 3', single storey side-infill and rear extension at No. 99 Crowland Road.			
Application No:	HGY/2018/0645	Officer:	Jake Atkins	
Decision:	GTD	Decision Date:	18/04/2018	
Location:	9 Ferndale Road N15 6UF			
Proposal:	Replacement of existing timber windows and rear door with PVCu windows and door.			
Application No:	HGY/2018/0676	Officer:	Duncan McKane	
Decision:	GTD	Decision Date:	11/04/2018	
Location:	3 Wargrave Avenue N15 6UH			
Proposal:	Erection of an additional storey known as a 'Type 3' roof extension			
Application No:	HGY/2018/0698	Officer:	Sarah Madondo	
Decision:	GTD	Decision Date:	12/04/2018	
Location:	47-53 Elm Park Avenue N15 6UW			
Proposal:	Erection of part first floor rear extension in 47, 49, 51 and 53 Elm park ave			
Application No:	HGY/2018/0715	Officer:	Duncan McKane	
Decision:	GTD	Decision Date:	13/04/2018	
Location:	139 Wargrave Avenue N15 6TX			
Proposal:	Erection of additional storey known as a Type 3 roof extension			
Application No:	HGY/2018/0807	Officer:	Kwaku Bossman-Gyamara	
Decision:	GTD	Decision Date:	18/04/2018	
Location:	23 Rostrevor Avenue N15 6LA			
Proposal:	Erection of additional storey 'Type 3'			
Application No:	HGY/2018/0902	Officer:	Gareth Prosser	
Decision:	REF	Decision Date:	10/05/2018	
Location:	291 Hermitage Road N4 1NT			
Proposal:	Erection of First floor extension for use for as restaurant storage (retrospective).			
Application No:	HGY/2018/0906	Officer:	Gareth Prosser	
Decision:	REF	Decision Date:	26/04/2018	
Location:	26 Hermitage Road N4 1LY			
Proposal:	Subdivision of plot, erection of a two storey self-contained dwelling.			

Application No:	HGY/2018/0915	Officer:	Duncan McKane
Decision:	REF	Decision Date:	02/05/2018
Location:	7 Cadoxton Avenue N15 6LB		
Proposal:	Erection of rear dormer roof extension over the outrigger and single storey rear/side extension		
Application No:	HGY/2018/1001	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	11/05/2018
Location:	102 Craven Park Road N15 6AB		
Proposal:	Erection of an additional storey known as a 'Type 3' roof extension		
Application No:	HGY/2018/1007	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	21/05/2018
Location:	11 Elm Park Avenue N15 6AL		
Proposal:	Erection of Type 3 extension		
Application No:	HGY/2018/1021	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	14/05/2018
Location:	56 Gladesmore Road N15 6TB		
Proposal:	Erection of additional storey ('Type 2' roof extension) and conversion of the flats into single family dwelling house.		
Application No:	HGY/2018/1023	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	16/05/2018
Location:	70 Craven Park Road N15 6AB		
Proposal:	Erection of rear ground floor 'infill' extension.		
Application No:	HGY/2018/1024	Officer:	Kwaku Bossman-Gyamera
Decision:	REF	Decision Date:	18/05/2018
Location:	72 - 76 High Road N15 6JU		
Proposal:	Installation of a new glazed shopfront with aluminium frame and grill shutters		
Application No:	HGY/2018/1139	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	14/05/2018
Location:	56 Gladesmore Road N15 6TB		
Proposal:	Erection of additional storey known as a 'Type 3' roof extension and conversion of existing flats to a family dwelling.		
Application No:	HGY/2018/1146	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	15/05/2018
Location:	11 Grovelands Road N15 6BT		
Proposal:	Erection of an additional storey known as a 'Type 3' extension		
Application No:	HGY/2018/1152	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	15/05/2018
Location:	16 Wargrave Avenue N15 6UD		
Proposal:	Erection of an additional storey known as a 'Type 3' roof extension		

Application No: **HGY/2018/1289** Officer: Mercy Oruwari
 Decision: REF Decision Date: 23/05/2018
 Location: 115 Crowland Road N15 6UR
 Proposal: Erection of rear outbuilding

NON Applications Decided: 1

Application No: **HGY/2018/0838** Officer: Duncan McKane
 Decision: GTD Decision Date: 10/04/2018
 Location: 109 Gladesmore Road N15 6TL
 Proposal: Non-material amendments following a grant of planning permission HGY/2017/1586 to include installation of a projecting glazed window/door to rear elevation of ground floor extension.

PNE Applications Decided: 12

Application No: **HGY/2018/0435** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 14/03/2018
 Location: 149 Gladesmore Road N15 6TJ
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 5.12m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

Application No: **HGY/2018/0457** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 29/03/2018
 Location: 14 Cadoxton Avenue N15 6LB
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

Application No: **HGY/2018/0465** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 16/03/2018
 Location: 76 Elm Park Avenue N15 6UY
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 4.5m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

Application No: **HGY/2018/0880** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 27/04/2018
 Location: 76 Elm Park Avenue N15 6UY
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

Application No: **HGY/2018/0891** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 30/04/2018
 Location: 25 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/2018/0892** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 03/05/2018
 Location: 43 Wargrave Avenue N15 6UH
 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/2018/0920	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	04/05/2018
Location:	24 Hillside Road N15 6NB		
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 2.93m and for which the height of the eaves would be 2.77m		
Application No:	HGY/2018/0933	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	03/05/2018
Location:	3 Finsbury Park Avenue N4 1DQ		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 4m, for which the maximum height would be 3m and for which the height of the eaves would be 3m		
Application No:	HGY/2018/0980	Officer:	Laina Levassor
Decision:	PN REFUSED	Decision Date:	10/05/2018
Location:	82 Wargrave Avenue N15 6UA		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 5.5m, for which the maximum height would be 3m and for which the height of the eaves would be 3m.		
Application No:	HGY/2018/1078	Officer:	Laina Levassor
Decision:	PN REFUSED	Decision Date:	22/05/2018
Location:	82 Wargrave Avenue N15 6UA		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 5.7m, for which the maximum height would be 3m and for which the height of the eaves would be 3m		
Application No:	HGY/2018/1109	Officer:	Laina Levassor
Decision:	PN REFUSED	Decision Date:	23/05/2018
Location:	7 Cadoxton Avenue N15 6LB		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m		
Application No:	HGY/2018/1281	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	23/05/2018
Location:	57 Craven Park Road N15 6AH		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m		

RES Applications Decided: 1

Application No:	HGY/2018/1101	Officer:	Neil McClellan
Decision:	GTD	Decision Date:	24/05/2018
Location:	43 Grovelands Road N15 6BT		
Proposal:	Approval of details pursuant to condition 7 (Travel Plan) attached to planning permission HGY/2017/1941.		

TEL Applications Decided: 1

Application No:	HGY/2018/0796	Officer:	Kwaku Bossman-Gyamera
Decision:	RNO	Decision Date:	21/03/2018
Location:	Oriental Carpet Centre, 105 Eade Road N4 1TJ		
Proposal:	Notification under the Electronic Communications Code Regulations 2003 to utilise permitted development rights for the replacement of 1No. existing cabinets with 2No. new cabinets fixed to existing steelwork at ground level. The replacement of 3No. existing antennas with 3No. new antennas mounted to existing pole mounts on the chimney. The installation of 1No. new GPS module fixed to the chimney, together with additional ancillary equipment on new pole mounts fixed to the chimney underneath the antennas.		

Total Applications Decided for Ward: 70

WARD: Stroud Green

CLUP Applications Decided: 3

Application No: **HGY/2018/0433** Officer: Mercy Oruwari
 Decision: PERM DEV Decision Date: 08/03/2018
 Location: 134 Ferme Park Road N8 9SD
 Proposal: Certificate of lawfulness for the formation of a rear dormer, loft conversion and hip to gable extension.

Application No: **HGY/2018/1215** Officer: Wendy Robinson
 Decision: PERM DEV Decision Date: 24/04/2018
 Location: 26 Woodstock Road N4 3EX
 Proposal: Certificate of lawful development for an outbuilding

Application No: **HGY/2018/1245** Officer: Mercy Oruwari
 Decision: PERM REQ Decision Date: 08/05/2018
 Location: 34 Mount Pleasant Crescent N4 4HP
 Proposal: Certificate of lawfulness for the formation of a single storey side extension.

FUL Applications Decided: 32

Application No: **HGY/2018/0229** Officer: Sean McCawley
 Decision: GTD Decision Date: 27/02/2018
 Location: 101 Florence Road N4 4DL
 Proposal: The erection of a single storey side/rear extension

Application No: **HGY/2018/0242** Officer: Samuel Uff
 Decision: GTD Decision Date: 14/03/2018
 Location: 52 Nelson Road N8 9RT
 Proposal: Replacement of all existing windows with new white, double glazed UPVC units and all external doors with composite units.

Application No: **HGY/2018/0265** Officer: Sean McCawley
 Decision: GTD Decision Date: 28/02/2018
 Location: 86A Upper Tollington Park N4 4NB
 Proposal: Side and rear extensions to ground floor flat involving removal of existing rear extension with associated internal and external works.

Application No: **HGY/2018/0282** Officer: Jake Atkins
 Decision: GTD Decision Date: 06/03/2018
 Location: 50 Denton Road N8 9NT
 Proposal: Replacement of all existing timber windows with white, double glazed UPVC units and all external doors with composite units.

Application No: **HGY/2018/0326** Officer: Samuel Uff
 Decision: GTD Decision Date: 13/03/2018
 Location: 7 Cornwall Road N4 4PH
 Proposal: Erection of a single storey side infill to rear extension

Application No:	HGY/2018/0344	Officer:	Samuel Uff	
Decision:	GTD	Decision Date:	16/03/2018	
Location:	Ground Floor Flat 78 Victoria Road N4 3SL			
Proposal:	Erection of single storey rear extension			
Application No:	HGY/2018/0345	Officer:	Samuel Uff	
Decision:	GTD	Decision Date:	18/05/2018	
Location:	79 Lancaster Road N4 4PL			
Proposal:	Erection of single storey rear infill / rear extension			
Application No:	HGY/2018/0409	Officer:	Jake Atkins	
Decision:	GTD	Decision Date:	13/03/2018	
Location:	28 Nelson Road N8 9RU			
Proposal:	Replacement of existing timber windows with white, double glazed UPVC units and external doors with composite units.			
Application No:	HGY/2018/0411	Officer:	Jake Atkins	
Decision:	GTD	Decision Date:	13/03/2018	
Location:	40 Nelson Road N8 9RU			
Proposal:	Replacement of all existing timber windows with white, double glazed UPVC units and external doors with composite units.			
Application No:	HGY/2018/0413	Officer:	Jake Atkins	
Decision:	GTD	Decision Date:	13/03/2018	
Location:	48 Nelson Road N8 9RT			
Proposal:	Replacement of all existing timber windows with white, double glazed UPVC units and all external doors with composite units.			
Application No:	HGY/2018/0451	Officer:	Wendy Robinson	
Decision:	GTD	Decision Date:	27/03/2018	
Location:	17 Ferme Park Road N4 4DS			
Proposal:	Conversion of existing residential upper part from a single unit of accommodation into two separate self-contained flats (including one studio and one two bed)			
Application No:	HGY/2018/0459	Officer:	Jake Atkins	
Decision:	GTD	Decision Date:	19/03/2018	
Location:	92 Denton Road N8 9NT			
Proposal:	Replacement of all existing timber windows with white, double glazed UPVC units and all external doors with composite units.			
Application No:	HGY/2018/0473	Officer:	Samuel Uff	
Decision:	GTD	Decision Date:	04/04/2018	
Location:	Second Floor Flat 14 Stapleton Hall Road N4 3QD			
Proposal:	Rear dormer roof extension with Juliet balcony and 2 x front rooflights			
Application No:	HGY/2018/0474	Officer:	Jake Atkins	
Decision:	GTD	Decision Date:	19/03/2018	
Location:	96 Denton Road N8 9NT			
Proposal:	Replacement of all existing timber windows with white, double glazed UPVC units and all external doors with composite units.			

Application No:	HGY/2018/0509	Officer:	Samuel Uff	
Decision:	GTD	Decision Date:	03/04/2018	
Location:	Flat B 43 Upper Tollington Park N4 4DD			
Proposal:	Creation of first floor roof terrace on top of newly built ground floor extension.			
Application No:	HGY/2018/0520	Officer:	Samuel Uff	
Decision:	REF	Decision Date:	06/04/2018	
Location:	The Heights Mount View Road N4 4JU			
Proposal:	Proposed roof extension to create an additional 2 bed unit with associated roof terrace, in conjunction with the erection of front boundary treatment, gate, main entrance canopy and refuse enclosure			
Application No:	HGY/2018/0530	Officer:	Roland Sheldon	
Decision:	GTD	Decision Date:	03/04/2018	
Location:	Shop 78 Stroud Green Road N4 3EN			
Proposal:	Partial rebuild of existing single storey rear extension and conversion of the rear area of the laundry/dry cleaners to form a 1-bedroom flat.			
Application No:	HGY/2018/0544	Officer:	Samuel Uff	
Decision:	GTD	Decision Date:	04/04/2018	
Location:	21 Uplands Road N8 9NN			
Proposal:	Single storey rear infill extension and alteration of existing rear elevation glazing			
Application No:	HGY/2018/0549	Officer:	Laurence Ackrill	
Decision:	GTD	Decision Date:	03/04/2018	
Location:	81 Ridge Road N8 9NR			
Proposal:	Demolition of existing garage and construction of a two storey house with associated private amenity space			
Application No:	HGY/2018/0560	Officer:	Samuel Uff	
Decision:	GTD	Decision Date:	11/04/2018	
Location:	41 Nelson Road N8 9RX			
Proposal:	Part single storey, part two storey, part three storey rear extensions to existing flats.			
Application No:	HGY/2018/0568	Officer:	Samuel Uff	
Decision:	GTD	Decision Date:	05/04/2018	
Location:	Ground Floor Flat 2 38 Ferme Park Road N4 4ED			
Proposal:	Erection of timber outbuilding for use as a home office			
Application No:	HGY/2018/0716	Officer:	Sean McCawley	
Decision:	GTD	Decision Date:	11/04/2018	
Location:	3 Elyne Road N4 4RA			
Proposal:	The erection of a single storey side/rear extension and rear dormer roof extension			
Application No:	HGY/2018/0720	Officer:	Sean McCawley	
Decision:	GTD	Decision Date:	11/04/2018	
Location:	49 Inderwick Road N8 9LB			
Proposal:	The erection of a single storey side/rear infill extension			

Application No:	HGY/2018/0723	Officer:	Sean McCawley
Decision:	GTD	Decision Date:	23/04/2018
Location:	Flat 5 99 Upper Tollington Park N4 4ND		
Proposal:	Lower ground floor extension and reconstruction of ground floor balcony		
Application No:	HGY/2018/0735	Officer:	Sean McCawley
Decision:	GTD	Decision Date:	12/04/2018
Location:	134 Ferme Park Road N8 9SD		
Proposal:	A change of use of the existing lower ground floor level into a self-contained dwelling (2 x bed flat).		
Application No:	HGY/2018/0736	Officer:	Sean McCawley
Decision:	GTD	Decision Date:	12/04/2018
Location:	19 Victoria Road N4 3SH		
Proposal:	Proposed Rear Dormer Window Extension of an existing mid-terrace dwelling.		
Application No:	HGY/2018/0787	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	08/05/2018
Location:	34 Ferme Park Road N4 4ED		
Proposal:	Erection of first floor rear extension and formation of mansard roof to existing back addition loft room and over proposed first floor extension to enable the amalgamating 2 x first floor studios to form a single two bed flat		
Application No:	HGY/2018/0819	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	04/05/2018
Location:	Flat B 52 Oakfield Road N4 4LB		
Proposal:	Rear dormer mansard roof extesnion and installation of new rooflights		
Application No:	HGY/2018/0841	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	11/05/2018
Location:	87 Lancaster Road N4 4PL		
Proposal:	Loft Conversion to single family dwelling property to include erection of rear dormer roof extension.		
Application No:	HGY/2018/0922	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	03/05/2018
Location:	22 Ferme Park Road N4 4ED		
Proposal:	Demolition of modern conservatory and proposed construction of single storey rear extension.		
Application No:	HGY/2018/0931	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	04/05/2018
Location:	33 Victoria Road N4 3SJ		
Proposal:	Construction of a single storey rear infill extension		
Application No:	HGY/2018/0932	Officer:	Wendy Robinson
Decision:	GTD	Decision Date:	08/05/2018
Location:	84 Nelson Road N8 9RT		
Proposal:	Replacement of existing single storey part side and part rear infill extension and alteration of rear door		

LCD Applications Decided: 1

Application No: **HGY/2017/3000** Officer: Samuel Uff

Decision: GTD Decision Date: 18/05/2018

Location: 56, 56A, 56B + 56C Blythwood Road N4 4EX

Proposal: Replacement of front and rear windows and doors throughout the building

NON Applications Decided: 4

Application No: **HGY/2018/0802** Officer: Sean McCawley

Decision: GTD Decision Date: 04/04/2018

Location: 29 Mount Pleasant Crescent N4 4HP

Proposal: Non material amendment: Addition of rooflight to rear courtyard

Application No: **HGY/2018/1089** Officer: Matthew Gunning

Decision: GTD Decision Date: 24/04/2018

Location: 82 Upper Tollington Park N4 4NB

Proposal: Non-material amendment following a grant of planning permission HGY/2017/1090 to introduce alterations to the approved fenestration

Application No: **HGY/2018/1136** Officer: Roland Sheldon

Decision: GTD Decision Date: 24/04/2018

Location: 109 Stapleton Hall Road N4 4RD

Proposal: Non-Material Amendment application to planning application reference HGY/2017/3127. Proposed changes include:
 -Minor changes to front rooflight positions
 -Rear fenestration treatment and positioning of dormer
 -Replacement of existing rear skylight.

Application No: **HGY/2018/1432** Officer: Sean McCawley

Decision: GTD Decision Date: 23/05/2018

Location: 86 Victoria Road N4 3SW

Proposal: Amendment to Condition 7 to allow the details to be submitted for approval prior to occupation rather than prior to commencement of the development (non-material amendment following a grant of planning permission HGY/2017/2600)

PNE Applications Decided: 1

Application No: **HGY/2018/0970** Officer: Laina Levassor

Decision: PN NOT REQ Decision Date: 03/05/2018

Location: 90 Uplands Road N8 9NJ

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

RES Applications Decided: 9

Application No: **HGY/2018/0383** Officer: Aaron Lau

Decision: GTD Decision Date: 23/05/2018

Location: Abyssinia Court Weston Park N8 9PL

Proposal: Approval of details pursuant to condition 4 (Construction Management Plan and Construction Logistics Plan) attached to planning permission HGY/2014/3487

Application No: **HGY/2018/0396** Officer: Aaron Lau
 Decision: GTD Decision Date: 29/03/2018
 Location: Nora Clegg House 49 Oakfield Road N4 4LH
 Proposal: Approval of details pursuant to condition 3 (Materials) attached to planning permission HGY/2016/0951

Application No: **HGY/2018/0397** Officer: Aaron Lau
 Decision: GTD Decision Date: 20/03/2018
 Location: Nora Clegg House 49 Oakfield Road N4 4LH
 Proposal: Approval of details pursuant to condition 5 (Construction Management Plan attached to planning permission HGY/2016/0951

Application No: **HGY/2018/0398** Officer: Aaron Lau
 Decision: GTD Decision Date: 21/03/2018
 Location: Nora Clegg House 49 Oakfield Road N4 4LH
 Proposal: Approval of details pursuant to condition 6 (Tree Protection method statement) attached to planning permission HGY/2016/0951

Application No: **HGY/2018/0713** Officer: Sean McCawley
 Decision: GTD Decision Date: 06/04/2018
 Location: 38 Stapleton Hall Road N4 3QD
 Proposal: Approval of details pursuant to condition 3 (Samples of Materials) attached to planning permission HGY/2016/3344

Application No: **HGY/2018/0883** Officer: Aaron Lau
 Decision: GTD Decision Date: 30/04/2018
 Location: 86 Victoria Road N4 3SW
 Proposal: Approval of details pursuant to condition 3 (External Materials) attached to planning permission HGY/2017/2596

Application No: **HGY/2018/0884** Officer: Aaron Lau
 Decision: GTD Decision Date: 25/04/2018
 Location: 86 Victoria Road N4 3SW
 Proposal: Approval of details pursuant to condition 3 (External Materials) attached to planning permission HGY/2017/2600

Application No: **HGY/2018/0885** Officer: Aaron Lau
 Decision: GTD Decision Date: 17/05/2018
 Location: 86 Victoria Road N4 3SW
 Proposal: Approval of details pursuant to condition 5 (Boundary Treatment) attached to planning permission HGY/2017/2600

Application No: **HGY/2018/1283** Officer: Aaron Lau
 Decision: GTD Decision Date: 22/05/2018
 Location: 86 Victoria Road N4 3SW
 Proposal: Approval of details pursuant to condition 4 (Hard and soft landscaping) attached to planning permission HGY/2017/2600

TPO Applications Decided: 2

Application No: **HGY/2018/0640** Officer: Sean McCawley
 Decision: GTD Decision Date: 18/04/2018
 Location: 12 Denton Road N8 9NS

Proposal: Works to trees protected by an Area TPO:

Rear Garden: Bay: Located left hand side of garden. Trim lateral and sub-lateral growth as is practicable whilst maintaining strong viable leaf cover. Reduce extraneous branches in high crown, (which gardeners have not been able to reach), back into main crown structure. Approximately 20-25% reduction. Reason - general maintenance.

Row of 5 x Birch: Tip prune to reduce the trees by 1.00-1.50m and remove dead wood. Reason: to help manage the trees at reasonable dimensions whilst preserving tree health, natural characteristics and aesthetic value.

Acer: Approximately 3.50m. Located in right hand bed near to the house. Formative prune and thin crown density by 20%. Reason - general maintenance.

Bay: Located in 10 Denton Road. The large bay overhanging from the neighbouring garden is in good condition and has been left to form a natural crown. Reduce the overhanging branches by approximately 30% to increase light levels to birch trees beneath and to control encroachment.

Application No: **HGY/2018/0941**

Officer: Matthew Gunning

Decision: GTD

Decision Date: 15/05/2018

Location: 7 Uplands Road N8 9NN

Proposal: Works to a tree protected by an Area TPO: T1 Oak tree: prune to shape back.

Total Applications Decided for Ward: 52

WARD: **Tottenham Green**

ADV Applications Decided: 3

Application No: **HGY/2018/0252**

Officer: Duncan McKane

Decision: REF

Decision Date: 02/03/2018

Location: 31 West Green Road N15 5BY

Proposal: Display of 2 no. non-illuminated fascia signs

Application No: **HGY/2018/0963**

Officer: Jake Atkins

Decision: GTD

Decision Date: 02/05/2018

Location: Birdsmouth Court Bathurst Square N15 4FW

Proposal: Display of 1x non-illuminated fascia and various window graphics.

Application No: **HGY/2018/1100**

Officer: Duncan McKane

Decision: GTD

Decision Date: 11/05/2018

Location: 31 West Green Road N15 5BY

Proposal: Display of 2 no. non-illuminated fascia signs

CLDE Applications Decided: 2

Application No: **HGY/2018/0851**

Officer: Laina Levassor

Decision: PERM REQ

Decision Date: 26/03/2018

Location: 14 Earlsmead Road N15 4DA

Proposal: Certificate of Lawfulness for the existing use of property as a C4 HMO

Application No: **HGY/2018/1274** Officer: Laina Levassor
 Decision: GTD Decision Date: 11/05/2018
 Location: 12 Bedford Road N15 4HA
 Proposal: Certificate of Lawfulness for existing use of 12 Bedford Road as seven self-contained flats

CLUP Applications Decided: 5

Application No: **HGY/2018/0280** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 08/03/2018
 Location: 12 Ashby Road N15 4PF
 Proposal: Certificate of Lawfulness for proposed rear dormer to facilitate loft conversion

Application No: **HGY/2018/0506** Officer: Jon Skapoullis
 Decision: PERM DEV Decision Date: 26/02/2018
 Location: 210 West Green Road N15 5AN
 Proposal: Certificate of Lawfulness for proposed rear dormer window and hip to gable roof alteration, including front roof lights and a single storey rear extension.

Application No: **HGY/2018/0622** Officer: Jon Skapoullis
 Decision: PERM DEV Decision Date: 14/03/2018
 Location: 84 Greenfield Road N15 5ER
 Proposal: Certificate of lawfulness for proposed rear dormers, including front roof lights.

Application No: **HGY/2018/0814** Officer: Mercy Oruwari
 Decision: PERM DEV Decision Date: 29/03/2018
 Location: 135 Seaford Road N15 5DX
 Proposal: Certificate of lawfulness for the formation of a rear dormer and roof extension including the insertion of rooflights proposed use.

Application No: **HGY/2018/1093** Officer: Mercy Oruwari
 Decision: PERM DEV Decision Date: 24/04/2018
 Location: 59 Stonebridge Road N15 5NY
 Proposal: Certificate of lawfulness for the formation of a rear dormer extension and the conversion of the garage to a habitable room including the insertion of a new side elevation window.

COND Applications Decided: 1

Application No: **HGY/2018/0245** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 01/03/2018
 Location: 196-198 West Green Road N15 5AG
 Proposal: Variation of condition 1 (in accordance with the plans) attached to planning permission reference HGY/2015/2902 for the alteration to the front and rear elevation of the approved front block.

FUL Applications Decided: 28

Application No: **HGY/2018/0160** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 01/03/2018
 Location: 15 Roslyn Road N15 5JB
 Proposal: Proposed single story side/ rear extension

Application No:	HGY/2018/0250	Officer:	Duncan McKane
Decision:	REF	Decision Date:	02/03/2018
Location:	31 West Green Road N15 5BY		
Proposal:	Retrospective change of use from A1 retail to A5 hot food take-away, installation of new shopfront and extractor flue system to rear, installation of 2 no. skylights to upper floor flat		
Application No:	HGY/2018/0270	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	13/03/2018
Location:	Old Firestation Town Hall Approach Road N15 4RX		
Proposal:	Replacement kitchen extract ducting to listed building.		
Application No:	HGY/2018/0352	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	19/03/2018
Location:	1 Tottenham Green East N15 4DQ		
Proposal:	Alterations to include removal of kitchen and non original partition in main rear room, installation of new shower to main rear room with new partition, removal of existing shower and part of wall and installation of new kitchen, removal of existing rear timber doors and replace with like-for-like timber doors with double glazed lights, installation of cast iron stub stack externally at rear		
Application No:	HGY/2018/0367	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	12/03/2018
Location:	116 Seaford Road N15 5DT		
Proposal:	Erection of a single storey side/ rear extension		
Application No:	HGY/2018/0372	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	13/03/2018
Location:	35 Stonebridge Road N15 5NY		
Proposal:	Installation of a new door and window in garage flank wall.		
Application No:	HGY/2018/0373	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	12/03/2018
Location:	88 Greenfield Road N15 5ER		
Proposal:	Erection of a single storey rear extension, reinstate sash window units and remove external render to reinstate original brick.		
Application No:	HGY/2018/0387	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	21/03/2018
Location:	64 Roslyn Road N15 5ET		
Proposal:	Single storey side extension and rear extension		
Application No:	HGY/2018/0527	Officer:	Gareth Prosser
Decision:	REF	Decision Date:	20/03/2018
Location:	16 Elmar Road N15 5DJ		
Proposal:	Retrospective planning application for roof alternations including raising of ridge, rear dormer window and single storey rear extension		
Application No:	HGY/2018/0581	Officer:	Joanna Turner
Decision:	GTD	Decision Date:	05/04/2018
Location:	119 Stamford Road N15 4PH		
Proposal:	Erection of a single storey rear extension		

Application No:	HGY/2018/0607	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	19/03/2018
Location:	6 Jansons Road N15 4JU		
Proposal:	Demolition of existing single storey outrigger and erection of side/rear extensions		
Application No:	HGY/2018/0615	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	18/04/2018
Location:	31 Bedford Road N15 4HA		
Proposal:	Replacement of existing ground floor side extension with new ground floor side extension		
Application No:	HGY/2018/0650	Officer:	Jake Atkins
Decision:	GTD	Decision Date:	18/04/2018
Location:	1 Cunningham Road N15 4DS		
Proposal:	Replacement of existing timber windows and rear door with new PVCu windows and rear door.		
Application No:	HGY/2018/0653	Officer:	Jake Atkins
Decision:	GTD	Decision Date:	19/04/2018
Location:	42 Springfield Road N15 4AZ		
Proposal:	Replacement of existing timber windows and rear door with new PVCu windows and rear door.		
Application No:	HGY/2018/0691	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	11/04/2018
Location:	Ground Floor Flat A 13 Springfield Road N15 4AY		
Proposal:	Erection of a single-storey rear extension		
Application No:	HGY/2018/0767	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	17/04/2018
Location:	16 Elmar Road N15 5DJ		
Proposal:	Retrospective planning application for single storey rear extension		
Application No:	HGY/2018/0771	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	15/05/2018
Location:	2, 4 & 6 Walton Road N15 4PP		
Proposal:	Change of use of cafe (use class A3) and office (A2) and internal alterations to create a triple fronted off license retail shop (A1).		
Application No:	HGY/2018/0778	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	12/04/2018
Location:	151, 153, 155 & 157 West Green Road N15 5EA		
Proposal:	Erection of four uniform mansard roofs to create a two bedroom residential flat on the first and second floor of each building.		
Application No:	HGY/2018/0815	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	16/04/2018
Location:	58 Beaconsfield Road N15 4SJ		
Proposal:	Single storey rear and side extensions.		

Application No:	HGY/2018/0843	Officer:	Jake Atkins
Decision:	GTD	Decision Date:	03/05/2018
Location:	11 Talbot Road N15 4DF		
Proposal:	Replacement of existing front timber windows with timber units and existing rear windows and door with new PVCu units.		
Application No:	HGY/2018/0861	Officer:	Jake Atkins
Decision:	GTD	Decision Date:	04/05/2018
Location:	21 Talbot Road N15 4DF		
Proposal:	Replacement of existing front timber windows with timber units and existing rear windows and door with new PVCu units.		
Application No:	HGY/2018/0862	Officer:	Sarah Madondo
Decision:	REF	Decision Date:	19/04/2018
Location:	27 Harold Road N15 4PL		
Proposal:	Erection of rear dormer to facilitate a loft conversion with the insertion of 3 rooflights to the front elevation.		
Application No:	HGY/2018/0863	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	25/04/2018
Location:	3 Bedford Road N15 4HA		
Proposal:	Replacement of existing single glazed timber windows and doors with like for like new double glazed timber windows and doors.		
Application No:	HGY/2018/0943	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	08/05/2018
Location:	210 West Green Road N15 5AN		
Proposal:	Two storey side extension		
Application No:	HGY/2018/0967	Officer:	Duncan McKane
Decision:	REF	Decision Date:	30/04/2018
Location:	2-8 Walton Road N15 4PP		
Proposal:	Installation of open mesh roller shutters		
Application No:	HGY/2018/0990	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	30/04/2018
Location:	166 Seaford Road N15 5DS		
Proposal:	Erection of a single storey rear extension.		
Application No:	HGY/2018/1055	Officer:	Gareth Prosser
Decision:	REF	Decision Date:	04/05/2018
Location:	631 Seven Sisters Road N15 5LE		
Proposal:	Erection of a new part single-storey, part two-storey rear infill extension to provide 1no new dwelling; associated amenity space inc refuse & recycling storage; cycle storage.		
Application No:	HGY/2018/1096	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	22/05/2018
Location:	31 West Green Road N15 5BY		
Proposal:	Change of use from retail shop (use class A1) to restaurant (A3), installation of new shop front and alterations to existing flue duct to rear		

Application No: **HGY/2018/0271** Officer: Gareth Prosser
 Decision: GTD Decision Date: 13/03/2018
 Location: Old Firestation Town Hall Approach Road N15 4RX
 Proposal: Listed Building Consent for replacement kitchen extract ducting to listed building.

Application No: **HGY/2018/0358** Officer: Duncan McKane
 Decision: GTD Decision Date: 19/03/2018
 Location: 1 Tottenham Green East N15 4DQ
 Proposal: Listed building consent for removal of kitchen and non original partition in main rear room, installation of new shower to main rear room with new partition, removal of existing shower and part of wall and installation of new kitchen, removal of existing rear timber doors and replace with like-for-like timber doors with double glazed lights, installation of cast iron stub stack externally at rear

LCD Applications Decided: 1

Application No: **HGY/2018/0389** Officer: Jake Atkins
 Decision: GTD Decision Date: 09/03/2018
 Location: Flat A 86 Rangemoor Road N15 4NA
 Proposal: Replacement of white timber framed windows.

PNE Applications Decided: 3

Application No: **HGY/2018/0329** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 27/02/2018
 Location: 4 Colless Road N15 4NR
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 2.5m

Application No: **HGY/2018/0961** Officer: Laina Levassor
 Decision: PN REFUSED Decision Date: 04/05/2018
 Location: 132 Seaford Road N15 5DS
 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/2018/1227** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 15/05/2018
 Location: 77 Antill Road N15 4AR
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 3.6m, for which the maximum height would be 2.79m and for which the height of the eaves would be 2.69m

RES Applications Decided: 14

Application No: **HGY/2017/1932** Officer: Aaron Lau
 Decision: GTD Decision Date: 15/05/2018
 Location: Tynemouth Garage Tynemouth Road N15 4AT
 Proposal: Partial discharge of Condition 10a (contamination desktop) attached to planning permission HGY/2013/1249

Application No: **HGY/2017/1933** Officer: Aaron Lau
 Decision: GTD Decision Date: 18/04/2018
 Location: Tynemouth Garage Tynemouth Road N15 4AT
 Proposal: Approval of details pursuant to condition 11 (management of demolition and construction dust) attached to planning permission HGY/2013/1249

Application No:	HGY/2017/2062	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	28/03/2018
Location:	196-198 West Green Road N15 5AG		
Proposal:	Approval of details pursuant to conditions 9B (site investigation) and 9C (Method Statement detailing remediation requirements) attached to planning permission HGY/2015/2902		
Application No:	HGY/2017/3290	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	20/04/2018
Location:	Apex House 820 Seven Sisters Road N15 5PQ		
Proposal:	Approval of details pursuant to condition 29 (Details of the species and location of a 5 x replacement trees) attached to planning permission HGY/2017/0967.		
Application No:	HGY/2017/3291	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	13/03/2018
Location:	Apex House 820 Seven Sisters Road N15 5PQ		
Proposal:	Approval of details pursuant to condition 20 (Construction Management Plan and Construction Logistic Plan) attached to planning permission HGY/2017/0967.		
Application No:	HGY/2017/3294	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	20/04/2018
Location:	Apex House 820 Seven Sisters Road N15 5PQ		
Proposal:	Approval of details pursuant to condition 4 (detailed drawings of all elevations including 1:20 plans of the brick panels, balcony and canopy details and window reveals.) attached to planning permission HGY/2017/0967.		
Application No:	HGY/2017/3295	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	20/04/2018
Location:	Apex House 820 Seven Sisters Road N15 5PQ		
Proposal:	Approval of details pursuant to condition 25 (sustainable drainage scheme) attached to planning permission HGY/2017/0967.		
Application No:	HGY/2017/3298	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	14/05/2018
Location:	Apex House 820 Seven Sisters Road N15 5PQ		
Proposal:	Partial approval of details pursuant to condition 5 (hard and soft landscape works) attached to planning permission HGY/2017/0967.		
Application No:	HGY/2018/0153	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	06/03/2018
Location:	Zenith House 69 Lawrence Road N15 4TG		
Proposal:	Approval of details pursuant to conditions 3 (samples of all materials) and 4 (treatment of the surroundings) attached to planning permission HGY/2017/1821		
Application No:	HGY/2018/0154	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	19/03/2018
Location:	Zenith House 69 Lawrence Road N15 4TG		
Proposal:	Approval of details pursuant to conditions 6 (Construction Management Plan (CMP) and Construction Logistics Plan (CLP)), 7 (Service and Delivery Plan (SDP)) and 8 (cycle parking) attached to planning permission HGY/2017/1821		
Application No:	HGY/2018/0243	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	16/03/2018
Location:	Shop 72 West Green Road N15 5NS		
Proposal:	Approval of details pursuant to condition 4 (detailed design and materials of the shopfront) attached to appeal decision APP/Y5420/W/17/3180484		

Application No:	HGY/2018/0447	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	06/03/2018
Location:	Zenith House 69 Lawrence Road N15 4TG		
Proposal:	Approval of details pursuant to conditions 3 and 4 (Resident and Commercial Travel Plan) attached to planning permissions HGY/2017/0981 and HGY/2017/0982		
Application No:	HGY/2018/0678	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	05/04/2018
Location:	Zenith House 69 Lawrence Road N15 4TG		
Proposal:	Approval of details pursuant to conditions 1A, 1B & 1C attached to planning permission HGY/2017/2255		
Application No:	HGY/2018/0733	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	29/03/2018
Location:	Zenith House 69 Lawrence Road N15 4FZ		
Proposal:	Approval of details pursuant to condition 10 (central dish/aerial system) attached to planning permission HGY/2017/1821		

TEL Applications Decided: 1

Application No:	HGY/2018/0737	Officer:	Kwaku Bossman-Gyamera
Decision:	RNO	Decision Date:	21/03/2018
Location:	28 Lawrence Road N15 4ER		
Proposal:	Notification under the Electronic Communications Code Regulations 2003 to utilise permitted development rights for the removal of 6no. existing antennas and replacement with 6no. new antennas and ancillary works thereto.		

V106 Applications Decided: 1

Application No:	HGY/2017/0822	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	18/04/2018
Location:	Stephenson House & Station Court 158 & 158A High Road N15 4GW		
Proposal:	Variation of S106 to widen occupancy of the units outside of the academic term		

Total Applications Decided for Ward: 61WARD: **Tottenham Hale****ADV Applications Decided: 1**

Application No:	HGY/2018/1036	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	18/05/2018
Location:	1B Lansdowne Road N17 0LL		
Proposal:	Display of externally illuminated fascia sign & 1 no. externally illuminated totem sign		

CLDE Applications Decided: 1

Application No:	HGY/2018/0962	Officer:	Jake Atkins
Decision:	GTD	Decision Date:	24/04/2018
Location:	50 Vicarage Road N17 0BD		
Proposal:	Certificate of lawfulness for the use of the property as two self-contained flats.		

CLUP Applications Decided: 8

Application No:	HGY/2018/0830	Officer:	Laina Levassor
Decision:	PERM DEV	Decision Date:	22/03/2018
Location:	84 Seymour Avenue N17 9ED		
Proposal:	Certificate of Lawfulness for proposed single storey rear extension		
Application No:	HGY/2018/0850	Officer:	Mercy Oruwari
Decision:	PERM DEV	Decision Date:	30/04/2018
Location:	24 Malvern Road N17 9HH		
Proposal:	Certificate of lawfulness for the formation of a rear dormer and roof extension including the insertion of rooflights and Juliet balcony proposed use.		
Application No:	HGY/2018/1092	Officer:	Marco Zanelli
Decision:	PERM DEV	Decision Date:	16/04/2018
Location:	56 Wycombe Road N17 9XP		
Proposal:	Certificate of lawfulness for the erection of a front porch and the formation of dormer in rear roof slope and installation of two roof lights in front roof slope.		
Application No:	HGY/2018/1108	Officer:	Marco Zanelli
Decision:	PERM REQ	Decision Date:	24/04/2018
Location:	40 Hanbury Road N17 9RJ		
Proposal:	Certificate of lawfulness for the formation of dormer extensions in rear roof slope and over rear outrigger and insertion of 2 x rooflights to the front roofslope.		
Application No:	HGY/2018/1190	Officer:	Wendy Robinson
Decision:	PERM DEV	Decision Date:	23/04/2018
Location:	153 Seymour Avenue N17 9RH		
Proposal:	Certificate of lawful development for a rear roof dormer extension, insertion of two roof lights in the front roofslope and a single storey rear extension		
Application No:	HGY/2018/1321	Officer:	Wendy Robinson
Decision:	PERM DEV	Decision Date:	08/05/2018
Location:	34 Thackeray Avenue N17 9DY		
Proposal:	Certificate of lawful development for a rear roof dormer extension and insertion of one roof light to the front roofslope		
Application No:	HGY/2018/1323	Officer:	Wendy Robinson
Decision:	PERM DEV	Decision Date:	08/05/2018
Location:	16 Tilson Road N17 9UY		
Proposal:	Certificate of lawful development for an 'L-shaped' rear roof dormer extension and insertion of three roof lights to the front roofslope		
Application No:	HGY/2018/1369	Officer:	Marco Zanelli
Decision:	PERM DEV	Decision Date:	18/05/2018
Location:	40 Hanbury Road N17 9RJ		
Proposal:	Certificate of lawfulness for the formation of dormer extensions in rear roof slope and over rear outrigger and insertion of 2 x rooflights to the front roofslope.		

CONM Applications Decided: 1

Application No:	HGY/2018/0745	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	22/05/2018
Location:	Harris Academy Tottenham Ashley Road N17 9DP		

Proposal: Variation of condition 2 (approved drawings) attached to planning permission HGY/2015/3096 to make minor alterations to the approved drawings list, in order to make minor amendments to the footprint, layout and massing of approved Block 5 (sports hall) and amendments to the footprint, layout and massing of approved Block 4 and the link bridge attaching approved Block 4 to the existing building previously approved by HGY/2017/0140

EIA2 Applications Decided: 1

Application No: HGY/2018/0268 **Officer:** James Hughes

Decision: EIASCACCEPT **Decision Date:** 15/03/2018

Location: Welbourne; North Island, Ferry Island, Ashley Road East and Ashley Road West N17

Proposal: Request for Scoping Opinion in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 .

Development Description:

Scope of Environmental Statement for redevelopment across five plots of land (known as Welbourne; North Island, Ferry Island, Ashley Road East and Ashley Road West) in Tottenham Hale, totalling approximately 1.55 hectares ('ha'). Emerging scheme likely to provide approximately 1,030 residential units together with approximately 5,000 m2 of non-residential uses which will include a mix of retail, leisure, employment and health centre uses, amenity and public space provision, pedestrian routes, vehicular access, circulation and parking.

EIAM Applications Decided: 1

Application No: HGY/2017/2005 **Officer:** Christopher Smith

Decision: GTD **Decision Date:** 02/05/2018

Location: SW Plot Hale Village Ferry Lane N17

Proposal: Mixed use development ranging from 11 to 33 storeys comprising 1,588 sqm commercial space (flexible A1/A3/A4/B1/D1 uses), 279 residential units including affordable housing, together with roof garden and associated landscaping, the provision of basement car parking, bicycle spaces, associated plant including building maintenance unit and internal refuse storage at Plot SW, Hale Village.

FUL Applications Decided: 10

Application No: HGY/2017/2306 **Officer:** Gareth Prosser

Decision: GTD **Decision Date:** 05/04/2018

Location: Bus Garage and Depot Marsh Lane N17 0UX

Proposal: Use of site as an extension to the existing bus garage (D1 Non-residential Institutions to Sui Generis)

Application No: HGY/2017/3625 **Officer:** Gareth Prosser

Decision: GTD **Decision Date:** 27/02/2018

Location: 1 Windsor Road N17 9DE

Proposal: Erection of 2 bedroom dwelling house inserted within existing perimeter brickwork shell of disused storage building.

Application No: HGY/2017/3649 **Officer:** James Hughes

Decision: GTD **Decision Date:** 02/05/2018

Location: Tottenham Hale Bus Station Ferry Lane N17 9LR

Proposal: Reconfiguration of Tottenham Hale Bus Station to provide a new access onto Watermead Way, removal and replacement of fences, bus shelters and external lighting and other associated works.

Application No: HGY/2018/0099 **Officer:** Kwaku Bossman-Gyamara

Decision: GTD **Decision Date:** 28/02/2018

Location: 125 Poynton Road N17 9SJ

Proposal: Proposed single storey side and rear extensions. First floor rear extension.

Application No:	HGY/2018/0195	Officer:	Kwaku Bossman-Gyamera
Decision:	REF	Decision Date:	16/03/2018
Location:	160 Lansdowne Road N17 9XX		
Proposal:	Formation of a cross-over		
Application No:	HGY/2018/0455	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	05/03/2018
Location:	92 Seymour Avenue N17 9ED		
Proposal:	Extension and subdivision of the existing dwelling to form 1x 3 bed house and 1 x 2 bed house.		
Application No:	HGY/2018/0775	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	17/05/2018
Location:	1B Lansdowne Road N17 0LL		
Proposal:	Erection of glazed porch, replacement of door with aluminium window and bricking up of void, and replacement of ground floor existing upvc windows with aluminium windows to principle elevation; installation of door to rear elevation		
Application No:	HGY/2018/0842	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	01/05/2018
Location:	28 & 30 Halefield Road N17 9XR		
Proposal:	Erection of first floor extensions at 28 & 30 and erection of single storey rear extension of 28 Halefield Road.		
Application No:	HGY/2018/0873	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	09/04/2018
Location:	12 Reform Row N17 9SZ		
Proposal:	First floor rear extension.		
Application No:	HGY/2018/0911	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	21/05/2018
Location:	100 Lansdowne Road N17 9XX		
Proposal:	The proposed development includes the: - Single storey ground floor rear infill extension - Change of use of the ground floor from C3 Residential Use to D1 Preschool Learning Center (Nursery) - Conversion of the 1st and second floor to a 3no. bed family sized maisonette		
NON	Applications Decided:	2	
Application No:	HGY/2018/0605	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	20/04/2018
Location:	Hale Wharf Ferry Lane N17 9NF		
Proposal:	Non Material Amendments to phase 1 landscaping to ensure full alignment with landscaping within Bridges RMA, submitted concurrently with this application.		
Application No:	HGY/2018/1062	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	04/05/2018
Location:	Hale Wharf Ferry Lane N17 9NF		
Proposal:	Non-material amendment following a grant of planning permission HGY/2016/1719 to amend the current wording of condition A9 to allow for the submission of information for parts a) iii) and a) iv) for approval prior to the commencement of the public realm and public art.		
PNC	Applications Decided:	1	

Application No: **HGY/2017/3176** Officer: Kwaku Bossman-Gyamera
 Decision: PN GRANT Decision Date: 20/03/2018
 Location: First and Second Floors 522-528 High Road N17 9SX
 Proposal: Prior approval for change of uses of upper floors from B1(c) (light industrial use) to C3 (dwelling house)

PNE Applications Decided: 3

Application No: **HGY/2018/0371** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 14/03/2018
 Location: 164 Dowsett Road N17 9DH
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 4.3m, for which the maximum height would be 3.74m and for which the height of the eaves would be 2.99m

Application No: **HGY/2018/0566** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 19/03/2018
 Location: 148 Thackeray Avenue N17 9DX
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 4m, for which the maximum height would be 3.241m and for which the height of the eaves would be 3m

Application No: **HGY/2018/0968** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 10/05/2018
 Location: 15 Parkhurst Road N17 9RB
 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

RES Applications Decided: 5

Application No: **HGY/2017/3323** Officer: James Hughes
 Decision: GTD Decision Date: 26/03/2018
 Location: 1 Station Square Station Road N17 9JZ
 Proposal: Approval of details pursuant to condition 10 a) (site investigation) attached to planning permission HGY/2016/3932

Application No: **HGY/2018/0949** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 18/04/2018
 Location: 12A Baronet Grove N17 0LX
 Proposal: Approval of details pursuant to condition 3 (External Materials) ; condition 4 (Sash Window Details) attached to planning permission HGY/2017/0641.

Application No: **HGY/2018/1084** Officer: Neil McClellan
 Decision: GTD Decision Date: 14/05/2018
 Location: Palm Tree Court 4 Factory Lane N17 9FL
 Proposal: Approval of details pursuant to Condition 3 (Details of External Materials); Condition 4 (Carbon Reduction Certification); Condition 5 (Central Satellite Dish); Condition 6 (Cycle Parking); Condition 7 (Landscaping); Condition 8 (Construction Management and Logistics Plan); Condition 9 (Sustainable Drainage Scheme); Condition 10 (Air Quality Management Plan) and 11 (Piling Method Statement) attached to Planning Permission HGY/2015/1343.

Application No: **HGY/2018/1085** Officer: Neil McClellan
 Decision: GTD Decision Date: 14/05/2018
 Location: Palm Tree Court 4 Factory Lane N17 9FL

Proposal: Approval of details pursuant to Condition 3 (Details of External Materials); part of Condition 4 (Carbon Reduction Certification); Condition 5 (Central Satellite Dish) & Condition 6 (Cycle Parking); Condition 7 (Landscaping); Condition 8 (Construction Management and Logistics Plan); Condition 9 (Sustainable Drainage Scheme); and Condition 10 (Air Quality Management Plan) attached to Planning Permission HGY/2015/1169.

Application No: **HGY/2018/1229** **Officer:** Robbie McNaugher

Decision: GTD **Decision Date:** 11/05/2018

Location: Northumberland Park Railway Station Park Lane N17

Proposal: Approval of details pursuant to condition 3 - Materials (louvre detail) - attached to planning permission HGY/2017/0998 (all other details discharged under reference HGY/2017/1661)

RESA Applications Decided: 1

Application No: **HGY/2018/0606** **Officer:** Martin Cowie

Decision: GTD **Decision Date:** 20/04/2018

Location: Hale Wharf Ferry Lane N17 9NF

Proposal: Application for the approval of reserved matters for Bridges 1 and 2 of Hale Wharf and associated landscaping works pursuant to condition B4 of the planning permission HGY/2016/1719 being details of appearance, landscaping, access, layout and scale. The Hybrid Planning Application was an EIA development, and an ES was submitted to the authority.

Total Applications Decided for Ward: 35

WARD: West Green

CLDE Applications Decided: 2

Application No: **HGY/2018/0868** **Officer:** Laina Levassor

Decision: GTD **Decision Date:** 09/04/2018

Location: 303 Lordship Lane N17 6AB

Proposal: Certificate of Lawfulness for existing use of 303 Lordship Lane as 2 self-contained flats

Application No: **HGY/2018/1077** **Officer:** Laina Levassor

Decision: REF **Decision Date:** 13/04/2018

Location: 71 Belmont Avenue N17 6AX

Proposal: Certificate of Lawfulness for existing use of additional self-contained flat

CLUP Applications Decided: 8

Application No: **HGY/2018/0248** **Officer:** Sarah Madondo

Decision: PERM DEV **Decision Date:** 12/03/2018

Location: Left House 79 Carlingford Road N15 3EJ

Proposal: Certificate of lawfulness for the erection of a rear dormer with insertion of 3 x rooflights to the front elevation.

Application No: **HGY/2018/0516** **Officer:** Duncan McKane

Decision: PERM DEV **Decision Date:** 14/03/2018

Location: 70 Mannock Road N22 6AA

Proposal: Certificate of lawfulness for a proposed rear roof extension and installation of 1 no. skylight to front roof slope

Application No: **HGY/2018/0551** **Officer:** Marco Zanelli

Decision: PERM DEV **Decision Date:** 27/02/2018

Location: 83B Carlingford Road N15 3EJ

Proposal: Certificate of lawfulness for the formation of dormer extensions in rear roof slope and over rear outrigger and insertion of 2 x rooflights to the front roofslope.

Application No:	HGY/2018/0561	Officer:	Marco Zanelli
Decision:	PERM DEV	Decision Date:	27/02/2018
Location:	83A Carlingford Road N15 3EJ		
Proposal:	Certificate of lawfulness for the formation of dormer extensions in rear roof slope and over rear outrigger and insertion of 2 x rooflights to the front roofslope.		
Application No:	HGY/2018/0641	Officer:	Laina Levassor
Decision:	PERM DEV	Decision Date:	09/05/2018
Location:	4 Sirdar Road N22 6RG		
Proposal:	Certificate of Lawfulness for proposed rear dormer to facilitate a loft conversion		
Application No:	HGY/2018/0725	Officer:	Jon Skapoullis
Decision:	PERM DEV	Decision Date:	22/03/2018
Location:	244 Sirdar Road N22 6QX		
Proposal:	Certificate of lawfulness for the formation of rear dormer extension, hip-to-gable roof alteration and insertion of 3 x rooflights to the front roofslope.		
Application No:	HGY/2018/1188	Officer:	Wendy Robinson
Decision:	PERM DEV	Decision Date:	20/04/2018
Location:	149 Downhills Way N17 6AH		
Proposal:	Certificate of lawful development for a rear roof dormer extension and insertion of three roof lights to the front roofslope		
Application No:	HGY/2018/1277	Officer:	Wendy Robinson
Decision:	PERM DEV	Decision Date:	01/05/2018
Location:	147 Sirdar Road N22 6QS		
Proposal:	Certificate of lawful development for a rear roof dormer extension and insertion of two roof lights in the front roofslope		

COND Applications Decided: 2

Application No:	HGY/2018/0776	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	17/05/2018
Location:	8 Westbury Avenue N22 6BN		
Proposal:	Variation of condition 1 (Hours of Operation) attached to planning permission HGY/2016/1747 as follows: 10:00 and 00:30 Monday to Friday, 06:00 to 00:30 on Saturday and Sunday and 12:00 to 00:30 on Bank Holidays. Use of the outdoor area shall be limited to 10:00 to 22:00 Monday to Friday, 08:00 to 22:00 on Saturday and Sunday and 12:00 to 22:00 on Bank Holidays.		
Application No:	HGY/2018/0919	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	09/05/2018
Location:	Surgery 326 Philip Lane N15 4AB		
Proposal:	Variation of condition 2 ('approved plans') attached to planning permission HGY/2017/3491 to include alterations to the access, railings and privacy screen serving the first floor terrace		

FUL Applications Decided: 18

Application No:	HGY/2017/3346	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	14/03/2018
Location:	116 Boundary Road N22 6AE		
Proposal:	Conversion of property into two self-contained flats - comprising of 2 x3 bedrooms flats, including two-storey side extension and a rear dormer windows.		

Application No:	HGY/2017/3571	Officer:	Gareth Prosser
Decision:	REF	Decision Date:	12/04/2018
Location:	Land off Ashleys Alley West Green Road N15 3QR		
Proposal:	Erection of three storey building consisting of four self-contained flats (2 x 1 bed and 2 x 2 bed)		
Application No:	HGY/2017/3621	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	15/03/2018
Location:	526 West Green Road N15 3DU		
Proposal:	Erection of second floor extension to provide one-bedroom flat.		
Application No:	HGY/2018/0123	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	01/03/2018
Location:	7 Turnpike Parade Green Lanes N15 3EA		
Proposal:	Replacement shop front.		
Application No:	HGY/2018/0183	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	13/03/2018
Location:	44 Sandringham Road N22 6RB		
Proposal:	Erection of a single storey rear extension		
Application No:	HGY/2018/0284	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	12/03/2018
Location:	70 Mannock Road N22 6AA		
Proposal:	Demolition of existing rear lean-to extension and erection of single storey side extension		
Application No:	HGY/2018/0460	Officer:	Sean McCawley
Decision:	GTD	Decision Date:	23/03/2018
Location:	Ground Floor Flat 80 Westbury Avenue N22 6RS		
Proposal:	Erection of a single storey side/rear extension		
Application No:	HGY/2018/0610	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	13/04/2018
Location:	83B Carlingford Road N15 3EJ		
Proposal:	Erection of single storey side/rear extension		
Application No:	HGY/2018/0624	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	28/03/2018
Location:	3A Rusper Road N22 6QY		
Proposal:	Form a new shower room by extending the first floor with a new pitched roof over the existing flat roof. To include a new dormer at the front. All materials to match existing.		
Application No:	HGY/2018/0810	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	12/04/2018
Location:	Ground Floor Flat 159 Carlingford Road N15 3ET		
Proposal:	Ground floor single storey rear-side wraparound extension.		

Application No:	HGY/2018/0824	Officer:	Lucy Morrow
Decision:	GTD	Decision Date:	01/05/2018
Location:	20 Kirkstall Avenue N17 6PH		
Proposal:	Loft conversion with formation of a rear box dormer and a roof light to front roof slope.		
Application No:	HGY/2018/0917	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	27/04/2018
Location:	Flat B 23 Stanmore Road N15 3PR		
Proposal:	Loft conversion to include erection of rear dormer roof extension with Juliette balcony and installation of 2 no. roof lights to front elevation		
Application No:	HGY/2018/0924	Officer:	Kwaku Bossman-Gyamera
Decision:	REF	Decision Date:	27/04/2018
Location:	32 Downhills Way N17 6BA		
Proposal:	Formation of a new hardstanding and crossover to the front of the property.		
Application No:	HGY/2018/1008	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	09/05/2018
Location:	First Floor Flat 74 Langham Road N15 3LX		
Proposal:	Loft conversion incorporating the erection of a rear dormer extension and the installation of 3 roof lights to front roof slope.		
Application No:	HGY/2018/1020	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	02/05/2018
Location:	140 Boundary Road N22 6AE		
Proposal:	Retrospective application involving minor alterations to the rear ground floor extension		
Application No:	HGY/2018/1111	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	18/05/2018
Location:	412 West Green Road N15 3PU		
Proposal:	Demolition of single storey storage building to rear and erection of new single storey extension to create 1 no. studio flat with cycle parking and bin storage		
Application No:	HGY/2018/1117	Officer:	Gareth Prosser
Decision:	REF	Decision Date:	04/05/2018
Location:	25 Belmont Avenue N17 6AX		
Proposal:	Proposed conversion, alterations and dormer windows added to provide two flats from the existing property		
Application No:	HGY/2018/1130	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	14/05/2018
Location:	300 Philip Lane N15 4AB		
Proposal:	Application to use the property as HMO for 6 persons		

LCD Applications Decided: 1

Application No:	HGY/2018/0316	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	16/03/2018
Location:	10 Linden Road N15 3QB		

Proposal: Redevelopment of residential care home (C2) for use as assisted living accommodation (C2) with communal and onsite staff accommodation. Alterations include external changes to front and rear elevations, involving amendments to existing openings, creation of new openings, construction of a new boundary wall and new external steps to new entrances.

PNC Applications Decided: 1

Application No: HGY/2018/0017 **Officer:** Laurence Ackrill
Decision: PN NOT REQ **Decision Date:** 28/02/2018
Location: 450 West Green Road N15 3PT
Proposal: Prior notification for change of use from A1 (retail) to C3 (dwellinghouse)

PNE Applications Decided: 9

Application No: HGY/2018/0588 **Officer:** Laina Levassor
Decision: PN NOT REQ **Decision Date:** 21/03/2018
Location: 24 Rusper Road N22 6RA
Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 4m and for which the height of the eaves would be 3m.

Application No: HGY/2018/0621 **Officer:** Laina Levassor
Decision: PN NOT REQ **Decision Date:** 23/03/2018
Location: 244 Sirdar Road N22 6QX
Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 4.3m, for which the maximum height would be 3m and for which the height of the eaves would be 2.95m

Application No: HGY/2018/0633 **Officer:** Laina Levassor
Decision: PN GRANT **Decision Date:** 13/04/2018
Location: 175 Sirdar Road N22 6QS
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 2.85m and for which the height of the eaves would be 2.3m

Application No: HGY/2018/0788 **Officer:** Laina Levassor
Decision: PN NOT REQ **Decision Date:** 06/04/2018
Location: 156 Walpole Road N17 6BW
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/2018/0789 **Officer:** Laina Levassor
Decision: PN NOT REQ **Decision Date:** 13/04/2018
Location: 158 Walpole Road N17 6BW
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/2018/0834 **Officer:** Laina Levassor
Decision: PN NOT REQ **Decision Date:** 30/04/2018
Location: 211 Lordship Lane N17 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 4m and for which the height of the eaves would be 3m

Application No: HGY/2018/0881 **Officer:** Laina Levassor
Decision: PN NOT REQ **Decision Date:** 27/04/2018
Location: 76 Downhills Way N17 6BD
Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 4m and for which the height of the eaves would be 3m

Application No:	HGY/2018/0926	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	03/05/2018
Location:	313 Lordship Lane N17 6AB		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m.		
Application No:	HGY/2018/1124	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	22/05/2018
Location:	186 Downhills Park Road N17 6AP		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 5m, for which the maximum height would be 4m and for which the height of the eaves would be 3m		

RES Applications Decided: 10

Application No:	HGY/2017/2895	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	06/03/2018
Location:	Keston Centre Keston Road N17 6PW		
Proposal:	Approval of details pursuant to condition 15 (Construction Management Plan (CMP) and Construction Logistics Plan (CLP)) attached to planning permission HGY/2016/3309		
Application No:	HGY/2017/3041	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	07/03/2018
Location:	Keston Centre Keston Road N17 6PW		
Proposal:	Discharge of condition 8 (details of a scheme for a "vegetated" or "green" roofs) attached to planning permission HGY/2016/3309		
Application No:	HGY/2017/3257	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	22/05/2018
Location:	Keston Centre Keston Road N17 6PJ		
Proposal:	Partial discharge of condition 4 (landscaping) attached to planning permission HGY/2016/3309		
Application No:	HGY/2017/3259	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	05/03/2018
Location:	Keston Centre Keston Road N17 6PW		
Proposal:	Discharge of condition 7 (Tree Protection) attached to planning permission HGY/2016/3309		
Application No:	HGY/2017/3288	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	15/03/2018
Location:	Keston Centre Keston Road N17 6PW		
Proposal:	Approval of details pursuant to condition 28 (piling) attached to planning permission HGY/2016/3309		
Application No:	HGY/2018/0177	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	22/05/2018
Location:	Keston Centre Keston Road N17 6PW		
Proposal:	Discharge of condition 18 (Site investigation and remediation) attached to planning permission HGY/2016/3309		
Application No:	HGY/2018/0178	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	05/03/2018
Location:	Keston Centre Keston Road N17 6PW		

Proposal:	Partial discharge of details pursuant to conditions 21 (CO2 emissions) and 24 (Renewable energy provision) attached to planning permission HGY/2016/3309 (details at design stage prior to implementation)		
Application No:	HGY/2018/0214	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	23/03/2018
Location:	Keston Centre Keston Road N17 6PW		
Proposal:	Partial discharge of details pursuant to conditions 3 (Materials) in relation to the Community Centre & Nursery attached to planning permission HGY/2016/3309		
Application No:	HGY/2018/0476	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	01/05/2018
Location:	Keston Centre Keston Road N17 6PW		
Proposal:	Approval of details pursuant to condition 20 (CHP emissions) attached to planning permission HGY/2016/3309		
Application No:	HGY/2018/0945	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	09/05/2018
Location:	Surgery 326 Philip Lane N15 4AB		
Proposal:	Approval of details pursuant to condition 3 (privacy screen) ; condition 4 (refuse storage); condition 5 (secure cycle parking) attached to planning permission HGY/2017/3491.		

TEL Applications Decided: 1

Application No:	HGY/2018/0817	Officer:	Kwaku Bossman-Gyamera
Decision:	RNO	Decision Date:	21/03/2018
Location:	Telecommunications Station Rear Of Foundry Crawley Road N22 6AG		
Proposal:	Notification under the Electronic Communications Code Regulations 2003 to utilise permitted development rights for the removal of 3no. existing antennas and their replacement with 3no. new antennas and ancillary works thereto		

Total Applications Decided for Ward: 52WARD: **White Hart Lane****CLUP Applications Decided: 3**

Application No:	HGY/2018/0569	Officer:	Jon Skapoullis
Decision:	PERM DEV	Decision Date:	12/03/2018
Location:	108 Devonshire Hill Lane N17 7NH		
Proposal:	Certificate of lawfulness for proposed rear dormer window and hip to gable roof alteration. Front roof lights.		
Application No:	HGY/2018/0989	Officer:	Laina Levassor
Decision:	PERM DEV	Decision Date:	15/05/2018
Location:	3 Mayfair Gardens N17 7LP		
Proposal:	Certificate of Lawfulness for proposed single storey rear extension		
Application No:	HGY/2018/1294	Officer:	Wendy Robinson
Decision:	PERM DEV	Decision Date:	02/05/2018
Location:	107 Great Cambridge Road N17 7LN		
Proposal:	Certificate of lawful development for a rear roof dormer extension and insertion of two roof lights to the front roofslope		

FUL Applications Decided: 5

Application No:	HGY/2018/0354	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	27/03/2018
Location:	307 Somerset Gardens N17 8JY		
Proposal:	Replacement of existing single glazed wooden cherrywood windows with double glazed cherrywood UPVC framed windows in similar style.		
Application No:	HGY/2018/0384	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	19/03/2018
Location:	204 Tower Gardens Road N17 7QB		
Proposal:	Replacement of existing windows with double hung glazed timber sash windows to the front elevation and UPVC double hung sash / UPVC side hung casement windows.		
Application No:	HGY/2018/0558	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	13/04/2018
Location:	Allotment gardens Devonshire Hill Lane N17		
Proposal:	Proposed replacement of existing allotment boundary fencing with new 3m high barbican fencing.		
Application No:	HGY/2018/0686	Officer:	Duncan McKane
Decision:	REF	Decision Date:	09/04/2018
Location:	14 De Quincey Road N17 7DL		
Proposal:	Retrospective application for replacement of timber framed windows and doors with double glazed uPVC windows and doors to front, side and rear elevations		
Application No:	HGY/2018/0811	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	13/04/2018
Location:	176 Risley Avenue N17 7ER		
Proposal:	Single storey rear extension.		

NON Applications Decided: 1

Application No:	HGY/2018/0695	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	27/03/2018
Location:	500 White Hart Lane N17 7NA		
Proposal:	Non-material amendment to the Outline Permission ref HGY/2016/0828 to amend the following: The front block coloured yellow to allow predominantly residential use, with retail/community/employment uses at lower and ground floors; and substation located at the rear of the site.		

OUT Applications Decided: 1

Application No:	HGY/2018/0462	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	06/03/2018
Location:	14 Weir Hall Road N17 8LB		
Proposal:	Outline permission for the erection of an additional dwelling house.		

PNE Applications Decided: 2

Application No:	HGY/2018/0664	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	28/03/2018
Location:	64 Compton Crescent N17 7LD		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 5m, for which the maximum height would be 3m and for which the height of the eaves would be 2.7m		

Application No: **HGY/2018/0969** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 10/05/2018
 Location: 3 Mayfair Gardens N17 7LP
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

RES Applications Decided: 3

Application No: **HGY/2018/0468** Officer: Aaron Lau
 Decision: GTD Decision Date: 03/04/2018
 Location: 500 White Hart Lane N17 7NA
 Proposal: Approval of details pursuant to condition 17 (biodiversity) attached to planning permission HGY/2016/0828

Application No: **HGY/2018/0469** Officer: Aaron Lau
 Decision: GTD Decision Date: 03/04/2018
 Location: 500 White Hart Lane N17 7NA
 Proposal: Approval of details pursuant to condition 13 (energy strategy) attached to planning permission HGY/2016/0828

Application No: **HGY/2018/0470** Officer: Aaron Lau
 Decision: GTD Decision Date: 23/05/2018
 Location: 500 White Hart Lane N17 7NA
 Proposal: Approval of details pursuant to condition 14 (overheating) attached to planning permission HGY/2016/0828

RESM Applications Decided: 1

Application No: **HGY/2018/0047** Officer: Aaron Lau
 Decision: GTD Decision Date: 27/03/2018
 Location: 500 White Hart Lane N17 7NA
 Proposal: Submission of Reserved Matters, namely a) Layout, b) Scale, c) Appearance and d) Landscaping pertaining to Outline Permission ref. HGY/2016/0828 for mixed use redevelopment to comprise the demolition of existing buildings/ structures and associated site clearance and erection of new buildings / structures to provide 144 residential units, employment uses (Use Class B1 and B8), retail uses (Use Class A1 and A3), community uses (Use Class D1) associated access, parking and servicing space, infrastructure, public realm works and ancillary development The outline application was not an EIA application

TEL Applications Decided: 2

Application No: **HGY/2018/0794** Officer: Kwaku Bossman-Gyamera
 Decision: RNO Decision Date: 21/03/2018
 Location: Junction of Great Cambridge Road Compton Crescent N17 7JU
 Proposal: Notification under the Electronic Communications Code Regulations 2003 to utilise permitted development rights for the removal and replacement of the existing 540mm antenna shroud with a new 580mm antenna shroud; the installation of 2no. new cabinets and ancillary works thereto.

Application No: **HGY/2018/1135** Officer: Kwaku Bossman-Gyamera
 Decision: PN GRANT Decision Date: 17/05/2018
 Location: Opposite 274 White Hart Lane N17 8JP
 Proposal: Telecommunications installation consisting of replacement of 1no. equipment cabinet and 1no. electrical meter cabinet and development ancillary thereto.

Total Applications Decided for Ward: 18

WARD: **Woodside****ADV Applications Decided: 1**

Application No: **HGY/2018/1137** Officer: Sean McCawley
 Decision: GTD Decision Date: 23/05/2018
 Location: 40 Cumberland Road N22 7SG
 Proposal: New Branding for Wood Green Works

CLDE Applications Decided: 5

Application No: **HGY/2018/0215** Officer: Sarah Madondo
 Decision: GTD Decision Date: 26/02/2018
 Location: 556 Lordship Lane N22 5BY
 Proposal: Certificate of Lawfulness for use of ground floor as a Take Away (A5).

Application No: **HGY/2018/0302** Officer: Laina Levassor
 Decision: REF Decision Date: 17/04/2018
 Location: 7 Stirling Road N22 5BL
 Proposal: Certificate of Lawfulness for an existing loft conversion

Application No: **HGY/2018/0306** Officer: Duncan McKane
 Decision: GTD Decision Date: 22/03/2018
 Location: 344 High Road N22 8JW
 Proposal: Certificate of lawfulness for the use of the first floor as 2 no. self-contained flats.

Application No: **HGY/2018/1156** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 27/04/2018
 Location: 8 Ewart Grove N22 5NX
 Proposal: Certificate of lawfulness for the use of part of the property as 2 self-contained studio flats (1 on the ground floor and 1 in the loft) and the remainder of the property as a small House in Multiple Occupation (Use Class C4) for up to 4 people. Existing Use.

Application No: **HGY/2018/1197** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 09/05/2018
 Location: 2 Ewart Grove N22 5NX
 Proposal: Certificate of lawfulness for the existing use of the property as a small House in Multiple Occupation (HMO) for up to a maximum of 6 persons (Use Class C4).

CLUP Applications Decided: 4

Application No: **HGY/2018/0103** Officer: Mercy Oruwari
 Decision: PERM DEV Decision Date: 08/03/2018
 Location: 107 Woodside Road N22 5HR
 Proposal: Certificate of lawfulness for the formation of a rear dormer, including the insertion of rooflights (Proposed).

Application No: **HGY/2018/0704** Officer: Marco Zanelli
 Decision: PERM DEV Decision Date: 14/03/2018
 Location: 39 Melrose Avenue N22 5EA
 Proposal: Certificate of Lawfulness for demolition of rear extension and replacement with a single storey rear extension. In addition, first floor rear bathroom window to be reduced in size and made narrower.

Application No:	HGY/2018/0882	Officer:	Marco Zanelli
Decision:	PERM DEV	Decision Date:	23/03/2018
Location:	61 Eldon Road N22 5ED		
Proposal:	Certificate of lawfulness for formation of dormer in rear roof slope with Juliet balcony and insertion of 2 x rooflights to the front roofslope.		
Application No:	HGY/2018/1167	Officer:	Marco Zanelli
Decision:	PERM DEV	Decision Date:	18/04/2018
Location:	15 Homecroft Road N22 5EL		
Proposal:	Certificate of lawfulness for the formation of dormer in rear roof slope with two Juliet balcony and insertion of 2 x rooflights to the front roofslope.		

FUL Applications Decided: 22

Application No:	HGY/2017/3490	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	09/04/2018
Location:	Crossway Parade The Crossway N22 5QX		
Proposal:	Replacement of existing mansard roof and 4 No existing flats with a first floor plus mansard roof to provide 8No self-contained flats at first & second floor including alterations to the front and side elevation		
Application No:	HGY/2018/0086	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	09/03/2018
Location:	Flat C 9 White Hart Lane N22 5SL		
Proposal:	Formation of a rear dormer to top floor flat		
Application No:	HGY/2018/0166	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	09/03/2018
Location:	5 Selborne Road N22 7TL		
Proposal:	Single storey rear/side infill extension with pitched roof		
Application No:	HGY/2018/0220	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	28/02/2018
Location:	102 Woodside Road N22 5HT		
Proposal:	Demolition of existing single storey rear structure and erection of a single storey rear extension.		
Application No:	HGY/2018/0241	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	12/03/2018
Location:	10 Station Road N22 7TR		
Proposal:	The installation of mechanical and electrical plant on the first floor roof (Council owned)		
Application No:	HGY/2018/0287	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	29/03/2018
Location:	5 Stuart Crescent N22 5NJ		
Proposal:	Proposed basement extension and subdivision of existing 2 x 2 bedroom ground floor flats to create 2 x 3 bedroom flats and 1 x 2 bedroom flat		
Application No:	HGY/2018/0374	Officer:	Kwaku Bossman-Gyamera
Decision:	REF	Decision Date:	13/03/2018
Location:	Flat A 1 Ringslade Road N22 7TE		
Proposal:	Loft conversion conversion to provide 1 Bedroom flat. Featuring a mansard roof and dormer to roof slope.		

Application No:	HGY/2018/0518	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	19/03/2018
Location:	198 High Road N22 8HH		
Proposal:	The proposed development is for change of use from Class C3 (Dwelling House) to Class A1 (Retail).		
Application No:	HGY/2018/0593	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	21/03/2018
Location:	107 Woodside Road N22 5HR		
Proposal:	Single storey rear extension		
Application No:	HGY/2018/0600	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	26/03/2018
Location:	43 Gathorne Road N22 5ND		
Proposal:	Erection of a rear conservatory		
Application No:	HGY/2018/0608	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	20/03/2018
Location:	Ground Floor Flat 20 Cranbrook Park N22 5NA		
Proposal:	Erection of a single storey side/infill & a single storey rear extension.		
Application No:	HGY/2018/0639	Officer:	Sarah Madondo
Decision:	REF	Decision Date:	13/04/2018
Location:	87 Stirling Road N22 5BN		
Proposal:	Hip-to-gable with rear dormer and roof lights to front roof slope. Roof lights to existing side roof.		
Application No:	HGY/2018/0674	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	08/05/2018
Location:	336 High Road N22 8JW		
Proposal:	Proposed change of use from A1 (Bakery) to A3 (Restaurant) with installation of Extractor Flue ducting to the side.		
Application No:	HGY/2018/0738	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	11/04/2018
Location:	34 Park Avenue N22 7EX		
Proposal:	Conversion into 1 x 3-bedroom maisonette with 2 x 1-bedroom flats above.		
Application No:	HGY/2018/0744	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	18/04/2018
Location:	Flat C 8 Park Avenue N22 7EX		
Proposal:	Alterations to include installation of a new door on flank elevation, timber decking and erection of a partially obscure glazed screen at second floor level to create a private roof terrace to the roof of existing first floor rear/side addition		
Application No:	HGY/2018/0806	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	18/04/2018
Location:	15 Gathorne Road N22 5ND		
Proposal:	Single storey rear wrap around extension.		

Application No:	HGY/2018/0809	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	12/04/2018
Location:	87 Stirling Road N22 5BN		
Proposal:	Ground floor rear extension and alterations to the existing external staircase.		
Application No:	HGY/2018/0864	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	17/04/2018
Location:	61 Eldon Road N22 5ED		
Proposal:	Erection of a single storey rear extension with internal alterations.		
Application No:	HGY/2018/0869	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	20/04/2018
Location:	500 Lordship Lane N22 5DE		
Proposal:	Loft conversion including the erection of a dormer extension to the rear elevation and the installation of 1 x rooflight to the front.		
Application No:	HGY/2018/0984	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	24/05/2018
Location:	19 Melrose Avenue N22 5EA		
Proposal:	Erection of a single storey 'infill' rear extension.		
Application No:	HGY/2018/1073	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	09/05/2018
Location:	Land to rear of 678-680 Lordship Lane N22 5JN		
Proposal:	Erection of a 2 bedroom dwelling house over ground floor and lower ground floor levels.		
Application No:	HGY/2018/1112	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	25/05/2018
Location:	108 Maryland Road N22 5AP		
Proposal:	Loft Conversion with dormer at rear		

NON Applications Decided: 3

Application No:	HGY/2018/1175	Officer:	Neil McClellan
Decision:	GTD	Decision Date:	02/05/2018
Location:	First Floor Flat 25 Selborne Road N22 7TH		
Proposal:	Non-material amendment following a grant of planning permission HGY/2017/2347 seeking 1 additional flat rooflight to be installed on top of the flat roof of the approved dormer extension, and 1 additional flat rooflight to be installed on top of the flat roof of the existing 2-storey rear extension.		
Application No:	HGY/2018/1185	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	19/04/2018
Location:	2A Canning Crescent N22 5SR		
Proposal:	Non-material amendment following a grant of planning permission HGY/2015/2609 to introduce internal layout changes to the house and flats 3, 4, 5, 8, 9, 10, 13, 14, 15, 17, 18 and 19 and installation of obscure panels to rear (southern) elevations of five balconies at first, second and third floor level.		

Application No: **HGY/2018/1206** Officer: Wendy Robinson

Decision: GTD Decision Date: 24/04/2018

Location: 606 Lordship Lane N22 5JH

Proposal: Non-material amendment following a grant of planning permission HGY/2016/4208 to clarify the level of compliance that the development will achieve with approved document M is Part M4(1)

PNE Applications Decided: 4

Application No: **HGY/2018/0336** Officer: Laina Levassor

Decision: PN NOT REQ Decision Date: 07/03/2018

Location: 107 Woodside Road N22 5HR

Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 4m, for which the maximum height would be 3.25m and for which the height of the eaves would be 3m

Application No: **HGY/2018/0886** Officer: Laina Levassor

Decision: PN REFUSED Decision Date: 23/05/2018

Location: 14 Perth Road N22 5RB

Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 2.7m

Application No: **HGY/2018/0993** Officer: Laina Levassor

Decision: PN NOT REQ Decision Date: 15/05/2018

Location: 15 Croxford Gardens N22 5QU

Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.4m and for which the height of the eaves would be 3m.

Application No: **HGY/2018/1238** Officer: Laina Levassor

Decision: PN NOT REQ Decision Date: 23/05/2018

Location: 106 Perth Road N22 5QP

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

RES Applications Decided: 3

Application No: **HGY/2017/3261** Officer: Tobias Finlayson

Decision: GTD Decision Date: 19/04/2018

Location: 2A Canning Crescent N22 5SR

Proposal: Approval of details pursuant to condition 8(a) (site investigation) attached to planning permission HGY/2015/2609

Application No: **HGY/2017/3262** Officer: Tobias Finlayson

Decision: GTD Decision Date: 19/04/2018

Location: 2A Canning Crescent N22 5SR

Proposal: Approval of details pursuant to condition 14 (Air Quality and Dust Management Plan) attached to planning permission HGY/2015/2609

Application No: **HGY/2018/0590** Officer: Samuel Uff

Decision: GTD Decision Date: 10/04/2018

Location: 38 Sylvan Avenue N22 5HY

Proposal: Approval of details for condition 4 of permission HGY/2017/3443 (cycle storage and refuse storage enclosures)

Total Applications Decided for Ward: 42**WARD: Not Applicable - Outside Borough**

OBS Applications Decided: 2

Application No:	HGY/2018/0293	Officer:	Matthew Gunning
Decision:	RNO	Decision Date:	30/04/2018
Location:	Channing Junior School 1 Highgate High Street N6 5JR		
Proposal:	Lower ground floor extension to south elevation to provide hall with play area above and extension to the east under existing terrace with alterations to the eastern elevation at lower ground level to provide drama studio and re-provide classroom to existing school; creation of a sports changing room facility at subterranean level adjacent to the existing tennis courts including excavation of existing embankment and glazed single storey entrance structure above at playground level (Observations to L.B. Camden - their reference 2017/7080/P)		
Application No:	HGY/2018/1098	Officer:	Matthew Gunning
Decision:	RNO	Decision Date:	16/04/2018
Location:	31 Storey Road E17 7DA		
Proposal:	Details pursuant to condition 5 of planning permission reference 161705/FUL dated 03/06/15 (Observations to L.B. Waltham Forest. Their reference 180743)		

Total Applications Decided for Ward: 2

Total Number of Applications Decided: 847
