

NOTICE OF MEETING

PLANNING SUB COMMITTEE

Monday, 9th July, 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 deputations, asking questions, making oral protests) should be aware that they are likely to be filmed, recorded or reported on. By entering the meeting room and using the public seating area, you are consenting to being filmed and to the possible use of those images and sound recordings.

The Chair of the meeting has the discretion to terminate or suspend filming or recording, if in his or her opinion continuation of the filming, recording or reporting would disrupt or prejudice the proceedings, infringe the rights of any individual, or may lead to the breach of a legal obligation by the Council.

2. **PLANNING PROTOCOL**

The Planning Committee abides by the Council's Planning Protocol 2017. A factsheet covering some of the key points within the protocol as well as some of the context for Haringey's planning process is provided alongside the agenda pack available to the public at each meeting as well as on the Haringey Planning Committee webpage.

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

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

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

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

3. APOLOGIES

4. URGENT BUSINESS

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

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

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

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

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

7. ARGENT SDP SITES (PAGES 1 - 12)

Proposal: Demolition works and clearance of existing site to provide a mixed-use development comprising 6 buildings up to 38 storeys in height, which together with pavilion and basement accommodation will provide up to 104,053m² of floorspace (GIA), comprising residential (Use Class C3) (up to 1,036 units), retail (Use Class A1-A4), health centre (Use Class D1), office (Use Class B1), leisure (Use Class D2) parking and servicing areas, hard and soft landscaping (including the provision of a new public square), highways works, creation of new vehicular accesses and the realignment of Station Road, decentralised energy network works and other associated works.

8. 1-6 CRESCENT MEWS, LONDON N22 7GG (PAGES 13 - 22)

Proposal:

The redevelopment of the site including the retention of existing buildings comprising 4 separate blocks (A-D) ranging from 1 – 4 storeys in height to create 35 residential units.

9. ASHLEY ROAD SOUTH TOTTENHAM HALE (PAGES 23 - 38)

Proposal: The Reserved Matters application will seek approval for the detailed design (appearance, landscaping, layout, scale and access) for the Cannon Factory Ashley House site, approved by outline planning permission (HGY/2016/4165).

10. LAND AT HALE WHARF FERRY LANE N17 9NF (PAGES 39 - 54)

Proposal: Details of Reserved Matters relating to the remaining phases (2/3) of the redevelopment of Hale Wharf including detailed submission for The Paddock pedestrian bridge.

11. UPDATE ON MAJOR PROPOSALS (PAGES 55 - 66)

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 67 - 102)

To advise the Planning Committee of decisions on planning applications taken under delegated powers for the period 28 May – 22 June 2018.

13. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at item 4 above.

14. DATE OF NEXT MEETING

10 September 2018

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

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

Friday, 29 June 2018

Pre-application briefing to Committee**1. DETAILS OF THE DEVELOPMENT****Reference No:** PPA/2017/0010**Ward:** Tottenham Hale**Address:** Strategic Development Partnership (SDP) Sites (Welbourne North Island, Ferry Island, Ashley Road East and Ashley Road West), Tottenham Hale**This report pertains to a pre-application presentation to Members by the applicant. The report is for information only.**

Proposal: Demolition works and clearance of existing site to provide a mixed-use development comprising 6 buildings up to 38 storeys in height, which together with pavilion and basement accommodation will provide up to 104,053m² of floorspace (GIA), comprising residential (Use Class C3) (up to 1,036 units), retail (Use Class A1-A4), health centre (Use Class D1), office (Use Class B1), leisure (Use Class D2) parking and servicing areas, hard and soft landscaping (including the provision of a new public square), highways works, creation of new vehicular accesses and the realignment of Station Road, decentralised energy network works and other associated works.

Applicant: TH Ferry Island Limited Partnership (Agent)**Agent:** Quod**Ownership:** Private/Council/Homes for Haringey**Case Officer Contact:** James Hughes**2. BACKGROUND**

- 2.1. The proposed development is being reported to Planning Sub Committee to enable members to view it prior to formal submission. Any comments made are of a provisional nature only and will not prejudice the final outcome of any planning application submitted for formal determination. It is anticipated that the proposal will be presented to the Planning Sub-Committee later in 2018. The applicant is engaged in pre-application discussions.
- 2.2. The Council entered into a Strategic Development Partnership (SDP) with Argent Related in 2016, bringing together key sites central to Haringey's ambitions for a new District Centre at Tottenham Hale. Alongside new mixed-tenure homes, the partnership envisages new shops, cafes, restaurants, community facilities and improved green spaces. The SDP is a cornerstone of the wider regeneration of Tottenham Hale.

3. SITE AND SURROUNDS

- 3.1. At present, Tottenham Hale is fragmented and dominated by traffic but does benefit from a key public transport interchange and good quality public transportation links. The River Lee runs to the east of the SDP sites within the Lea Valley Regional Park. Down Lane Park lies to the north.
- 3.2. The SDP sites are predominantly characterised by a mixture of industrial uses and a retail park. A map of the SDP sites is **Appendix 1**. Each existing site is described below.

3.2.1. *Welbourne Centre*

This is the westernmost of the five plots, and is bounded by Monument Way to the south, Fairbanks Road to the west, Chesnut Road to the north and Park View Road to the East. The plot is currently vacant but formally contained a community centre.

3.2.2. *Ashley Road West*

This plot is west of Ashely Road and north of Hale Road. It is currently occupied by a petrol filling station and a retail shop. The plot is bound by hardstanding associated with a light industrial yard to the north.

3.2.3. *Ashley Road East*

The plot is situated to the east of Ashley Road West separated by Ashley Road. The plot contains Stratford College, which is a three storey building fronting Hale Road and also contains other meanwhile street food and bar uses (Styx) to the rear. Ashley Road East is bound by a light industrial estate to the north.

3.2.4. *Ferry Island*

This is the southernmost plot and is bound by Ferry Lane/The Hale to the south, Station Road to the north and west and Tottenham Hale Bus Station to the east. Ferry Island is currently occupied by Ferry Island Retail Park, which includes KFC and Pizza Hut and the former Maplin store, and associated car parking.

3.2.5. *North Island*

This plot is currently occupied by a vacant public house and car wash yard. The plot also incorporates a section of Station Road and associated public highway in the south. The plot is located to the north-west of the Ferry

Island. The North Island is bound by two retail units to the north, a hotel to the east, Station Road to the south and The Hale to the west.

- 3.3. The plots are not located within or adjacent to any Conservation Areas and do not contain any statutory or locally listed buildings. The western end of Ferry Island and the western edge of North Island lie within an Archaeological Priority Area (APA).
- 3.4. The SDP sites cover several allocations in the Tottenham Area Action Plan (TH2, TH4, TH5 and TH10). Tottenham Hale is also a Housing Zone and identified as an area for accelerated housing delivery. A locally protected linear view from Quernmore Road crosses the southern part of the site.

SUMMARY OF SITE ALLOCATIONS

4. PROPOSED DEVELOPMENT

- 4.1. The applicant proposes a comprehensive mixed use redevelopment of the SDP sites. Images of the pre-application proposals are contained in Appendix 2. The applicant intends to seek full planning permission for:
 - Demolition of existing buildings and structures;
 - Six new buildings with heights ranging from 4 to 38 storeys.
 - 1036 new residential units, including 25% affordable housing (shared ownership)
 - Up to 7,045m² Gross Internal Area (GIA) of non-residential uses including retail, office, leisure and health centre uses (Use Classes A1-A4, B1 and D1/D2);
 - Three new main public spaces and a 'pavilion' building
 - Improved permanent public realm and hard and soft landscaping
 - Car parking, servicing areas and cycle parking spaces;
 - A basement cinema option (depending on commercial outcomes)
- 4.2. A summary of the development proposed for each plot is below.

Welbourne Centre

- 16 storey building with two lower 'wings' of 7 and 6 storeys, and row of duplexes 4 storeys in height, set around an internal courtyard.
- 137 residential units (54 market and 83 shared ownership)
- 1,643 m² GIA - new health centre
- 267 m² GIA flexible commercial space (Use Class A1-A4/B)

Ashley Road West

- L-shaped block of 15 storeys, stepping down to 5 storeys along Hale Road with an interior courtyard to the rear.
- 98 residential units (70 market and 28 shared ownership)
- 522m² GIA flexible commercial space (Use Class A1-A4/B)

Ashley Road East

- Part 19 storey, part 13 storey and part 5 storey building, and podium amenity space.
- 183 residential units (all market)
- Two flexible commercial spaces (Use Class A1-A4/B - 551 m² GIA and Use Class A1-A4/D - 519 m² GIA) as well as dedicated office space of 831 m² GIA.

North Island

- 19 storey building
- 136 Residential Units (all shared ownership)
- 448m² GIA flexible commercial use (Use Class A1-A4/D)

Ferry Island

- Two buildings:
 - Building 1 - a part 38 storey and part 20 storey building, with a connecting 7 storey element. 375 units (all market)
 - Building 2 - a part 14 storey and part 7 storey building. 107 units (all market).
- Flexible commercial space (A1-A4/B - 888m² and A1-A4/D) 1,375m².
- New public amenity spaces including a public square (provided at ground level) and a pavilion.
- Communal residential amenity spaces at the upper levels of proposed buildings.

5. PLANNING HISTORY

5.1. Strategic Development Partnership (SDP) Sites:

- **HGY/2018/0268** - Request for Scoping Opinion - Town and Country Planning (Environmental Impact Assessment) Regulations 2017 – Welbourne, North Island, Ferry Island, Ashley Road East and Ashley Road West. Granted – Scope of EIA Acceptable 15.03.2018

- **HGY/2018/3649** - 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. Granted 02.05.2018

5.2. A map of recently approved development in Tottenham Hale and summary of key planning applications is contained in Appendix 3.

6. CONSULTATION

6.1. Internal/external consultation:

6.2. This scheme is currently at pre-application stage and therefore no formal consultation has been undertaken.

6.3. The applicant has undertaken extensive non-statutory public consultation during the pre-application process. A summary of the engagement is below:

- Late 2017 - Introductions to the local community, key stakeholders and local groups. Events at two venues. First newsletter issued.
- Early 2018 - Further meetings with local ward councillors and other key stakeholders, workshops with local residents, school children and retailers/businesses. Launch of second phase of consultation with second public exhibition.
- Early/Mid 2018 - Pop-up events outside Tottenham Hale Station, separate workshop with ADA National College for Digital Skills. Meetings with Ferry Lane Residents' Association, Dowsett Estate Residents' Association and Chesnut Residents' Association. SDP Development Management Forum.

6.4. Development Management (DM) Forum

6.5. Proposals for the Welbourne site were presented at DM Forum in December 2017. A DM Forum for all the SDP sites (including revised proposals for Welbourne) was held on 20th June 2018. A note of the issues raised at 20th June 2018 DM Forum is Appendix 4.

6.6. Quality Review Panel

6.7. The applicant has engaged extensively with the Quality Review Panel (QRP) during the pre-application process. The QRP has reviewed various parts of scheme on 5 occasions. The QRP reviews included:

- 14 June 2017 - Welbourne
- 6th November 2017 - SDP Masterplan and Island Sites

- 14 February 2018 - Ashley Road East and West
- 28 March 2018 – Welbourne
- 17 April 2018 - Island Sites, Pavilion, Ashley Road East/West

6.8. The QRP's has expressed strong support for the principle of the SDP proposals and broad support for the scale and form of the emerging designs of individual plots. The QRP has noted certain areas where there is room for refinement to layouts and detailed designs. Officers will continue to work with the applicant and QRP at application stage.

6.9. *Greater London Authority (GLA)*

6.10. The applicant has engaged GLA Officers in pre-application discussions. Haringey Officers understand the GLA to be broadly supportive of the scheme in principle subject to affordable housing discussions and detailed design considerations. The scheme will require referral to the Mayor at application stage.

6 MATERIAL PLANNING CONSIDERATIONS

6.1 *Principle of the Development*

6.2 The London Plan, Haringey's Strategic Policies and the Tottenham Area Action Plan (AAP) promote the positive regeneration of Tottenham Hale. A comprehensive master planned development is required to meet the Council's overarching strategic objectives including:

- a) Substantially improved public realm that unifies the streets and spaces around the former gyratory, improves access to Tottenham Hale Station, and prioritises pedestrian and cyclist circulation and safety;
- b) A new urban form – consistent with the area's status and accessibility;
- c) Attractive and functional public spaces located around the gyratory;
- d) Incorporation of permeable surfaces, green space and trees.

6.3 A new district Centre for Tottenham Hale is envisaged by the AAP to provide a range of retail, leisure or community facilities alongside a significant quantum of residential housing that maximises pre-existing public transport connections and links to the open spaces and waterways of the Lea Valley.

6.3.1 The re-development of Tottenham Hale also presents the opportunity for tall buildings to provide a land-marking role for the district centre, as well as identifying the locations of the bus and railway station.

6.3.2 The applicant's proposals for the SDP sites contribute to the Council's in principle objectives to regenerate Tottenham Hale, deliver a new urban form, improve the public realm and deliver new commercial and intuitional spaces.

6.3.3 Officers also acknowledge the scale of development proposed will provide a significant number of new homes that will assist in meeting Haringey's housing need. However, this quantum of development will need to be robustly supported by exceptional urban design.

6.3.4 Subject to a detailed and rigorous assessment of site-specific planning issues, the redevelopment of the SDP sites is acceptable in principle.

6.4 *Design and Appearance*

6.4.1 The London Plan and the Local Plan both require exceptional quality of design for buildings and the spaces they create. The Tottenham Hale area is highly constrained, and a Master Planned approach is required to demonstrate that any proposal will accord with the Council's wider policy objectives for Tottenham Hale.

6.4.2 The applicant has sought variation across the sites with a diverse project team - this includes six separate architects and the architectural concept for each building and public space is unique.

6.4.3 The emerging buildings have been refined during pre-application discussions and the applicant has presented a master plan concept that demonstrates the mixed use proposals will integrate with existing and emerging development. Further refinement of the visual appearance of the buildings will emerge as the scheme progresses to application phase.

6.4.4 The applicant's proposed new public spaces - including a new public square west of the Tottenham Hale Bus Station that incorporates a pavilion - are supported however greater detail is required to ensure a high level of public access and quality.

6.4.5 Officers will continue to work with the applicant and the Quality Review Panel to ensure the design of the development delivers overarching policy aims and provides a cohesive building group that mitigates any visual, functional and environmental impacts.

6.4.6 A full townscape assessment, including verified views of the development, will accompany a future planning application.

6.5 *Unit Quality and Mix*

6.5.1 All residential units are proposed to meet London Plan space standards. The applicant has designed the amenity spaces in response to site constraints, including proximity to the Tottenham Hale Bus Station and busy roads. Where there are units proposed that do not incorporate private external amenity spaces, communal rooftop amenity space and oversize unit floorplans are proposed.

6.5.2 The number of residential units per core across the six buildings is generally acceptable, although refinement of the design may be required for particular buildings.

6.5.3 The applicant proposes the following unit mix across 6 buildings:

Studio	1-Bedroom	2-Bedroom	3-Bedroom	Total
76	432	453	75	1036
7.3%	41.6%	43.7%	7.3%	100%

6.5.4 The applicant’s approach is broadly in line with policy and Haringey’s Housing Strategy, which targets housing provision for smaller households in accessible settings and prioritises higher densities in areas with good public transport accessibility.

6.5.5 The scheme contains 65% single aspect units, however there are no directly north-facing single aspects units proposed.

6.5.6 The applicant will provide a full assessment of the expected child population generated by the scheme and child play space need at application stage. The applicant’s preliminary assessment indicates the requirement will be met as follows:

- Under 5 - on site provision
- 5 -11 - predominantly on site provision
- 11+ - off site provision

6.5.7 The applicant is in discussion with officers regarding S106 contribution to address any short fall, and further detail will be provided as the application progresses.

6.6 *Affordable Housing*

6.6.1 The sites are located within the Tottenham Hale Housing Zone. The Housing Zone programme is designed to encourage developers, boroughs and other key partners to consider innovative and flexible approaches to accelerate sustainable development and increase housing delivery.

6.6.2 Through early discussions on the Housing Zone, it was recognised that a pragmatic approach was needed to ensure that an improved mix of housing types and tenures could be delivered alongside significant requirements for infrastructure investment. Policy AAP3 of the Tottenham AAP therefore specifically commits the Council to a ‘Portfolio Approach to Sites’ in Tottenham Hale.

- 6.6.3 This approach ensures that different sites may contribute a higher or lower proportion of affordable housing of a particular tenure, in line with an overall Zone-wide target of policy compliance (40%). Contributions will depend on individual site's characteristics and viability, and the Council's ability to capture and re-allocate value from one site to another, as is the case with the SDP. Latest estimates are that this process will achieve 42% affordable housing overall, against a very low pre-Housing Zone estimated baseline of 7%.
- 6.6.4 The applicant proposes 25% affordable housing (by habitable room) comprised of 100% shared ownership units. However, this percentage should read in the context of the contribution that SDP Land Receipts are able to make against other sites in Tottenham Hale.
- 6.6.5 A portion of these receipts have already been allocated to convert 113 units from market to affordable homes at the Ashley Road South site, and latest estimates of contributions indicate that another 133 units could be paid for elsewhere in the Housing Zone area. This in turn enables efficient delivery of proportionately more affordable homes than might otherwise be secured by Haringey. These receipts would be unavailable in an absence of a strategic partnership with the applicant.
- 6.6.6 The shared ownership units are targeted to be delivered on three sites - Welbourn (83 Units), Ashley Road West (28 Units) and the North Island – Building 3 (136 Units). This yields 247 shared ownership units across the SDP sites.
- 6.6.7 Officers are working with the applicant regarding viability testing of this position. The Council has contacted BNP Paribas to undertake a third party assessment of the applicant's forthcoming viability appraisal. This testing will ensure the developer's contribution represents that maximum amount of affordable housing that may be delivered in the context of the Housing Zone approach, while balancing infrastructure and other S106 obligations.
- 6.1.6 Further details around shared ownership eligibility and affordability criteria, along with viability outcomes, will be will be provided at application stage.
- 6.7 *Transportation and Parking*
- 6.7.1 The applicant proposes 33 car parking spaces (which equates to 3% parking per unit across the five sites). All of the parking provided is proposed to be for disabled persons, otherwise the scheme is car-free. This approach is broadly in line with the draft London Plan.
- 6.7.2 The proposed on-site car parking provision by site is below:

Ferry Island	Ashley Road East	Ashley Road West	North Island	Welbourne	Total
3	11	8	0	10	33

- 6.7.3 The applicant will be required to submit a full Transportation Assessment (TA) which will set out detailed traffic modelling.
- 6.7.4 Each site will benefit from direct access to an on-street loading bay for servicing and waste requirements. Officers will continue to work with the applicant regarding waste and servicing issues in particular the proposed Welborne Health Centre.
- 6.7.5 Argent is undertaking works separate to this proposal to upgrade the Tottenham Hale Bus Station. These works were recently granted planning permission. The improved transport connectivity arising from the works will reduce average bus journey times to and from Tottenham Hale, benefiting current and future users and reduce the footprint of the station.
- 6.8 *Amenity of Adjoining Occupiers*
- 6.8.1 The Ashley Road and Ferry Island sites are comparatively removed from existing residential development, with the Welbourne site being closer to existing homes. Officers have worked with the applicant during pre-application discussions to refine the scale the Welbourne proposals, and the total quantum of residential development has been reduced during the pre-application process.
- 6.8.2 The applicant's preliminary assessment indicates that the overshadow impacts to adjoining residential occupiers would be limited and the proposed massing of the Welbourne development would protect the evening sunlight provision to the amenity area of the public house the north. Officers will continue to work with the applicant regarding amenity impacts, including overshadow impacts to Down Lane Park and adjoining homes.
- 6.8.3 The remaining sites are largely of an industrial character and direct impacts to residential amenity are anticipated to be limited. The residential terrace of Victorian homes west of the Ashley Road West site on Hale Road is allocated for redevelopment in the Tottenham Area Action Plan (AAP). The tallest building in the proposed cluster (at 38 storeys) will adjoin the Tottenham Hale Bus Station and the cluster itself is designed to form an interior space that will allow for a higher quality pedestrian realm and mitigate the amenity impacts to existing and future occupiers in the vicinity of Tottenham Hale Station.
- 6.8.4 A comprehensive daylight/sunlight assessment (including an assessment of the quality of provision for future occupiers of the six buildings), a wind and

microclimate assessment, and verified views of the buildings will be submitted with the planning application.

6.8.5 *Trees and Ecology*

6.8.6 There are no statutorily designated nature conservation areas on the sites. An Ecological Appraisal will be submitted with the planning application. If there is evidence of any significant habitats on site, mitigation measures will be required. There are a limited number of existing trees across the sites given the industrial character of the land, however redevelopment will require the removal of several existing trees on the Welbourne site. The applicant is currently proposing over 50 new trees across the sites and a comprehensive replanting program for Welbourne. The applicant will provide further detail at application phase and officers will work with the applicant to ensure landscaping proposals are of a high quality.

6.8.7 *Energy and Sustainability*

6.8.8 The London Plan requires all new homes to achieve zero carbon. Carbon offset contributions are expected to be required to meet this target, however this will be set out in detail at application stage. The applicant has committed connection to the Tottenham Hale District Energy Network (DEN), and has engaged with Council's Carbon Management Team and the Greater London Authority at pre-application stage. An energy statement addressing the London Plan energy hierarchy will be forthcoming.

This page is intentionally left blank

Pre-application briefing to Committee**DETAILS OF THE DEVELOPMENT**

Reference No: PRE/2018/0009 &
PRE/2018/0082, PPA/2018/0010

Ward: Alexandra

Address: 1-6 Crescent Mews, London N22 7GG

This report pertains to a pre-application presentation to Members by the applicant. The report is for information only.

Proposal:

The redevelopment of the site including the retention of existing buildings comprising 4 separate blocks (A-D) ranging from 1 – 4 storeys in height to create 35 residential units.

Further Information:

The scheme has been revised following pre-application meetings with officers, and has been presented to the Quality Review Panel.

NB: The plans attached to this report show the current scheme iteration and it is likely further amendments to the scheme will be presented following the Quality Review Panel.

Agents: Mark Wiseman, Collective Planning

Ownership: Private

Case Officer Contact: Valerie Okeiyi

BACKGROUND

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

SITE AND SURROUNDS

- 3.1 The site is a long triangular piece of land located north of the rear gardens of the Crescent Road and Palace Gates Road properties, east of the properties on Dagmar Road and south of the railway lines and an ecological corridor. The site is currently occupied by a two-storey office building (Use Class B1) at the rear of the site and along the northern boundary and two single-storey storage warehouses (Use Class B8) in the remainder of the site.
- 3.2 The site has no specific land allocations or policy constraints, but the terraced properties on the Crescent Road northern frontage fall within Crescent Road

local shopping centre at Nos. 1 to 11 Crescent Road and Nos. 2 to 26 Palace Gates Road as identified in the Local Plan Proposals Map

PROPOSED DEVELOPMENT

- 4.1 The redevelopment of site involves the retention of the existing buildings comprising of 4 separate blocks (A-D) ranging from 1 – 4 storeys in height to create 35 residential units
- 4.2 This scheme has been revised by the developer following comments received in a recent follow-up pre-application meeting with officers to present to the Quality Review Panel.
- 4.3 The acceptable height of the building has yet to be agreed which will influence the final unit numbers, housing mix, and affordable housing provision. Further consideration of the loss of employment floorspace, housing mix, density, design/appearance/layout and impact on amenity is required.

PLANNING HISTORY

- HGY/2017/2999 Block C 1-6 Crescent Mews London N22 - Notification for Prior Approval for a Proposed Change of Use of a building from Storage and Warehouse Use (Class B8) to Residential Use (Class C3) Withdrawn
- HGY/2017/2998 Block B 1-6 Crescent Mews London N22 7GG - Notification for Prior Approval for a proposed change of use of a building from Storage and Warehouse Use (Class B8) to Residential Use (Class C3) Withdrawn
- HGY/2017/1961 Block A 1-6 Crescent Mews London N22 - Notification for Prior Approval for a Proposed Change of Use of a building from Office Use (Class B1(a)) to a Dwelling house (Class C3) Prior Approval Refused

CONSULTATION

Internal/external consultation:

- 6.1 The applicant has been advised that the requirements of the National Planning Policy Framework (NPPF) and the Council's Statement of Community Involvement (SCI) (2011), which sets out the requirement of the developer engaging with and consulting the local community in planning and development issues. As outlined in the NPPF and the Council's SCI applicants of major schemes are advised to undertake early community involvement before submitting an application to the Council. The applicant has advised that they will be undertaking their own consultation on 5th July 2018.

Development Management Forum

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

Quality Review Panel

- 6.3 The scheme, which has been amended following the pre-application meeting with Officers, was presented to the Quality Review Panel (QRP) on 27th June 2018.

MATERIAL PLANNING CONSIDERATIONS

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

7.2 Principle of development

- 7.3 The loss of employment-generating floor space requires justification as required by policy DM40 of the Councils Development Management DPD 2017 and would need to be robust. The principle of introducing residential units on the site is broadly acceptable subject to the necessary planning justification for the loss of any existing employment land and floorspace, as loss of such space is contrary to policy.

7.4 Scale

- 7.5 The proposed form of development is generally supported by officers, however officers have raised questions as to whether proposed heights are appropriate.

7.6 Layout, design and appearance

- 7.7 It is considered the developer will need to demonstrate clearly that the mews concept is maintained and reads as a mews that has a good relationship with the existing buildings and a simple, straightforward building edge establishing passive surveillance yet maintaining residents' privacy. Officers are of the opinion that the scheme, although improved, is still too dense and would be overdeveloped. Officers consider the form and materials of the proposed scheme suitable, however the ground floor level does not work and needs further thought. Advice to improve the design quality and the communal courtyard space is ongoing. The developers are advised that access to the upper floor flats via a stairwell without a communal lift is considered unacceptable and not compliant with Building Regulations Part M4 (2) 'Accessible and adaptable dwellings'.

7.8 Affordable housing

7.9 At this stage, the affordable housing provision is unknown but the policy position is that it should be provided on-site (borough target of 40% based on habitable rooms). Any forthcoming planning application providing less than 35% affordable housing will need to demonstrate a viability case.

7.10 *Density*

7.11 The proposal site is considered to be in the “urban” context with a PTAL of 3 and therefore, the relevant density guidance as set out in the London Plan density matrix is between 200 – 450 habitable rooms per hectare (hr/ha). The density of the proposed scheme is approximately 560 hr/ha, which would exceed the relevant range.

7.12 *Housing mix*

7.13 The proposed housing mix is 1 x studio unit (3%), 16 x 1 bed units (46%), 10 x 2 bed units (29%) and 8 x 3 bed units (23%), whilst the number of 3 bedroom units has increased following the pre-application meeting, the applicant is advised to reduce the number of 1 bedroom units on the site in order to provide a more appropriate mix. Further, the density of the scheme is excessive so the reduction in units would also address this issue.

7.14 *Impact on residential amenity*

7.15 Any design proposal should consider the impact on the amenity of the surrounding properties, particularly those on Palace Gates Road / Crescent Road; both flats above shops (including any residential accommodation/habitable rooms in rear projections and extensions – possibly including on the ground floor) and houses flats further up Crescent Road and on Dagmar Road. A detailed survey of neighbouring properties and their window locations may be necessary to demonstrate this proposal is acceptable.

7.16 Daylight, sunlight and privacy should be considered. Daylight to all habitable rooms (living/dining rooms, kitchens, bedrooms) and workspaces, sunlight to south facing living rooms and all residential external private amenity spaces, all following the methodology in the BRE Guide.

7.17 *Quality of accommodation*

7.18 All of the proposed flats and houses meet the minimum unit size requirements as set out by Nationally Described Space Standards. None of the units are single aspect. The communal roof garden is considered acceptable, however all first floor flats should have balconies and all family accommodation should have private amenity space.

7.19 *Parking and highway safety*

7.20 The scheme is car free, but includes 4 disabled parking spaces at the entrance of the site, and proposes 56 cycle parking spaces. The site is currently accessed off Crescent Road, and is located in an area with a medium public transport accessibility level (PTAL3). The scheme would be

located on the edge of Alexandra Palace station and Wood Green Outer control parking zone (CPZ) subject to on-street parking controls between Mondays to Friday 12:00 to 14:00. It is recommended that the developers transport consultant undertake a site-specific PTAL assessment to confirm the exact PTAL of the site.

7.21 *Sustainability and drainage*

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

8. Summary

8.1 The above matters will be assessed further before a full planning application is brought before the Planning Sub-committee.

PLANS AND IMAGES

Site Plan:



General Layout and Landscaping:

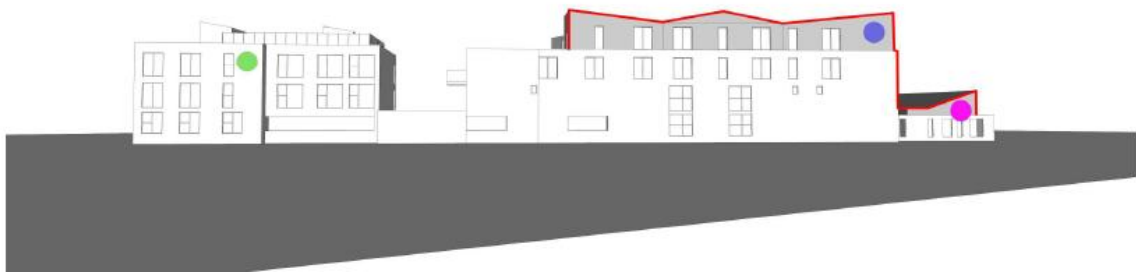
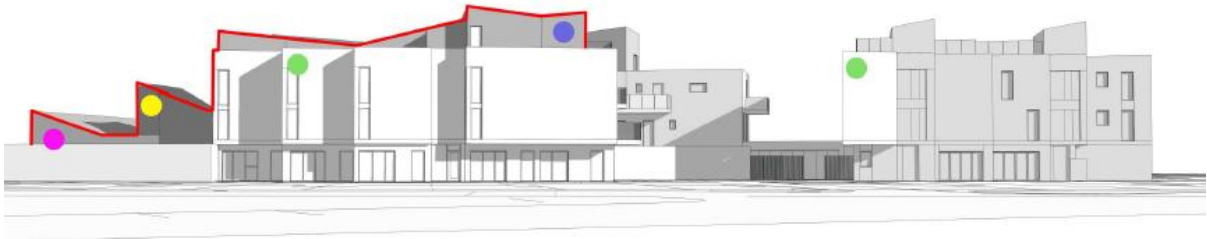


Proposed Images

Roof scape / Storey heights

Storey Heights:

- +4
- +3
- +2
- +1



Proposed elevations



PROPOSED ELEVATION A

(not to scale)



PROPOSED ELEVATION B



PROPOSED ELEVATION C

(not to scale)



PROPOSED ELEVATION D

(not to scale)



PROPOSED ELEVATION E

(not to scale)



Pre-application briefing to Committee

1. DETAILS OF THE DEVELOPMENT

Reference No: PPA/2018/0012

Ward: Tottenham Hale

Address: Ashley Road South Tottenham Hale

This report pertains to a pre-application presentation to Members by the applicant. The report is for information only.

Proposal: The Reserved Matters application will seek approval for the detailed design (appearance, landscaping, layout, scale and access) for the Cannon Factory Ashley House site, approved by outline planning permission (HGY/2016/4165).

Applicant: Notting Hill Genesis

Agent Nathaniel Lichfield & Partners

Ownership: Private

Case Officer Contact: James Farrar

2. BACKGROUND

- 2.1 A forthcoming Reserved Matters application will seek approval for the detailed design (appearance, landscaping, layout, scale and access) for the Cannon Factory/Ashley House site, approved by outline planning permission HGY/2016/4165 for demolition of the existing buildings at Ashley House and Cannon Factory and erection of three buildings to provide up to 3,600sqm of commercial floorspace (GEA) (Class A1/A3/B1/D1), up to 265 residential units (Class C3), new public realm, landscaped amenity space, car and cycle parking and all associated works.
- 2.2 The proposed reserved matters application is being reported to Planning Sub Committee at pre-application stage to enable members to view the proposal prior to submission. Any comments made are of a provisional nature only and will not prejudice the final outcome of any reserved matters application submitted for formal determination. Pre-application discussions have been ongoing.

3.1 SITE AND SURROUNDS

- 3.1 The Cannon Factory Ashley House site falls within the Ashley Road South Masterplan which encompasses over 2.67 ha of land controlled by the respective developers, Notting Hill Genesis and Berkeley Square Developments (BSD), who are collaborating to bring forward the redevelopment of the sites. A plan showing

the relationship to the wider masterplan is provided at Appendix A. A site boundary plan is provided at Appendix B.

- 3.2 The Ashley House section of the application site occupies the south western part of the masterplan. The site comprises two 2-storey buildings which serve as warehouse and office accommodation. The buildings are laid out on an L shaped configuration and partly enclose a car park and holding area, all of which is owned by Notting Hill Genesis. To the south lies the Argent Related SDP development site currently occupied by a petrol station and a terrace of Victorian houses which front onto Hale Road. On the western boundary the site backs onto a playground/recreational area within Down Lane Park.
- 3.2 The Cannon Factory section of the planning application site occupies the north eastern part of the masterplan. Accessed from Ashley Road, the site also has frontages along Burdock Road and Watermead Way both of which are lined with mature trees. The two-storey brick building is largely factory warehouse space with a small block of office accommodation on Ashley Road. The building has a service yard to the south for the loading/unloading. It is currently occupied in a meanwhile use. This part of the site is located diagonally opposite Down Lane Park with the Harris Academy to the north and Berol House immediately to the south.

4. PROPOSED DEVELOPMENT

- 4.1 The outline permission approved up to 265 residential units the S106 secured 50% (by habitable room) would be affordable made up of 70% intermediate shared ownership and 30% affordable rent. 18 Blue Badge car parking spaces would be provided. The approved parameter plans set out the extent of building footprints, building heights, the ground floor level, the extent of non-residential frontages on the ground floor, access, land uses and landscape.
- 4.2 The Reserved Matters application will seek approval for the detailed design (appearance, landscaping, layout, scale and access) for the Cannon Factory Ashley House site, approved by outline planning permission (HGY/2016/4165). The proposed buildings detailed in the Reserved Matters submission will comprise the following:
- Building 2 will comprise 359sqm of commercial floorspace within use class D1 on the ground floor and 15 residential units on the upper three floors. This building will be located next to Down Lane Park at the western end of the Ashley House site.
 - Building 2A will comprise 239sqm of commercial floorspace on the ground floor and 79 residential units spread over the ground and upper six floors. This building will occupy the majority of the Ashley House site and border the Ashley Link to the south and Ashley Road to the east. The building has been designed to create a courtyard style building that mirrors Building 1A (subject to the Ashley

Gardens planning approval - ref: HGY/2017/2045). The commercial floorspace is located on the ground floor at the eastern end of the building and will have active frontages onto Ashley Road.

- Building 3 will comprise 2,260.8sqm of commercial floorspace spread over the ground and first floors with 162 residential units spread over the second to sixteenth floors. It has a large ground floor podium level with the building stepping in at the first floor level.

4.2 The development's scale, quantum and mix are largely consistent with the parameters approved in the Outline permission. However, the detailed design work has identified the need for minor amendments to the approved parameter plans.

5. PLANNING HISTORY

5.1 In relation to the Notting Hill Genesis part of the Ashley Road South Masterplan, outline planning permission was considered by Planning Committee on 18 July 2018 (HGY/2016/4165) and following referral to the Mayor of London planning permission was issued on 2 May 2018 for the following development: *Demolition of the existing buildings at Cannon Factory and Ashley House and erection of three buildings to provide up to 3,600sqm of commercial floorspace (GEA) (Class A1/A3/B1/D1), up to 265 residential units (Class C3), new public realm, landscaped amenity space, car and cycle parking and all associated works.* The outline planning application reserves all matters (appearance, access, landscaping, layout and scale) for approval at the reserved matters stage.

6 CONSULTATION

6.1 Internal/external consultation

6.2 This scheme is currently at pre-application stage and therefore no formal consultation has been undertaken. There has been no external consultation as yet as the planning application has not yet been submitted.

6.3 Development Management Forum

6.4 The proposal was presented to a Development Management Forum at Outline stage and feedback incorporated into the proposals.

6.5 Quality Review Panel

6.6 The Quality Review Panel (Chair's Review) considered the reserved matters proposals on 14 February 2018.

- 6.7 The Quality Review Panel noted that the scheme is very important within the broader Tottenham context, and will deliver 50% affordable housing. It felt that design development on the Ashley House and Cannon Factory sites is progressing well; however, the panel suggest that some further consideration is required on a number of issues: the architectural expression and form of the 'pavilion' (building 2), the visual configuration and silhouette of the tower (block 3), and developing a coherence between building 2A and its neighbour, building 1A.
- 6.8 Scope also remains to refine the visual articulation across the different parts of the scheme, through emphasising depth, texture, scale and detail in the elevations. The panel feel that it would be reassuring to see more information about the details of the scheme at a larger scale, as the quality of a large-scale development is very reliant upon the quality of the materials and technical details.

7 MATERIAL PLANNING CONSIDERATIONS

- 7.1 A reserved matters application deals with some or all of the outstanding details of the outline permission, including:
- *appearance* - aspects of a building or place which affect the way it looks, including the exterior of the development
 - *means of access* - covers accessibility for all routes to and within the site, as well as the way they link up to other roads and pathways outside the site
 - *landscaping* - the improvement or protection of the amenities of the site and the area and the surrounding area, this could include planting trees or hedges as a screen
 - *layout* - includes buildings, routes and open spaces within the development and the way they are laid out in relations to buildings and spaces outside the development
 - *scale* - includes information on the size of the development, including the height, width and length of each proposed building

7.2 The reserved matters submission must be in line with the outline approval, including the indicative masterplan, parameter plans and conditions and S106 obligations attached to the permission.

7.3 The detailed parameter plans establish the extent of building footprints, building heights, the ground floor level, the extent of non-residential frontages on the ground floor, access, land uses and landscape

7.4 Therefore the main planning issues raised by the proposed development are:

1. *Design and appearance*

The current proposals have evolved through officer feedback resulting in a number of changes:

- Openable windows added to commercial elevation

- Louvres increased around commercial plant
- Champagne spandrel panels removed from upper levels
- Avoiding dark, inset panelling adjacent to windows
- Improvements to entrance locations and visual interest
- Stronger emphasis on vertical and horizontal articulation
- Emphasise top bays 'attic' on Building 3
- Consideration of building 1A and how 2A it joins
- Improvements to the articulation and expression of Building 2

In relation to the design of Building 2 the architecture shows greater promise following positive revisions in response to officer and QRP feedback. Further minor amendments to improve the articulation of the balconies are envisaged following recent meetings.

2. *Landscaping*

The applicant has worked with officers to reconsider the approach to the design of Ashley Link. Pre-application advice requested the design of the link be simpler, clearer and greener. This resulted in a full re-appraisal of the landscaping options to better balance the needs of pedestrians, cyclists, children, residents and visitors. The applicant intends to come forward with a residential planning application for land to the south and has stated its intention to start pre-application discussions. This means that in evolving the design of the link the emerging context can be taken into account. The attached plans show the current proposals but work is continuing to review and further amendments to the landscaping of Ashley Link are envisaged.

3. *Layout, scale and access*

The development's layout, scale and access are largely consistent with the parameters approved in the Outline permission. However, the detailed design work has identified the need for minor amendments to the approved parameter plans. Accordingly, the applicant intends to submit an application to amend the parameter plans. The proposed minor amendments comprise:

- Maximum height of Building 2 increased to a uniform +24.500m AOD. The original submission (December 2016) included a blanket height requirement of +25.400 across this building, however it was amended during the April 2017 design changes and the parameter plan updated. As the original TVIA considered the parameters which were set at the higher height across the building this height has already been tested.
- In order to reflect the currently proposed locations of access points into Buildings 2A and 3 the addition of some further entrance arrows are proposed. In addition, it is proposed that a couple of the existing service access locations will be moved slightly.
- Ground Floor land use parameters amended for Buildings 2 and 3 to extend the flexible use area.
- The approved typical upper floor land use plan for Building 2 proposed the upper floors to set back from Building 2A above ground floor level. The current

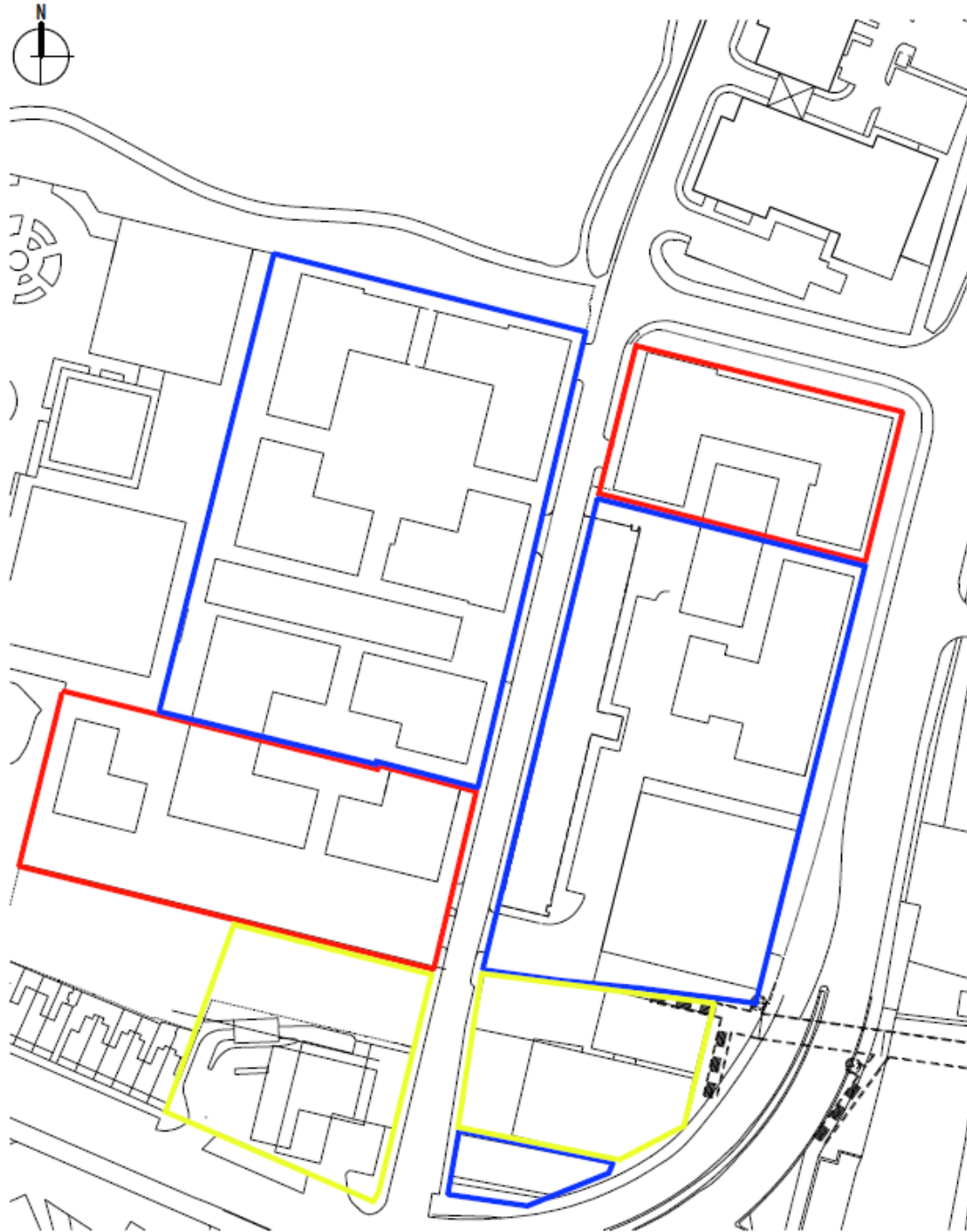
design for the building does not propose a set back and therefore slight amendments to this parameter plan are proposed.

- The approved ground floor parameter plan illustrates a step change in the internal levels of building 2A from +09.100 on the western side of the building to +09.000 on the eastern side of the building. This was intended to ensure the residential units were above the level of the commercial unit and minimise the risk of flooding. The detailed design scheme proposes a uniform floor level across the entirety of the building. The application will include a note from flood risk consultants to confirm this arrangement is acceptable in flood risk terms.

These matters are to be assessed prior to the application being considered at Committee.

PLANS AND IMAGES

Site Ownership Plan



- NHHT
- Berkeley Square Developments
- Haringey Council

1824-JMP-00-SK-A-007
Drawing Scale: 1:1250

PRE-APP 02



QRP PRESENTATION



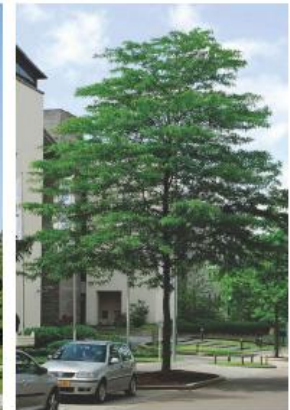








Pinus nigra laevis



Gleditsia triacanthus 'skyline'



Amelanchier lamarckii



Wet / dry threshold garden strips



Cornus sanguinea (wet / dry hedges)



Polystichum setiferum

Public Realm

Ashley Link - 3D view looking west towards Down Lane Park



Public Realm

Ashley Link Detailed Layout



This page is intentionally left blank

Pre-application briefing to Committee

1. DETAILS OF THE DEVELOPMENT

Reference No: PPA/2017/0030

Ward: Tottenham Hale

Address: Land at Hale Wharf Ferry Lane N17 9NF

This report pertains to a pre-application presentation to Members by the applicant. The report is for information only.

Proposal: Details of Reserved Matters relating to the remaining phases (2/3) of the redevelopment of Hale Wharf including detailed submission for The Paddock pedestrian bridge.

Applicant: Muse Developments Ltd.

Agent: Quod Planning

Ownership: Private

Case Officer Contact: Martin Cowie

2. BACKGROUND

- 2.1 The forthcoming Reserved Matters application will seek approval for the detailed design (appearance, landscaping, layout, scale and access) for the outline element of the hybrid planning permission HGY/2016/1719 for redevelopment of the site to provide a residential-led mixed use development of up to 505 residential units, employment uses (retail/café/office), together with pedestrian footbridges, landscaping and public open space, and car/cycle parking.
- 2.2 The hybrid application was part detailed and part outline, comprising a detailed application for Phase 1 and an outline planning application for the remainder of the site (Phases 2/3).
- 2.2 The proposals are being reported to Planning Sub-Committee at pre-Application stage to enable members to view the emerging scheme at an early stage. Any comments made are of a provisional nature only and will not prejudice the final outcome of any planning application submitted for formal determination. It is anticipated that an application will be submitted in August and the proposal will be presented to the Planning Committee later in the year.

3.0 SITE AND SURROUNDS

- 3.1 The application site is located off the A503 Ferry Road at Tottenham Hale and comprises land bound by the River Lee Navigation Channel to the west and the River Lee Flood Relief Channel to the east. It form a long and narrow strip of land measuring approximately 2.28 hectares.
- 3.2 The site has been cleared as part of the development preparatory works but formerly accommodated multiple light industrial units and a 5 storey office building and restaurant at its southern end.
- 3.3 Road access is from the A503 Ferry Lane at the southern end of the application site. Public transport links include Tottenham Hale Station, approximately 300 m west, and bus stops on Ferry Lane opposite the application site.
- 3.4 The site is surrounded by the controlled waters of the River Lee Navigation Channel to the west including a lock and moorings and the River Lee Flood Relief Channel to the east, which form part of the Blue Ribbon network under the London Plan. In addition, the application site and its surrounding areas form part of the Lee Valley Regional Park. The Paddock, a Community Nature Park and area of Green Belt, is located to the east of the application site across the River Lee Flood Relief Channel. The Paddock and the River Lee channels to the east and west of the application site form part of a large composite Metropolitan Site of Importance for Nature Conservation (SINC). The associated areas to the SINC also include Walthamstow Marshes and Reservoirs, located approximately 15 m to the east of the application site across the flood relief channel from its closest point. These form part of the Lee Valley Special Protection Area (SPA), Ramsar site, Important Bird Area and Walthamstow Reservoirs Site of Special Scientific Interest (SSSI).
- 3.5 The site is within the Tottenham Housing Zone and the Upper Lee Valley Opportunity Area. The area around Tottenham Hale station is undergoing significant development and regeneration, and it is envisaged that the area to the west of the station will become a district town centre. Recent developments in the area include a mix of residential and commercial uses, student housing, small scale retail, hotel, and community buildings up to 10 storeys in height, at Hale Village. The wider southern and eastern areas are dominated by residential uses of two to five storeys. The area to the south of the application site is predominantly residential.

4. PROPOSED DEVELOPMENT

- 4.1 The proposal seeks approval of Reserved Matters in relation to the 2nd and 3rd phases of the redevelopment of the site.
- 4.2 The hybrid (detailed and outline elements) permission approved the demolition of the existing buildings, and the redevelopment of the site to provide a

residential-led mixed use development of up to 505 residential units, employment uses (retail/café/office), together with pedestrian footbridges, landscaping and public open space, and car/cycle parking. The application was part detailed and part outline, comprising a detailed application for Phase 1 and an outline planning application for the remainder of the site (Phases 2/3). All matters are reserved for the outline component currently under consideration - access, appearance, landscaping, layout and scale.

- 4.2 The hybrid application was accompanied by an illustrative masterplan which sought to set out how the site could be redeveloped having regard to its condition and the relevant planning policy context. This breaks the site up into 3 development zones which progressively reduce in scale towards the north, and create a central landscaped access and courtyard through to the green open space to the north of the site. An 'urban zone' comprising the tallest buildings (8-21 storeys) would be formed in the southern portion of the site responding to the urban context of Ferry Lane. This is where most public activity would be concentrated and would include a public square, the main pedestrian bridge landing area and commercial uses at ground floor level. The 'central connecting zone' would provide medium rise buildings (4-10 storeys) arranged around a public access route and central courtyard with landscaping, formal doorstep playspace and parking. A northern 'park zone' would accommodate buildings of lower height (4-6 storeys) and a green landscaped space in the northern tip of the site responding to the Green Belt edge and the need to safeguard the sensitive areas of ecological value.
- 4.3 Vehicular and pedestrian access was granted via Ferry Lane and the proposal includes 3 pedestrian bridges linking the site to Mill Mead Road and The Paddock crossing The River Lee Navigation Channel and Pymmes Brook to the west and the River Lee Flood Relief Channel to east respectively.
- 4.4 The hybrid application would provide up to 505 residential units with the detailed element (Phase 1) delivering 249 and the outline element (Phases 2/3) 256 dwellings. Block A would accommodate 141 homes for private sale and Block B would be a private rented sector (PRS) block, providing 108 homes for market rent. A total of 35% (by unit) or 35.7% (by habitable room) of the units was secured as affordable housing split between an intermediate tenure – shared ownership (80.2%) and affordable rent (19.2%) and will be provided in Phases 2/3.
- 4.5 The hybrid proposals also would provide up to 1,607sq.m of employment floorspace, including the provision of one of the blocks Phases 2/3 as commercial/office floorspace, in addition to the existing 465 sq.m in the existing working barges which are to be retained. This would generate a total of approximately 119 FTE jobs. Block K is subject to marketing and if the Class B1 space within this block is omitted, the non-residential floorspace in the scheme would equate to 507sq.m generating approximately 41 FTE jobs.

- 4.4 Currently the site is in very poor ecological condition, is polluted, overgrown and largely hard surface with no drainage. The proposals seek to comprehensively address these issues, in addition to adding new green open space and planting the banks of the adjoining river channels.
- 4.5 The development overall will facilitate a connection to the existing decentralised energy network in Hale Village and achieve a 35 per cent carbon reduction target beyond Part L 2013 of the Building Regulations in accordance with the London Plan.

5. PLANNING HISTORY

- 5.1 On the 12 June 2017 a 'hybrid' planning application, including a detailed submission for Phase 1 (HGY/2016/1719) was granted planning permission for:

Residential-led mixed use development comprising the demolition of existing buildings and structures and the construction of buildings to include residential (up to 505 units) and flexible retail or business uses (Use Classes A1-A5 or B1); pedestrian/cycle footbridges, modification works to the existing vehicular access and associated highway works; refurbishment of existing infrastructure (including provision of an on-site energy centre, if required), landscaping and public realm works; new servicing arrangements; car/cycle parking; and associated and facilitating works. All matters are reserved for the pedestrian footbridges and buildings and landscaping within Phases 2 and 3 and detailed permission is sought with no matters reserved for Phase 1 buildings and landscaping. The detailed component of the application (Phase 1 buildings only) comprises the demolition of existing buildings; the construction of two buildings ranging from 16 to 21 storeys to accommodate 249 residential units and 307sq.m. (GIA) of flexible retail or business uses (Use Classes A1-A5 or B1); modification works to the existing vehicular access and associated highway works; infrastructure (including provision of an on-site energy centre, if required), landscaping and public realm works; new servicing arrangements; car/cycle parking; and associated and facilitating works.

- 5.2 The proposed development was subject to an Environmental Impact Assessment (EIA) and an Environmental Statement (ES) accompanied the application.
- 5.3 In addition to the illustrative masterplan referred to earlier, the outline element of the hybrid permission was accompanied by a series of parameter plans covering levels, ground and upper floor development zones, building heights, access and public realm, car parking and phasing. The outline element also included Design Codes, illustrative plans and elevations providing guidance in relation to uses, typology, roofs, gaps between

buildings, appearance, parking, courtyard and waterside areas, refuse and servicing arrangements.

- 5.4 The applicant has begun discharging pre-commencement conditions and commenced on-site preparatory works and construction of Phase 1, including the two pedestrian bridges over the Pymmes Brook and River Lee Navigation will be commencing shortly.
- 5.5 Phase 1 comprises Blocks A (8 – 21 storeys/141 units) and B (11 – 16 storeys/108 units) and a new public square at the main entrance to the site, adjacent to the lock and providing a landing area for the main pedestrian bridge.
- 5.6 The developer is now engaged with officers in seeking to progress detailed proposals for the remaining Phases, 2 and 3.

6. CONSULTATION

6.1 Internal/external consultation:

- 6.2 This scheme is currently at pre-application stage and therefore no formal consultation has been undertaken. There has been no external consultation as yet as the planning application has not yet been submitted.
- 6.3 The applicant has been advised that the requirements of the National Planning Policy Framework (NPPF) and the Council's Statement of Community Involvement (SCI) (2011), which sets out the requirement of the developer engaging with and consulting the local community in planning and development issues. As outlined in the NPPF and the Council's SCI applicants of major schemes are advised to undertake early community involvement before submitting an application to the Council. The applicant had undertaken extensive local engagement in relation to the hybrid proposals and intends to carry out further consultation as part of the Reserved Matters submission. This will be aligned with the Council's led Development Forum.

6.4 Development Management Forum

- 6.5 The proposals are to be presented to a Development Management Forum on 18 July. Feedback from the Forum will be considered by the applicant and officers and taken into account in the preparation of the any formal submission. Comments will also be included within the written report to planning sub-committee.

6.6 Quality Review Panel

- 6.7 The proposals will be presented to a Quality Review Panel (QRP) on 11 July. As with the Development Forum, QRP comments will be considered by the applicant and officers and taken into account in the preparation of the any formal submission and included within the written report to planning sub-committee.
- 6.8 When the original Hale Wharf hybrid plans were first presented to QRP, their response was largely positive and the Panel found much to admire in the site analysis and evolving development strategy. The Panel noted that the site had huge potential for development, and although it offers many challenges, there is an opportunity to create a unique place and at the same time to enhance the surrounding area. They also highlighted that whilst the scheme is large, the articulation of the massing works well and that the quality of the detailing and public realm would be crucial to the success of the development.

7 MATERIAL PLANNING CONSIDERATIONS

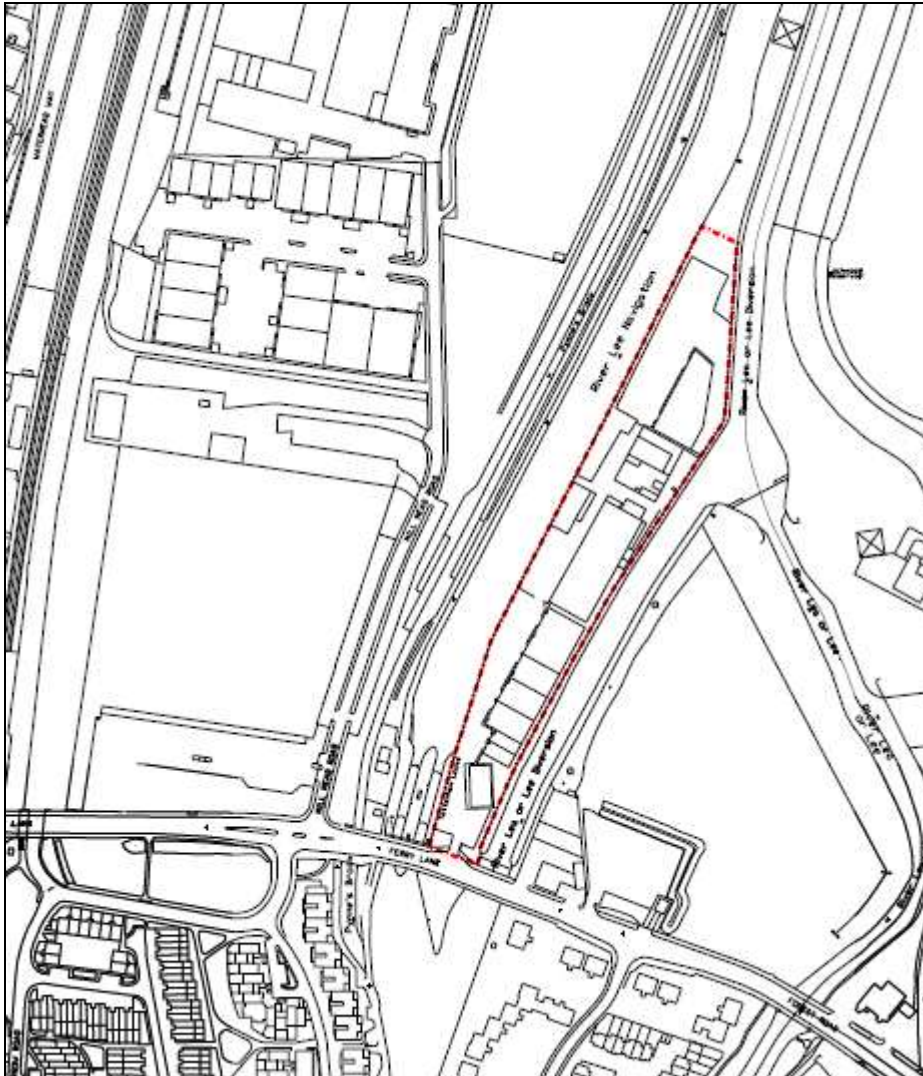
- 7.1 A reserved matters application deals with some or all of the outstanding details of the outlined element of the hybrid application proposal, including:
- *appearance* - aspects of a building or place which affect the way it looks, including the exterior of the development
 - *means of access* - covers accessibility for all routes to and within the site, as well as the way they link up to other roads and pathways outside the site
 - *landscaping* - the improvement or protection of the amenities of the site and the area and the surrounding area, this could include planting trees or hedges as a screen
 - *layout* - includes buildings, routes and open spaces within the development and the way they are laid out in relations to buildings and spaces outside the development
 - *scale* - includes information on the size of the development, including the height, width and length of each proposed building
- 7.2 The reserved matters submission must be in line with the hybrid approval, including the indicative masterplan, parameter plans and conditions and S106 obligations attached to the permission.
- 7.3 The detailed parameter plans cover levels, ground and upper floor development zones, building heights, access and public realm, car parking and phasing. The outline element also included Design Codes, illustrative plans and elevations providing guidance in relation to uses, typology, roofs, gaps between buildings, appearance, parking, courtyard and waterside areas, refuse and servicing arrangements.

- 7.4 In keeping with the parameter plans of the outline permission, these phases comprise two rows of blocks ranging from 4 to 10 storeys fronting the River Lea Navigation and behind, backing onto The Paddock. The primary access route would run between the two lines of buildings linking the new square to the south and the path and moorings that extend northwards along the River Lea.
- 7.5 Designed as a traffic calmed shared surface, this route would feature footpaths, areas of public realm/landscaping/play space and parallel car parking. Landscaping/amenity space and courtyard parking would also be provided between and at the ends of the blocks. This central space and the square to the south will present opportunities for public artwork in the spirit of existing art along the River Lea.
- 7.6 A bridge landing point would be safeguarded between two of the blocks to enable a bridge connection to The Paddock. A separate detailed application for this third bridge will be submitted with the remaining Reserved Matters application.
- 7.7 The detailed design of the blocks in Phase 2/3 follow the approach established at the hybrid application stage which is characterised by robust historic waterside architecture, using stock brick and pitched rooflines with gabled ends. The public realm and landscaping proposals are also consistent with Phase 1.
- 7.8 Given the principle of the development has been established by the recent hybrid permission, the main planning issues to be considered in respect to the reserved matters proposals relate to their compliance or otherwise with the development specification, the indicative masterplan, parameters plans and design codes approved. In particular:-
- *Layout* – the siting of buildings and associated public realm and landscaping appears to reflect the masterplan and parameter plans. This presents an arrangement which would complement Phase 1, allow appropriate views between the new buildings, provide sufficient and high quality public space and respond positively to the water's edge;
 - *Scale* – the scale of the proposed buildings in Phases 2/3 range from between 4 – 10 storeys and appears to comply with the height and massing parameters of the outline permission;
 - *Appearance* – the hybrid permission and approved design code includes a series of design guidelines to ensure that a high quality and attractive development would be designed and delivered. The emerging plans in relation to buildings in Phases 2/3 appear to demonstrate that these guidelines are being followed and reflect the warehouse inspired design;
 - *Landscaping/public realm* - the hybrid permission and approved design code incorporated a series of guidelines in relation to the design and delivery of a

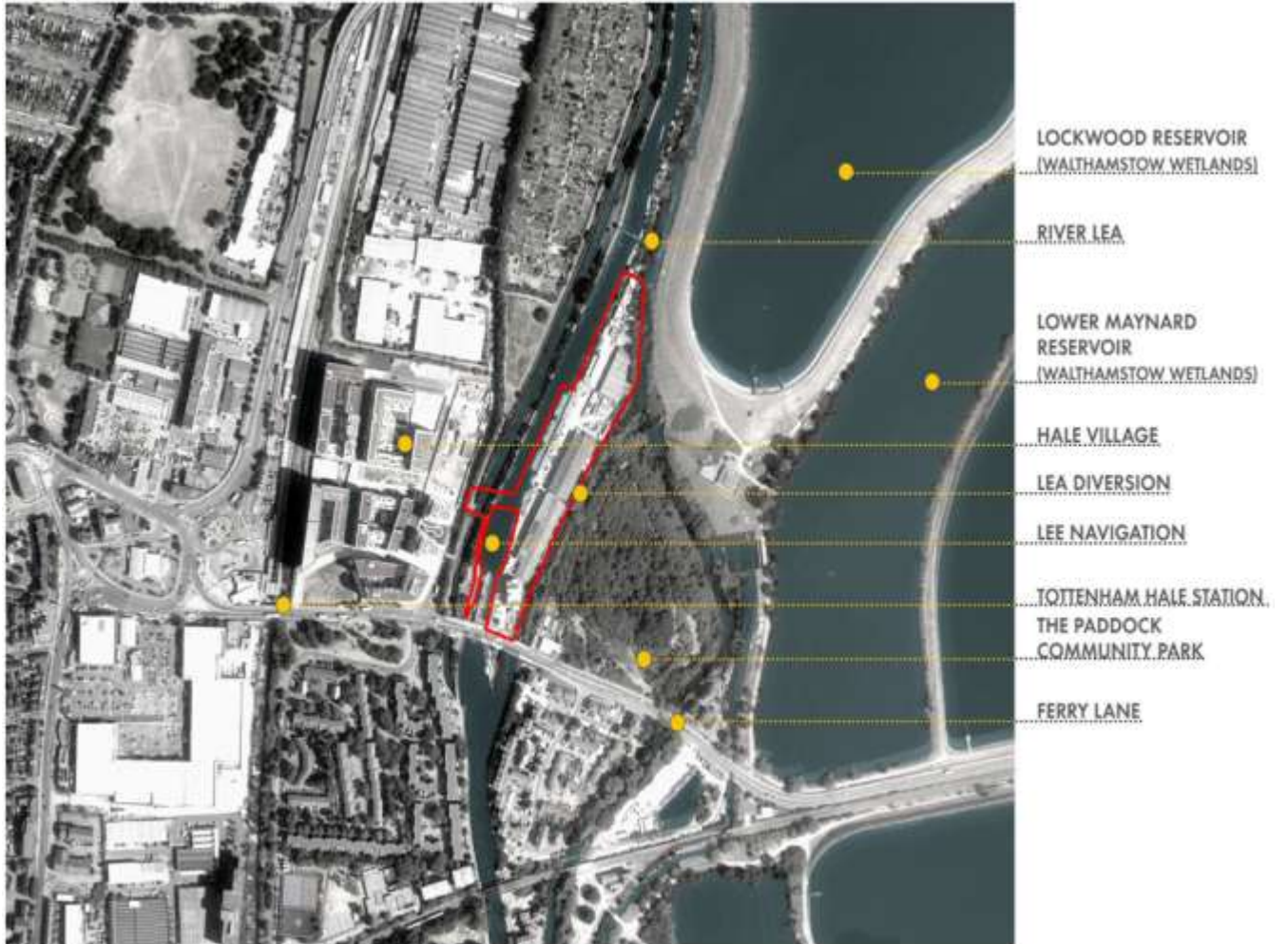
- high quality landscaping scheme including public realm. The emerging details in relation to Phases 2/3 appear to demonstrate that these guidelines are again being adhered to in seeking to provide a well-designed central shared space; local amenity/play areas; ecologically sensitive boundary treatment and to promote biodiversity;
- *Housing mix* – the proposed development would provide a range of unit types and sizes including private sale, rented and affordable tenures and small to family sized accommodation. The overall mix considered to be acceptable, with a good proportion of family-sized units to meet the aspiration for a balance of new housing in this area;
 - *Quality of accommodation* – London Plan and Local Plan policies require high quality development that meets the Mayors Housing SPG. The emerging detailed plans must demonstrate that the proposed units of accommodation would be well laid out and of a decent size with access to appropriate amenity and play space;
 - *Impact on residential amenity* - there are no properties in close proximity to the site which are likely to be affected by the proposals. The position and design of the remaining blocks however need to be carefully considered to ensure that they do not adversely impact the amenity of future residents in respect to sunlight/daylight, overshadowing and privacy.
 - *Access, parking and highway safety* – vehicular access would be from the main entrance off Ferry Lane through to the northern end of the site in accordance with hybrid permission. Pedestrian/cycle access would be available from here and from Mill Mead Road and the Paddock via the proposed new bridges. Indicative car and cycle parking provision would accord with the standards approved by the hybrid permission. Parking and vehicular access arrangements must be balanced against the need to deliver the highest quality landscaping/public realm solution including ecological enhancement. The 2 pedestrian bridges over Pymmes Brook and the River Lee would provide good pedestrian access to Tottenham Hale station via the new access connection in Hale Village.
 - *Inclusive design* – all units of accommodation would comply with the relevant standards and 10% of the residential units would be wheelchair accessible. The public realm and bridges would provide for safe and inclusive access.

7.9 These matters are to be assessed by officers prior to the application being considered at Committee.

Site Location Plan



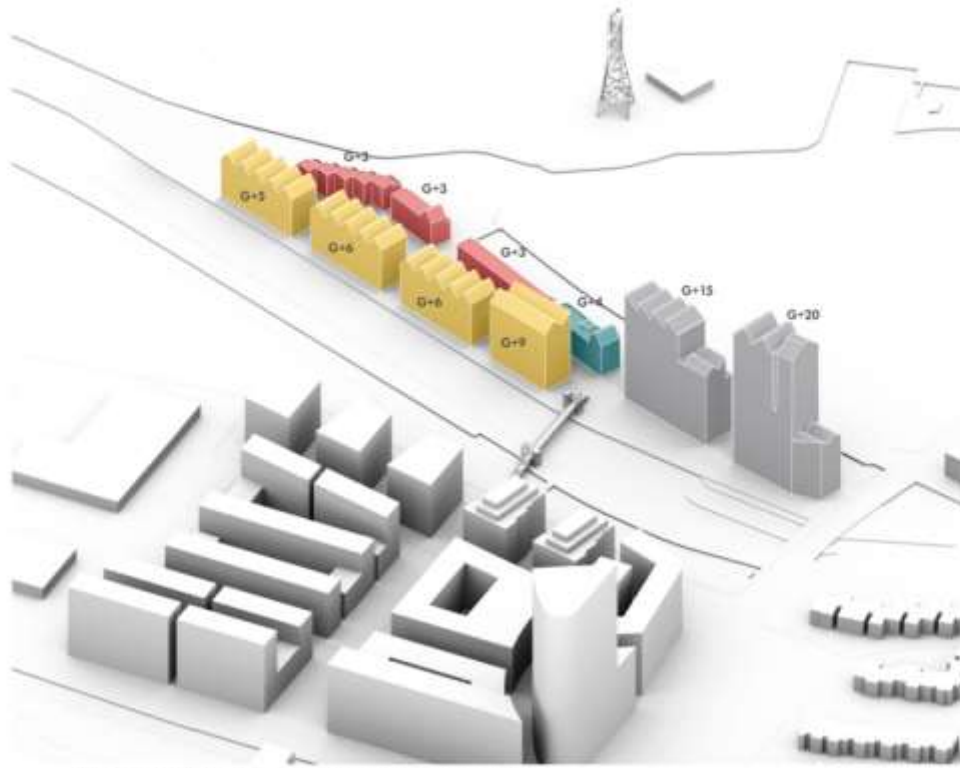
Aerial photo of site



Detailed and outline elements of site



Proposed buildings



Aerial view facing north-east indicating number of floors across the typologies

This page is intentionally left blank



Report for:	Planning Sub Committee Date: 09 July 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

July 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. Awaiting GLA Stage II approval	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. Awaiting GLA Stage II approval	John McRory	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	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed.	Gareth Prosser	John McRory

	Vicarage.			
APPLICATIONS SUBMITTED TO BE DECIDED				
Marks & Spencer 44-46 High Road	Mixed use redevelopment of 150 residential units and 2 retail units totalling 200sqm	Application at consultation stage	Chris Smith	John McRory
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	Awaiting on date from Applicant for viability discussion.	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.	Awaiting on date from Applicant for viability discussion.	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 for deliveries and parking and change of use of Units 2 & 3 to B1 use.	Amended application following previous approval HGY/2014/0054 To be dealt with under delegated powers. S106 agreed awaiting completion.	Laurence Ackrill	Robbie McNaugher
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)	S106 discussions ongoing. To be dealt with under delegated powers.	Valerie Okeiyi	Robbie McNaugher

	Granted 26/05/2017.			
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.	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.	Awaiting on date from Applicant for viability discussion.	Chris Smith	John McRory
Coppetts Wood Hospital HGY/2018/1429	Section 73 planning application to remove basement-parking area from recent approval, and other minor amendments.	Application at consultation stage	Chris Smith	John McRory
Mowlem Trading Estate HGY/2018/0683	Section 73 planning application - Variation of a Condition 2 (plans and specifications) attached to planning application ref. HGY/2014/1648 to: increase car parking to Unit A from 13 to 17; decrease no. of disabled parking bays from 2 to 1; secure parking area; external storage up to 5m proposed along the northern and eastern boundaries and parking island; and amendment to servicing	Awaiting solicitors details	Laurence Ackrill	John McRory
Kwik Fit' 163 Tottenham Lane	Section 73 planning application - amendment to permitted scheme to allow Gym use in place of MOT / Garage	Pre-application discussions taking place – June submission	Tobias Fillayson	John McRory

423 West Green Road HGY/2018/1126	Mix use residential development, including the erection of an A1-A3 unit at ground floor level, replacement of existing church /community/nursery including ancillary offices, is acceptable. Amended scheme on verge of being resubmitted for follow-up advice.	Application at consultation stage	Chris Smith	John McRory
Tottenham Chances 399-401 High Road N17 VOID/2018/1582	Refurbishment of existing premises and extensions to provide 24 flats	Application invalid and will remain so until ownership and applicants details are resolved	Valerie Okeiyi	John McRory
Tottenham Hale Station	Various alterations to existing consent	Application submitted but not yet valid.	Gareth Prosser	Robbie McNaugher
IN PRE-APPLICATION DISCUSSIONS - TO BE SUBMITTED SOON				
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 acceptable – in pre-application discussion; Revised scheme to be submitted	Chris Smith	John McRory
Industrial Estate at Crawley Road	Three options for residential development ranging from 89, 84 and 77 residential units.	Principle acceptable in principle subject to compliance with site allocation	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	Principle acceptable – in pre-application discussion; Revised scheme to be	Tobias Finlayson	John McRory

	floor space and new residential accommodation circ. 88 units.	submitted		
Former BHS, 22-42 High Road	Re-development of the site with a mix use development including a hotel	In pre-application discussions. Submission of application imminent	Chris Smith	John McRory
1-6 Crescent Mews, N22	Redevelopment of site to create residential development comprising approximately 30 residential units	Redevelopment acceptable in principle; Loss of employment requires justification. Density currently excessive	Valerie Okeiyi	John McRory
Former Newstead's Nursing Home, Broadlands Road	Proposed demolition and replacement of the former Newstead Nursing Home, including change of use from C2 to C3, to provide for nine new residential	Redevelopment and loss of vacant care home acceptable in principle. QRP support Concern over underdevelopment of the site.	Valerie Okeiyi	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	Valerie Okeiyi	John McRory
Wellbourne Centre, Ashley Road South and Tottenham Hale Island sites	Strategic Development Partner proposal for Tottenham Hale Masterplan. 5 mixed used proposal including retail, medical centre and residential.	Pre-application discussions taking place, September submission targeted.	James Hughes	Robbie McNaugher
IN PRE-APPLICATION DISCUSSIONS				
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	Demolition requires justification before principle of development is accepted	Chris Smith	John McRory

	accommodation.			
44-46 Hampstead Lane, Highgate	Demolition of 3 dwellings and construction of nursing home	Concerns over demolition, scale and intensification of proposed replacement building and land use respectively and parking provision in a predominantly residential area. More detail required on the need for nursing home in the area.	Samuel Uff	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.	Valerie Okeiyi	John McRory
Fortismere School, Tetherdown	Retention of school and introduction of residential land use	Principle likely acceptable subject to further details.	Valerie Okeiyi	John McRory
300-306 West Green Road N15	Demolition of existing buildings and erection of a part three/ part four / part five storey building comprising 868.4sqm of retail/builders merchants at ground and basement level, 331.7sqm of B1 office space at first floor level and nine residential flats at	Pre-application on 8 th June 2018		

	second, third and fourth floor levels			
Warehouse living proposals: Eade Road and Arena Design Centre sites, Haringey Warehouse District PRE/2017/0112	Warehouse Living proposals across several sites.	Principle maybe acceptable but a more comprehensive approach is required to satisfy the Warehouse Living Policy.	Martin Cowie	Robbie McNaugher
Peacock Industrial Estate, White Hart Lane	Mixed use scheme of 282 residential units and 3000 sqm commercial/retail space.	Pre-application meeting has taken place, concerns raised with regard to compliance with the AAP allocation for the site and lack of comprehensive development.	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
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	Demolition acceptable but replacement poor design	Tobias Finlayson	John McRory

	erection of two detached buildings for use as a 44 bed HMO (Use Class Sui Generis) with associated access, landscaping and parking	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.		
Champa Close (Rear of 7 Bruce Grove)	Residential development with an area of open space. Several trees across the site will be removed	Pre-application meeting has taken place. Development on designated open space so contrary to Policy.	Valerie Okeiyi	Robbie McNaugher
162 St Anns Road (Kerswell Close)	Re-development of the car-park area to provide new residential units.	Pocket living development. Pre-application meeting has taken place. Concerns with tenure mix and design.	Chris Smith	Robbie McNaugher
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
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 fall-back position.	Tobias Finlayson	John McRory
High Road West	Comprehensive redevelopment of site for residential led mixed-use development in line with 2014 Masterplan.	Early pre-application discussions taking place	Martin Cowie	Robbie McNaugher
Ashley Gardens	80 residential units as final part of Ashely Road South Masterplan.	Pre-application meeting scheduled.	James Farrar	Robbie McNaugher

This page is intentionally left blank

HARINGEY COUNCIL

PLANNING COMMITTEE

APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 28/05/2018 AND 22/06/2018

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: 2**

Application No: **HGY/2018/1510** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 08/06/2018
 Location: 71 The Avenue N10 2QG
 Proposal: Certificate of Lawfulness for proposed outbuilding

Application No: **HGY/2018/1717** Officer: Marco Zanelli
 Decision: PERM DEV Decision Date: 12/06/2018
 Location: 54 Bidwell Gardens N11 2AU
 Proposal: Certificate of lawfulness for the formation of rear dormer extension with Juliet balcony, hip-to-gable roof alteration and insertion of 3 x rooflights to the front roofslope.

FUL Applications Decided: 7

Application No: **HGY/2018/0897** Officer: Samuel Uff
 Decision: GTD Decision Date: 05/06/2018
 Location: Flat A 61 The Avenue N10 2QG
 Proposal: Proposed single storey rear extension in association with extension of terrace and associated ballustrade and alterations to external staircase.

Application No: **HGY/2018/1126** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 15/06/2018
 Location: Flat B 86 Coniston Road N10 2BN
 Proposal: Erection of rear roof dormer extension

Application No: **HGY/2018/1319** Officer: Jake Atkins
 Decision: GTD Decision Date: 19/06/2018
 Location: Flat 1 58 Muswell Avenue N10 2EL
 Proposal: To replace bi fold doors and windows in the extension with aluminium frames.

Application No: **HGY/2018/1327** Officer: Sean McCawley
 Decision: GTD Decision Date: 13/06/2018
 Location: 14 Lansdowne Road N10 2AU
 Proposal: Erection of a part single, part two storey rear extension and rear garden outbuilding

Application No: **HGY/2018/1408** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 19/06/2018
 Location: 10 The Avenue N10 2QL
 Proposal: Installation of four no. air-conditioning units to flank wall of property

Application No: **HGY/2018/1484** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 21/06/2018
 Location: 201 Alexandra Park Road N22 7BJ
 Proposal: Erection of rear extension at ground level and lower ground level including balcony and external stairs to garden and extension of storage area at basement level to rear of property

Application No: **HGY/2018/1558** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 19/06/2018
 Location: 94A Palace Gates Road N22 7BL
 Proposal: Construction of a ground floor rear and side extension with velux and roof light, following the demolition of an existing rear extension.

NON Applications Decided: 3

Application No: **HGY/2018/1595** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 18/06/2018
 Location: 79 Blake Road N11 2AJ
 Proposal: Non-material amendment following a grant of planning permission HGY/2017/2322 involving internal alterations

Application No: **HGY/2018/1614** Officer: Matthew Gunning
 Decision: GTD Decision Date: 22/06/2018
 Location: 80 Bidwell Gardens N11 2AU

Proposal: Non-material amendment following a grant of planning permission HGY/2017/2958 to change the list of approved drawings, as the external materials have changed from timber cladding to render and the window / door styles have been amended

Application No: **HGY/2018/1816** Officer: Samuel Uff
 Decision: GTD Decision Date: 21/06/2018
 Location: 109 Alexandra Park Road N10 2DP

Proposal: Non-material amendment following a grant of planning permission HGY/2015/2310 to alter the rooflights and balustrade treatment atop the single storey rear extension and alter the rear bi-fold doors to continuous sliding doors in the rear elevation.

RES Applications Decided: 2

Application No: **HGY/2018/1212** Officer: Samuel Uff
 Decision: GTD Decision Date: 31/05/2018
 Location: 2 Cranbourne Road N10 2BT
 Proposal: Approval of details pursuant to condition 5 (Construction Management Plan) attached to planning permission HGY/2017/1541

Application No: **HGY/2018/1234** Officer: Christopher Smith
 Decision: GTD Decision Date: 05/06/2018
 Location: Alexandra Palace Alexandra Palace Way N22 7AY

Proposal: Approval of details pursuant to condition 8a ((East Court) repointing and cleaning of brickwork details) attached to Listed Building Consent HGY/2014/3291. This is a Part Discharge of Condition.

Total Applications Decided for Ward: 14WARD: **Bounds Green****CLDE Applications Decided: 2**

Application No: **HGY/2018/1699** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 20/06/2018
 Location: 97 Myddleton Road N22 8NE

Proposal: Certificate of lawfulness: existing use for 5 self-contained units

Application No: **HGY/2018/1702** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 15/06/2018
 Location: Flat D 42 Palmerston Road N22 8RG
 Proposal: Certificate of lawfulness for the existing use of the lower-ground/basement floor of the property as a self-contained flat (Flat 42D).

CLUP Applications Decided: 1

Application No: **HGY/2018/1596** Officer: Conor Guilfoyle
 Decision: PERM DEV Decision Date: 12/06/2018
 Location: 14 Woodfield Way N11 2PH
 Proposal: Certificate of lawfulness for erection of single storey side extension

FUL Applications Decided: 4

Application No: **HGY/2018/1163** Officer: Aaron Lau
 Decision: GTD Decision Date: 29/05/2018
 Location: 22 Bounds Green Road N11 2QH
 Proposal: Erection of a single storey rear extension

Application No: **HGY/2018/1331** Officer: Sean McCawley
 Decision: GTD Decision Date: 21/06/2018
 Location: 84 Whittington Road N22 8YG
 Proposal: The erection of a single storey side/rear infill extension

Application No: **HGY/2018/1365** Officer: Conor Guilfoyle
 Decision: REF Decision Date: 11/06/2018
 Location: 43 Cheshire Road N22 8JJ
 Proposal: Change of use from dwellinghouse (C3) to House in Multiple Occupation (C4) for between 3 and 6 unrelated individuals

Application No: **HGY/2018/1550** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 20/06/2018
 Location: 14 Fletton Road N11 2QL
 Proposal: Erection of single storey rear 'wraparound' extension

PNE Applications Decided: 1

Application No: **HGY/2018/1248** Officer: Laina Levassor
 Decision: PN REFUSED Decision Date: 07/06/2018
 Location: 91 Whittington Road N22 8YR
 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 3.45m and for which the height of the eaves would be 2.8m

Total Applications Decided for Ward: 8WARD: **Bruce Grove****CLDE Applications Decided: 2**

Application No: **HGY/2018/1119** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 07/06/2018
 Location: 13 Bruce Grove N17 6RA
 Proposal: Certificate of lawfulness for the existing use of the property as 15 self-contained studio flats.

Application No: **HGY/2018/1511** Officer: Laina Levassor
 Decision: GTD Decision Date: 14/06/2018
 Location: 62 Greyhound Road N17 6XW
 Proposal: Certificate of Lawfulness for existing use of 62 Greyhound Road as two self-contained flats

CLUP Applications Decided: 5

Application No: **HGY/2018/1578** Officer: Marco Zanelli
 Decision: PERM DEV Decision Date: 01/06/2018
 Location: 72 St Margarets Road N17 6TY
 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/2018/1579** Officer: Marco Zanelli
 Decision: PERM DEV Decision Date: 06/06/2018
 Location: 74 St Margarets Road N17 6TY
 Proposal: Certificate of lawfulness for formation of dormer in rear roof slope and installation of 3 x roof lights in front roof slope.

Application No: **HGY/2018/1600** Officer: Marco Zanelli
 Decision: PERM DEV Decision Date: 06/06/2018
 Location: 74 St Margarets Road N17 6TY
 Proposal: Certificate of Lawfulness for a single storey rear extension.

Application No: **HGY/2018/1678** Officer: Marco Zanelli
 Decision: PERM DEV Decision Date: 11/06/2018
 Location: 18 Downhills Avenue N17 6LG
 Proposal: Certificate of lawfulness for the formation of dormer in rear roof slope and installation of two roof lights in front roof slope.

Application No: **HGY/2018/1727** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 14/06/2018
 Location: 6 Gloucester Road N17 6DH
 Proposal: Certificate of Lawfulness for proposed single storey rear extension

FUL Applications Decided: 2

Application No: **HGY/2018/1080** Officer: Jake Atkins
 Decision: GTD Decision Date: 20/06/2018
 Location: 222A + B Philip Lane N15 4HH
 Proposal: Replacement of existing aluminium and timber windows with proposed casement and sash windows as well as replacing the existing partially glazed timber door with a timber door.

Application No: **HGY/2018/1314** Officer: Gareth Prosser
 Decision: REF Decision Date: 07/06/2018
 Location: 9-23 Wimborne Road N17 6EU
 Proposal: Erection of second floor extension creating 4 additional apartments.

PNE Applications Decided: 2

Application No: **HGY/2018/1431** Officer: Laina Levassor
 Decision: PN REFUSED Decision Date: 20/06/2018
 Location: 232 Mount Pleasant Road N17 6JQ
 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 3.4m and for which the height of the eaves would be 3.4m

Application No: **HGY/2018/1487** Officer: Laina Levassor
 Decision: PN REFUSED Decision Date: 14/06/2018
 Location: 232 Mount Pleasant Road N17 6JQ
 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 3.4m

Total Applications Decided for Ward: 11WARD: **Crouch End****ADV Applications Decided: 2**

Application No: **HGY/2018/1144** Officer: Aaron Lau
 Decision: GTD Decision Date: 29/05/2018
 Location: 29 Broadway Parade Tottenham Lane N8 9DB
 Proposal: Proposed externally illuminated shop front sign

Application No: **HGY/2018/1165** Officer: Samuel Uff
 Decision: GTD Decision Date: 04/06/2018
 Location: Shop 16 Park Road N8 8TD
 Proposal: Display of 1x externally illuminated fascia and 1x window graphic

FUL Applications Decided: 9

Application No: **HGY/2017/2410** Officer: Matthew Gunning
 Decision: GTD Decision Date: 12/06/2018
 Location: 11-12 Topsfield Parade Tottenham Lane N8 8PR
 Proposal: Reduction in size of existing ground floor commercial units and associated basement/lower ground floor beneath to form 2x1bed residential units; associated rear extensions at ground floor and basement/lower ground floor; provision of outdoor amenity space for existing first floor flats above the rear extensions.

Application No: **HGY/2018/1166** Officer: Samuel Uff
 Decision: GTD Decision Date: 14/06/2018
 Location: 32 Cecile Park N8 9AS
 Proposal: Conversion of family dwelling into 2 x self-contained flats

Application No:	HGY/2018/1261	Officer:	Matthew Gunning	Decision Date:	13/06/2018
Decision:	GTD				
Location:	Flat A 56 Crouch Hall Road N8 8HG				
Proposal:	Construction of spiral staircase to facilitate rear garden access				
Application No:	HGY/2018/1286	Officer:	Aaron Lau	Decision Date:	04/06/2018
Decision:	GTD				
Location:	28-29 Topsfield Parade Tottenham Lane N8 8PR				
Proposal:	Alterations to shopfront including new stallriser and windows				
Application No:	HGY/2018/1288	Officer:	Aaron Lau	Decision Date:	04/06/2018
Decision:	GTD				
Location:	Basement Flat 84 Cecile Park N8 9AU				
Proposal:	Erection of a rear outbuilding				
Application No:	HGY/2018/1332	Officer:	Samuel Uff	Decision Date:	12/06/2018
Decision:	GTD				
Location:	12 Montenotte Road N8 8RL				
Proposal:	Single storey rear extension following demolition of existing conservatory; conversion of garage to form habitable room; associated alterations to the front elevation; landscaping works to the front garden and erection of front boundary fence				
Application No:	HGY/2018/1387	Officer:	Sean McCawley	Decision Date:	19/06/2018
Decision:	GTD				
Location:	Channing School Playing Field, Junction of Avenue Road & Stanhope Road N6 5AW				
Proposal:	Replacement pavilion at The Channing School playing field				
Application No:	HGY/2018/1419	Officer:	Samuel Uff	Decision Date:	19/06/2018
Decision:	GTD				
Location:	49A Weston Park N8 9SY				
Proposal:	Erection of single storey rear infill extension				
Application No:	HGY/2018/1471	Officer:	Conor Guilfoyle	Decision Date:	21/06/2018
Decision:	REF				
Location:	Ground Floor Flat 52 Crouch Hall Road N8 8HG				
Proposal:	Erection of single storey rear extension				

RES Applications Decided: 2

Application No:	HGY/2018/0942	Officer:	Laurence Ackrill	Decision Date:	30/05/2018
Decision:	GTD				
Location:	62 Shepherds Hill N6 5RN				
Proposal:	Approval of details pursuant to conditions 3 (samples of the external materials) and 5 (treatment of the surroundings) attached to planning permission HGY/2017/2307				

Application No: **HGY/2018/1273** Officer: Matthew Gunning
 Decision: GTD Decision Date: 06/06/2018
 Location: 41 Mount View Road N4 4SS
 Proposal: Approval of details pursuant to condition 7 (Code for Sustainable Homes Scheme) attached to planning permissions HGY/ 2014/2342 & HGY/2015/0383 (Amendment)

TPO Applications Decided: 3

Application No: **HGY/2018/1256** Officer: Matthew Gunning
 Decision: GTD Decision Date: 13/06/2018
 Location: 22 Stanhope Road N6 5NG
 Proposal: Works to tree protected by a TPO:
 T4: mature Beech. Reduce canopy back from building 2-3 meters clearance. Thin crown by 20%. Lift over highway up to 5 meters, lift over bin area 3 meters, remove dead & weak branches. Maintenance (Works to all other trees specified on application form will be dealt with under a Section 211 Notice)

Application No: **HGY/2018/1257** Officer: Matthew Gunning
 Decision: GTD Decision Date: 14/06/2018
 Location: 19 Haringey Park N8 9HY
 Proposal: Works to tree protected by a TPO:
 Horse Chestnut (T1): Reduce all round by 2-3m and thin by 15%

Application No: **HGY/2018/1615** Officer: Matthew Gunning
 Decision: GTD Decision Date: 21/06/2018
 Location: 18B Coolhurst Road N8 8EL
 Proposal: Works to tree protected by a Group TPO: T1 Yew: raise and balance crown and thin by 10% as it is very dense (Please note that the works to T2 Cypress specified on the application form will be dealt with separately under a Section 211 Notice)

Total Applications Decided for Ward: 16WARD: **Fortis Green****COND Applications Decided: 3**

Application No: **HGY/2018/1322** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 15/06/2018
 Location: 28 Birchwood Avenue N10 3BE
 Proposal: Variation of Condition 2 (approved plans) attached to planning permission HGY/2016/3911 to change the rear bay at first and second floor level

Application No: **HGY/2018/1424** Officer: Samuel Uff
 Decision: GTD Decision Date: 11/06/2018
 Location: 24 Bancroft Avenue N2 0AS
 Proposal: Variation of condition 2 (approved plans) following grant of planning permission HGY/2017/2608 to incorporate alterations to the design including additional height and depth; installation of additional rooflight and omission of side windows

Application No: **HGY/2018/1440** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 19/06/2018
 Location: 492 Archway Road N6 4NA
 Proposal: Variation of condition 2 (accordance with the approved plans) following a grant of planning permission HGY/2016/1830 in order to introduce minor changes to the previously approved drawings

FUL Applications Decided: 11

Application No:	HGY/2018/1034	Officer:	Wendy Robinson
Decision:	GTD	Decision Date:	05/06/2018
Location:	Flat 5, Westside 68 Fortis Green N2 9ES		
Proposal:	Construction of outbuilding		
Application No:	HGY/2018/1059	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	04/06/2018
Location:	494 Archway Road N6 4NA		
Proposal:	Part single, part two storey side and rear extension and the conversion of the property from a single family dwelling to 3 x self-contained flats with associated parking spaces to the rear.		
Application No:	HGY/2018/1233	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	12/06/2018
Location:	32 Fordington Road N6 4TJ		
Proposal:	Erection of single storey side and rear extension		
Application No:	HGY/2018/1235	Officer:	Samuel Uff
Decision:	REF	Decision Date:	15/06/2018
Location:	2 Woodside Avenue N6 4SS		
Proposal:	Erection of a detached, single-storey house with basement excavation, following demolition of the existing garage to the rear of no.2 Woodside Avenue		
Application No:	HGY/2018/1236	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	18/06/2018
Location:	53 Collingwood Avenue N10 3EE		
Proposal:	Alterations and enlargement of existing ground floor rear extension; construction of rear dormer roof extension; alterations to existing rooflight to the rear elevation and insertion of 2 x conservation rooflights to the front elevation.		
Application No:	HGY/2018/1271	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	05/06/2018
Location:	12 Fortis Green Avenue N2 9NA		
Proposal:	Erection of single storey ground floor rear extension		
Application No:	HGY/2018/1272	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	07/06/2018
Location:	15 Leaside Avenue N10 3BT		
Proposal:	Demolition of existing single storey rear extension. Erection of single storey rear extension. Erection of rear dormer window. Insertion of 3 rooflights in front roof slope		
Application No:	HGY/2018/1302	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	14/06/2018
Location:	67 Lanchester Road N6 4SX		
Proposal:	Removal of existing single storey front garage and erection of 2-storey side extension involving alterations/extension to roof form, removal of rear dormer and erection of side and rear dormer, removal of existing single storey rear extension and erection of replacement single storey rear extension, erection of single storey side bicycle store.		

Application No: **HGY/2018/1334** Officer: Roland Sheldon
 Decision: GTD Decision Date: 11/06/2018
 Location: 43 Fortismere Avenue N10 3BN
 Proposal: Erection of two dormers to the rear roof slope and insertion of three rooflights to the front slope and one rooflight to the rear roof slope.

Application No: **HGY/2018/1343** Officer: Roland Sheldon
 Decision: GTD Decision Date: 19/06/2018
 Location: 69 Grand Avenue N10 3BS
 Proposal: Erection of single storey side extension and external alterations, including insertion of two rooflights on existing 2-storey rear projection, new windows to rear and side elevation, new roof lights to rear and rebuilding of existing rear garage, new bin store, new front door with side lights and new porch.

Application No: **HGY/2018/1407** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 22/06/2018
 Location: United Reformed Church Queens Avenue N10 3NU
 Proposal: Remodeling of Church including alteration to West entrance facade, new two storey corner tower feature. Internal remodeling including insertion of new first floor mezzanine level, lift and first floor extension. New Accessible entrance from Queens Avenue

NON Applications Decided: 2

Application No: **HGY/2018/1513** Officer: Christopher Smith
 Decision: GTD Decision Date: 15/06/2018
 Location: Coppetts Wood Hospital Coppetts Road N10 1JN
 Proposal: Non-material amendment following a grant of planning permission HGY/2016/3482 in order to introduce amendments to the wording of planning conditions 11, 15 and 19.

Application No: **HGY/2018/1665** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 20/06/2018
 Location: 1 Chester House 30 Pages Lane N10 1PR
 Proposal: Non-material amendment following a grant of planning permission HGY/2018/0662 to introduce a change in the location of the door and steps

Total Applications Decided for Ward: 16WARD: **Harringay****CLUP Applications Decided: 1**

Application No: **HGY/2018/1583** Officer: Jon Skapoullis
 Decision: PERM DEV Decision Date: 31/05/2018
 Location: 24 Effingham Road N8 0AB
 Proposal: Certificate of lawfulness for proposed rear dormers and insertion of 2 x rooflights to the front roofslope.

FUL Applications Decided: 5

Application No: **HGY/2018/1183** Officer: Roland Sheldon
 Decision: REF Decision Date: 04/06/2018
 Location: 60 Wightman Road N4 1RU
 Proposal: Retention of use of lower ground floor element of building as a shisha lounge, retention of ground floor side extension.

Application No: **HGY/2018/1265** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 31/05/2018
 Location: 71 Pemberton Road N4 1AX
 Proposal: Construction of a single storey rear extension

Application No: **HGY/2018/1266** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 13/06/2018
 Location: Second Floor Flat 3 Hampden Road N8 0HX
 Proposal: Insertion of one new front roof light window in mansard roof

Application No: **HGY/2018/1377** Officer: Sean McCawley
 Decision: GTD Decision Date: 07/06/2018
 Location: Ground Floor Flat 112 Wightman Road N4 1RN
 Proposal: Proposed ground floor wraparound extension, floor plan redesign and all associated works.

Application No: **HGY/2018/1379** Officer: Sean McCawley
 Decision: GTD Decision Date: 08/06/2018
 Location: First Floor Flat 31 Effingham Road N8 0AA
 Proposal: Installation of roof terrace at second floor level over existing rear outrigger

NON Applications Decided: 1

Application No: **HGY/2018/1426** Officer: Matthew Gunning
 Decision: GTD Decision Date: 06/06/2018
 Location: Rear of 600 Green Lanes N8 0RY
 Proposal: Non-material amendment following grant of planning permission ref: HGY/2014/2162 to change a balcony surround from glass to half brick and half glass (serving Flat 5) and change rooflight on northern elevation to a small dormer.

Total Applications Decided for Ward: 7

WARD: Highgate

ADV Applications Decided: 2

Application No: **HGY/2018/1216** Officer: Samuel Uff
 Decision: REF Decision Date: 08/06/2018
 Location: 497 Archway Road N6 4HX
 Proposal: Replacement of existing internally-illuminated advertising display (6m x 3m) with an internally-illuminated LED advertising display (6m x 3m).

Application No: **HGY/2018/1593** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 31/05/2018
 Location: Shop 78 Highgate High Street N6 5HX
 Proposal: Advertisement Consent for non-illuminated fascia sign and hanging sign

COND Applications Decided: 2

Application No: **HGY/2018/1090** Officer: Matthew Gunning
 Decision: GTD Decision Date: 05/06/2018
 Location: 11 North Hill N6 4AB

Proposal: Variation of condition 2 (accordance with plans and specifications) attached to planning permission HGY/2016/1253 in order to include a Car Turn Table in the front drive

Application No: **HGY/2018/1291** Officer: Aaron Lau
 Decision: GTD Decision Date: 18/06/2018
 Location: 28 Sheldon Avenue N6 4JT

Proposal: Variation of condition 2 (drawings) attached to planning permission ref. HGY/2017/0174 to raise roof to the garage side extension with the rear dormer omitted; and raise lift overrun to comply with latest regulations.

FUL Applications Decided: 9

Application No: **HGY/2018/1142** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 30/05/2018
 Location: Flat 2 64 Southwood Lane N6 5DY
 Proposal: Use of extension roof as a terrace area with balustrade

Application No: **HGY/2018/1161** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 31/05/2018
 Location: 49 Cholmeley Crescent N6 5EX
 Proposal: Erection of a single storey timber outbuilding for ancillary residential purposes

Application No: **HGY/2018/1164** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 05/06/2018
 Location: Ground Floor Flat A 32 Southwood Avenue N6 5RZ
 Proposal: Construction of a single storey extension and internal alterations to ground floor garden flat

Application No: **HGY/2018/1223** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 31/05/2018
 Location: Highgate School Sports Field Sports Centre Bishopswood Road N6 4NY
 Proposal: Refurbishment of the existing swimming pool building including the replacement of the existing metal sheet roof and wall cladding, replacement of existing windows, replacement of existing mechanical and electrical plant

Application No: **HGY/2018/1224** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 04/06/2018
 Location: The Mills Centre and Pre-Prep School 5-7 Bishopswood Road N6 4PP
 Proposal: Removal of railings and walls; to build new retaining dwarf walls and to install new railings

Application No: **HGY/2018/1268** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 14/06/2018
 Location: 12 Talbot Road N6 4QR
 Proposal: Construction of a single storey rear extension following the demolition of an existing rear projection. Lowering of the existing light well and extension to existing basement involving the lowering of the floor level

Application No: **HGY/2018/1310** Officer: Sean McCawley
 Decision: GTD Decision Date: 06/06/2018
 Location: Farfield Hampstead Lane N6 4NT
 Proposal: To remove dilapidated railings and sports netting and to install new railings to match new railings to Highgate School's Bishopswood Road campus as completion of a programme of replacement started in 2012.

Application No: **HGY/2018/1383** Officer: Sean McCawley
 Decision: GTD Decision Date: 11/06/2018
 Location: 27 Sheldon Avenue N6 4JP
 Proposal: Alterations to dwelling house involving removal of pool building with replacement single storey rear extension with basement under this part only. New fenestration to rear elevation. First floor rear extension and alterations to roof involving additional rear dormer window. Removal of front portico and front projection on ground floor. Alterations to front elevations, front dormer windows, front extensions to provide bay windows, alterations to front fenestration, and minor alterations to side elevations.

Application No: **HGY/2018/1414** Officer: Roland Sheldon
 Decision: GTD Decision Date: 21/06/2018
 Location: 88 North Road N6 4AA
 Proposal: Demolition of a conservatory, erection of a single-storey side return extension, installation of two new roof lights and replacement of existing front and rear windows, replacement front door and rear roof lights.

LBC Applications Decided: 1

Application No: **HGY/2018/1504** Officer: Roland Sheldon
 Decision: GTD Decision Date: 20/06/2018
 Location: Flat 9 Cholmeley Lodge Cholmeley Park N6 5EN
 Proposal: Re-planning wall adjoining kitchen and bathroom to enlarge the kitchen area. Work involves partial demolition of a non-load bearing, light clay block wall, 100mm thick, and replacing it with a timber stud partition, in-line with existing. Repositioning existing bath, toilet and bathroom sink. Repositioning bathroom door, retaining the original 6 panel, reeded glass unit.

NON Applications Decided: 3

Application No: **HGY/2018/1639** Officer: Roland Sheldon
 Decision: GTD Decision Date: 21/06/2018
 Location: 77 Cholmeley Crescent N6 5EX
 Proposal: Non-material amendment to planning permission HGY/2017/3181 to include 2 first floor windows in western elevation, and installation of a pedestrian gate for the front access.

Application No: **HGY/2018/1812** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 21/06/2018
 Location: 16 Broadlands Road N6 4AN
 Proposal: Non-material amendment following a grant of planning permission HGY/2015/3327 involving alterations the two air conditioning condenser units within the acoustic enclosure at the far end of the garden, and to replace them with a single unit

Application No: **HGY/2018/1821** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 21/06/2018
 Location: 44 Cromwell Avenue N6 5HL
 Proposal: Non-material amendment following a grant of planning permission HGY/2018/0235 involving alteration of the glass side/rear infill extension's roof to a solid roof with three rooflights; the reinstatement of the original entrance door in its original position; the un-blocking of a side door; and the repositioning of two windows and a skylight.

RES Applications Decided: 7

Application No:	HGY/2018/0978	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	30/05/2018
Location:	65 & 67 North Road N6 4BQ		
Proposal:	Approval of details pursuant to condition 3 (Materials) attached to planning permission HGY/2015/3796		
Application No:	HGY/2018/1285	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	08/06/2018
Location:	40 Muswell Hill Road N6 5UN		
Proposal:	Approval of details pursuant to condition 3 (Method of Construction Statement) attached to planning permission HGY/2015/1506		
Application No:	HGY/2018/1287	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	22/06/2018
Location:	40 Muswell Hill Road N6 5UN		
Proposal:	Approval of details pursuant to condition 4 (Tree Protection Method Statement) attached to planning permission HGY/2015/1506		
Application No:	HGY/2018/1411	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	06/06/2018
Location:	The White House 10 Highgate High Street N6 5JL		
Proposal:	Approval of details pursuant to condition 8 (stage 1 written scheme of investigation) attached to planning permission HGY/2017/3414 and listed building consent HGY/2017/3415		
Application No:	HGY/2018/1412	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	18/06/2018
Location:	The White House 10 Highgate High Street N6 5JL		
Proposal:	Approval of details pursuant to condition 5 (detailed schedule of works and methodology) attached to planning permission HGY/2017/3414 and listed building consent HGY/2017/3415		
Application No:	HGY/2018/1413	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	15/06/2018
Location:	The White House 10 Highgate High Street N6 5JL		
Proposal:	Approval of details pursuant to condition 6 (details and specifications for proposed fire protection, sound insulation and any mechanical works) attached to planning permission HGY/2017/3414 and listed building consent HGY/2017/3415.		
Application No:	HGY/2018/1469	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	30/05/2018
Location:	Flat 1 12 North Hill N6 4QA		
Proposal:	Approval of details pursuant to condition 4 (Details of the proposed new door and window materials and design (including sills and their reveal depth) attached to planning permission HGY/2015/3765		

TPO Applications Decided: 3

Application No:	HGY/2018/1086	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	30/05/2018
Location:	14 Denewood Road N6 4AJ		
Proposal:	Works to tree protected by a TPO: T1 Eucalyptus remove one large side stem as tree unbalanced to one side and risk of large limb failure (Works to the T2 Pine on the application form will be dealt with separately under a Section 211 Notice)		

Application No:	HGY/2018/1088	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	21/06/2018
Location:	16 Broadlands Road N6 4AN		
Proposal:	Works to trees protected by TPOs (REMAINING TREE WORKS ON FORM TO BE DEALT WITH SEPARATELY): 1 x Fagus (Beech): Prune out tip dieback in upper crown, cutting back to a suitable live side branch. 1 x Betula (Birch): felling and grinding, as tree is dead 1 x Tilia (Lime): Reduce and shape crown(s) by approximately 30-35%, removing lateral growth by approximately 2.5-3m, cutting back to nearest suitable growing point, to leave a flowing branch line without stumps and the main canopy framework. (Please Note: The % relates just to the tree canopy and not the entire tree height). Remove all major dead and diseased wood and generally clean up canopy. Raise up by removing 1 x lower limb.		
Application No:	HGY/2018/1260	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	12/06/2018
Location:	12 Broadlands Road N6 4AN		
Proposal:	Works to tree protected by a Group TPO: T1-London Plane Crown Reduction - Reducing the height and spread of the tree by up to 4 metres back to previous points due to excessive size.		

Total Applications Decided for Ward: 27

WARD: **Hornsey**

CLUP Applications Decided: 4

Application No:	HGY/2018/1590	Officer:	Marco Zanelli
Decision:	PERM DEV	Decision Date:	12/06/2018
Location:	42 Elmfield Avenue N8 8QG		
Proposal:	Certificate of lawfulness for the formation of dormer in rear roof slope and installation of 3 x roof lights in front roof slope.		
Application No:	HGY/2018/1684	Officer:	Sean McCawley
Decision:	PERM DEV	Decision Date:	08/06/2018
Location:	11 Clovelly Road N8 7RL		
Proposal:	Certificate of Lawfulness for the erection of a rear dormer roof extension and insertion of 3no. velux rooflights		
Application No:	HGY/2018/1688	Officer:	Marco Zanelli
Decision:	PERM DEV	Decision Date:	12/06/2018
Location:	18 Rokesly Avenue N8 8NR		
Proposal:	Certificate of Lawfulness for a single storey rear extension.		
Application No:	HGY/2018/1728	Officer:	Laina Levassor
Decision:	PERM DEV	Decision Date:	14/06/2018
Location:	12 Rokesly Avenue N8 8NR		
Proposal:	Certificate of Lawfulness for a proposed single storey rear extension		

FUL Applications Decided: 5

Application No:	HGY/2018/1131	Officer:	Sean McCawley
Decision:	GTD	Decision Date:	08/06/2018
Location:	39 Beechwood Road N8 7NE		
Proposal:	The erection of a rear dormer roof extension		

Application No: **HGY/2018/1143** Officer: Samuel Uff
 Decision: GTD Decision Date: 07/06/2018
 Location: 25 Shelley Boyton Road N8 7BE
 Proposal: Retrospective application for replacement of internal door and doors serving front and rear balconies

Application No: **HGY/2018/1269** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 12/06/2018
 Location: Flat 1 274 Ferme Park Road N8 9BL
 Proposal: Construction of a rear garden outbuilding, ancillary to the main residential dwelling

Application No: **HGY/2018/1390** Officer: Sean McCawley
 Decision: GTD Decision Date: 18/06/2018
 Location: 54 South View Road N8 7LT
 Proposal: Erection of infill single storey side extension

Application No: **HGY/2018/1393** Officer: Samuel Uff
 Decision: REF Decision Date: 06/06/2018
 Location: Land rear of 81-83 Nightingale Lane N8 7QY
 Proposal: Erection of detached dwelling (amendment to development constructed not in accordance with plans)

NON Applications Decided: 1

Application No: **HGY/2018/1634** Officer: Sean McCawley
 Decision: REF Decision Date: 12/06/2018
 Location: 40 Nightingale Lane N8 7QU
 Proposal: Re-location of the communal bin store area for units 1 and 2.

RES Applications Decided: 1

Application No: **HGY/2018/1347** Officer: Valerie Okeyi
 Decision: GTD Decision Date: 15/06/2018
 Location: Site adjoining 87 Rathcoole Gardens N8 9PH
 Proposal: Approval of details pursuant to condition 4 (boundary treatment), condition 5 (Refuse and waste storage) and condition 7 (Privacy screen) attached to planning permission HGY/2016/1007.

Total Applications Decided for Ward: 11WARD: **Muswell Hill****ADV Applications Decided: 1**

Application No: **HGY/2018/1428** Officer: Roland Sheldon
 Decision: GTD Decision Date: 22/06/2018
 Location: 70 Fortis Green Road N10 3HN
 Proposal: Alterations to existing fascia sign, including replacement illuminated lettering, new projecting metal board sign.

CLUP Applications Decided: 1

Application No: **HGY/2018/1676** Officer: Jon Skapoullis
 Decision: PERM DEV Decision Date: 12/06/2018
 Location: 68 Springfield Avenue N10 3SY
 Proposal: Proposed 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.

FUL Applications Decided: 11

Application No: **HGY/2018/1134** Officer: Sean McCawley
 Decision: GTD Decision Date: 13/06/2018
 Location: 68 Church Crescent N10 3NE
 Proposal: Change of use from 3 flats back to single family dwelling. The proposal includes rear, front and side extensions at semi-basement level; alterations to the existing rear bay; enlarged rear dormer; and formation of a new front dormer to match adjacent dormers.

Application No: **HGY/2018/1162** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 08/06/2018
 Location: Ground Floor Flat A 35 Farrer Road N8 8LD
 Proposal: Construction of a single storey rear extension

Application No: **HGY/2018/1184** Officer: Sean McCawley
 Decision: GTD Decision Date: 04/06/2018
 Location: 34 St James's Lane N10 3DB
 Proposal: The erection of a single storey rear extension

Application No: **HGY/2018/1195** Officer: Sean McCawley
 Decision: GTD Decision Date: 04/06/2018
 Location: 23 Onslow Gardens N10 3JT
 Proposal: Replacement of the existing rear outrigger with accompanying extension at ground floor to the side. Enlargement of existing skylight and addition of small basement to provide a cinema.

Application No: **HGY/2018/1222** Officer: Sean McCawley
 Decision: GTD Decision Date: 29/05/2018
 Location: 53 Palace Road N8 8QL
 Proposal: Proposed ground floor side and rear extension

Application No: **HGY/2018/1270** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 18/06/2018
 Location: 1 Treeside Place Cranley Gardens N10 3AR
 Proposal: Subdivision of a single family dwelling into 3 no. self-contained flats

Application No: **HGY/2018/1372** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 07/06/2018
 Location: 58 Onslow Gardens N10 3JX
 Proposal: Erection of single storey outbuilding at rear of rear garden

Application No: **HGY/2018/1373** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 12/06/2018
 Location: 14 Avenue Mews N10 3NP
 Proposal: Change of use from B8 (storage and distribution) to A4 (drinking establishment)

Application No: **HGY/2018/1384** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 12/06/2018
 Location: 65 Woodland Gardens N10 3UE
 Proposal: Erection of additional storey to part of first floor rear elevation

Application No: **HGY/2018/1388** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 18/06/2018
 Location: 22 Park Avenue North N8 7RT
 Proposal: External alterations and enlargement of existing single storey rear extension to depth of 3m; replacement roof of similar height to existing single storey side return roof and insertion of three roof lights within; alterations to rear elevation windows of original property.

Application No: **HGY/2018/1389** Officer: Conor Guilfoyle
 Decision: REF Decision Date: 13/06/2018
 Location: First Floor Flat 46 Farrer Road N8 8LB
 Proposal: Formation of hip-to-gable roof extension(s) and associated formation of rear roof dormer extension on enlarged rear roof slope; installation of roof lights on front roof slope

PNE Applications Decided: 1

Application No: **HGY/2018/1359** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 08/06/2018
 Location: 45 Muswell Hill Place N10 3RP
 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

Total Applications Decided for Ward: 14

WARD: **Noel Park**

ADV Applications Decided: 1

Application No: **HGY/2018/1172** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 29/05/2018
 Location: 111-113 High Road N22 6BB
 Proposal: Advertisement Consent for internally illuminated text logo sign to replace existing two larger internally illuminated logo and text signs; replacement of existing illuminated projecting sign containing text logo with non-illuminated equivalent of same approximate size

CLDE Applications Decided: 1

Application No: **HGY/2018/1481** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 29/05/2018
 Location: 1 The Avenue N8 0JR
 Proposal: Certificate of lawfulness for the existing use of the loft as a 5th self-contained flat.

FUL Applications Decided: 9

Application No:	HGY/2017/3438	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	19/06/2018
Location:	105-107 High Road N22 6BB		
Proposal:	Erection of second floor rear extensions, 2 x rear dormer extensions, the insertion of 2 x rooflights to the front roof slope, and the change of use of the first, second and loft floors from Class A1 retail to Class C3 residential, creating of 6 x self-contained flats.		
Application No:	HGY/2018/0998	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	30/05/2018
Location:	6b Courcy Road N8 0QH		
Proposal:	Loft extension		
Application No:	HGY/2018/1168	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	29/05/2018
Location:	111-113 High Road N22 6BB		
Proposal:	Replacement of existing grey coloured shopfront fascia panels formed from aluminium sheet with dark painted panels of the same material, dimensions and position as existing; Replacement of existing tiled cladding on stall risers with dark painted aluminium sheet cladding as per the fascia and remainder of shopfront which is to be painted to match.		
Application No:	HGY/2018/1198	Officer:	Jake Atkins
Decision:	GTD	Decision Date:	11/06/2018
Location:	43 Cobham Road N22 6RP		
Proposal:	Replace the existing single glazed timber windows to double glazed uPVC windows and the replacement of front door.		
Application No:	HGY/2018/1202	Officer:	Conor Guilfoyle
Decision:	REF	Decision Date:	29/05/2018
Location:	153 Farrant Avenue N22 6PG		
Proposal:	Formation of rear dormer roof extension and insertion of front and side roof lights		
Application No:	HGY/2018/1217	Officer:	Kwaku Bossman-Gyamera
Decision:	REF	Decision Date:	31/05/2018
Location:	19A Coombe Road N22 5LB		
Proposal:	Two Storey Side Side Extension, part side/rear single storey with Loft conversion and rear dormer (RETROSPECTIVE)		
Application No:	HGY/2018/1220	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	31/05/2018
Location:	68 Turnpike Lane N8 0PR		
Proposal:	Amendment to extant planning permission ref. HGY/2017/2885 to enable relocation of the bedrooms and kitchens in the 2 x 1 bedroom flats on first floor and loft levels, and the formation of a front gable roof extension to replace the front rooflights approved under the extant scheme. (Retrospective)		
Application No:	HGY/2018/1537	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	12/06/2018
Location:	60-70 Clarendon Road off Hornsey Park Road N8 0DJ		
Proposal:	Proposed external alterations to existing Virgin Media 'technical' site, together with the proposed installation of 5 no. roof mounted condenser units & associated builders works.		

Application No: **HGY/2018/1538** Officer: Matthew Gunning
 Decision: GTD Decision Date: 18/06/2018
 Location: 56 Alexandra Road N8 0PP
 Proposal: Replacement of all existing windows with new white, double glazed UPVC units and all external doors with composite units.

LCD Applications Decided: 4

Application No: **HGY/2018/0089** Officer: Neil McClellan
 Decision: GTD Decision Date: 29/05/2018
 Location: 116, 128, 188 Farrant Avenue N22 6PE
 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/2018/0090** Officer: Neil McClellan
 Decision: GTD Decision Date: 29/05/2018
 Location: 96, 103, 127, 204 Moselle Avenue N22 6ET
 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/2018/0093** Officer: Neil McClellan
 Decision: GTD Decision Date: 29/05/2018
 Location: 18, 24, 49, 65, 71, 79 Salisbury Road N22 6NH
 Proposal: Replacement windows and doors

Application No: **HGY/2018/0096** Officer: Neil McClellan
 Decision: GTD Decision Date: 29/05/2018
 Location: 20, 22, 47, 67, 69, 81 Salisbury Road N22 6NH
 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.

RES Applications Decided: 2

Application No: **HGY/2018/0534** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 04/06/2018
 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 66 (Partial discharge - Details of the energy strategy in relation to block C7 only) attached to planning permission HGY/2016/0026

Application No: **HGY/2018/0672** Officer: Gareth Prosser
 Decision: GTD Decision Date: 20/06/2018
 Location: 14-18 Lymington Avenue N22 6JA
 Proposal: Approval of details pursuant to condition 6 (Dust Management Plan) attached to planning permission HGY/2014/0710

Total Applications Decided for Ward: 17WARD: **Northumberland Park****CLDE Applications Decided: 1**

Application No: **HGY/2018/1701** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 14/06/2018
 Location: 104 Northumberland Park N17 0TS
 Proposal: Certificate of lawfulness: existing use. 4 self-contained units

CLUP Applications Decided: 1

Application No: **HGY/2018/1410** Officer: Roland Sheldon
 Decision: PERM DEV Decision Date: 07/06/2018
 Location: 14 Willoughby Lane N17 0SS
 Proposal: Certificate of Lawfulness for the use of the property as a dwellinghouse within use class C3(b) allowing it to be used as a small care home for up to six residents.

FUL Applications Decided: 1

Application No: **HGY/2018/0798** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 19/06/2018
 Location: 667 High Road N17 8AD
 Proposal: Raising and levelling of the roof over the existing rear extension to match the height of the adjacent buildings rear extension at No. 665; and excavation under the existing rear extension to lower the floor by 1.2 metres to allow the creation of a double storey rear extension to be used as 2 self-contained flats.

RES Applications Decided: 2

Application No: **HGY/2018/1404** Officer: Lucy Morrow
 Decision: GTD Decision Date: 19/06/2018
 Location: 816-818 High Road N17 0EY
 Proposal: Approval of details pursuant to conditions 4 (schedule of works, methodology statement, detailed plans and drawings) and 5 (extraction / filtration system) attached to planning permission HGY/2015/0635

Application No: **HGY/2018/1405** Officer: Lucy Morrow
 Decision: GTD Decision Date: 14/06/2018
 Location: 816-818 High Road N17 0EY
 Proposal: Approval of details pursuant to condition 4 (schedule of works, methodology statement, detailed plans and drawings) attached to listed building consent HGY/2015/0636

TEL Applications Decided: 1

Application No: **HGY/2018/1753** Officer: Kwaku Bossman-Gyamera
 Decision: RNO Decision Date: 20/06/2018
 Location: Haringey Sixth Form Centre White Hart Lane N17 8HR
 Proposal: Notification under the Electronic Communications Code Regulations 2003 to utilise permitted development rights for installation of 6no. MBNL shared antenna to be mounted to steelwork frame; 2no. 600mm and 2no. 300mm MBNL Dish Antenna to be mounted to steelwork frame; 5no. MBNL equipment cabinets on a cabinet support platform; 1 no. Steel Equipment Support Frame and 1 no. Bulkhead Lighting Rail.

Total Applications Decided for Ward: 6WARD: **St Anns****CLDE Applications Decided: 2**

Application No: **HGY/2018/1282** Officer: Laina Levassor
 Decision: GTD Decision Date: 04/06/2018
 Location: 33 Haringay Road N15 3JB
 Proposal: Certificate of Lawfulness for use of 33 Haringay Road as 2 x 1 bed self-contained flats

Application No: **HGY/2018/1329** Officer: Matthew Gunning
 Decision: GTD Decision Date: 22/06/2018
 Location: 12 Portland Gardens N4 1HU
 Proposal: Certificate of lawfulness: existing use of property as 2no 2 bedroom self-contained flats

CLUP Applications Decided: 1

Application No: **HGY/2018/1683** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 12/06/2018
 Location: 30 Alexandra Road N15 5QT
 Proposal: Certificate of Lawfulness for a proposed single storey rear extension and proposed rear dormer to facilitate a loft conversion and rooflights.

COND Applications Decided: 1

Application No: **HGY/2018/1154** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 01/06/2018
 Location: 63-64 Grand Parade N4 1AF
 Proposal: Variation of condition 2 (Approved plans) attached to planning permission HGY/2016/3836, involving the alteration to the roof of the rear extension from a flat roof to a pitched roof

FUL Applications Decided: 1

Application No: **HGY/2018/1258** Officer: Jake Atkins
 Decision: REF Decision Date: 19/06/2018
 Location: 1, 3, 5 Avenue Road N15 5JG
 Proposal: Replace the existing single glazed timber windows with like for like double glazed windows to match existing. Replace the existing partially glazed timber door with a like for like partially glazed timber door.

TEL Applications Decided: 1

Application No: **HGY/2018/1755** Officer: Kwaku Bossman-Gyamera
 Decision: RNO Decision Date: 20/06/2018
 Location: St Anns General Hospital St Anns Road N15 3TH
 Proposal: Notification under the Electronic Communications Code Regulations 2003 to utilise permitted development rights for the removal and replacement of 3no. antennas and ancillary works thereto.

Total Applications Decided for Ward: 6WARD: **Seven Sisters****CLDE Applications Decided: 1**

Application No: **HGY/2018/1648** Officer: Laina Levassor
 Decision: GTD Decision Date: 05/06/2018
 Location: 40 Clifton Gardens N15 6AP
 Proposal: Certificate of Lawfulness for existing first floor rear extension and two storey side extension

CLUP Applications Decided: 2

Application No: **HGY/2018/1150** Officer: Mercy Oruwari
 Decision: PERM DEV Decision Date: 07/06/2018
 Location: 27 Hermitage Road N4 1DF
 Proposal: Certificate of lawfulness for the formation of a rear dormer and roof extension including the insertion of 2 front rooflights - proposed use

Application No: **HGY/2018/1719** Officer: Jon Skapoullis
 Decision: PERM DEV Decision Date: 12/06/2018
 Location: 8 Beechfield Road N4 1PE
 Proposal: Certificate of lawfulness for erection of rear dormers with Juliet balcony, including front roof lights

FUL Applications Decided: 10

Application No: **HGY/2018/1002** Officer: Sarah Madondo
 Decision: GTD Decision Date: 04/06/2018
 Location: Basement and Ground Floor Flat 3 Vartry Road N15 6PR
 Proposal: Erection of single storey rear extension at Basement Flat 3 Vartry Road

Application No: **HGY/2018/1022** Officer: Sarah Madondo
 Decision: GTD Decision Date: 05/06/2018
 Location: 86 Gladesmore Road N15 6TD
 Proposal: Erection of a Type 3 extension

Application No: **HGY/2018/1030** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 15/06/2018
 Location: 25 Craven Park Road N15 6AA
 Proposal: Erection of addition storey (Type 3) roof extension

Application No: **HGY/2018/1128** Officer: Kwaku Bossman-Gyamera
 Decision: REF Decision Date: 29/05/2018
 Location: 7 Linkway N4 1QF
 Proposal: Conversion of 4 bedroom house to 2no. 2 bedroom flats

Application No: **HGY/2018/1179** Officer: Aaron Lau
 Decision: GTD Decision Date: 29/05/2018
 Location: 72-76 High Road N15 6JU
 Proposal: Formation of rear dormer extensions

Application No: **HGY/2018/1317** Officer: Gareth Prosser
 Decision: GTD Decision Date: 04/06/2018
 Location: 21 Vale Road N4 1QA
 Proposal: Erection of a single storey garden studio in rear garden of ground floor flat. Building to be used as a home office and occasional guest room

Application No: **HGY/2018/1483** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 12/06/2018
 Location: 57 Craven Park Road N15 6AH
 Proposal: Erection of a two storey side extension incorporating a "Type 3" roof extension.

Application No: **HGY/2018/1485** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 12/06/2018
 Location: 38-40 Gladesmore Road N15 6TB
 Proposal: Erection of additional storey known as a 'Type 3' roof extension to both properties

Application No: **HGY/2018/1501** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 14/06/2018
 Location: 76-78 Elm Park Avenue N15 6UY
 Proposal: Part first floor rear extensions to both properties

Application No: **HGY/2018/1502** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 20/06/2018
 Location: 46 Norfolk Avenue N15 6JX
 Proposal: Erection of a Tyre 3 roof extension.

PNC Applications Decided: 2

Application No: **HGY/2018/1544** Officer: Neil McClellan
 Decision: REF Decision Date: 11/06/2018
 Location: 285 Hermitage Road N4 1NT
 Proposal: Change of use from retail (Class A1) to residential (Class C3)(Dwellinghouse) and Associated Operational Development

Application No: **HGY/2018/1547** Officer: Neil McClellan
 Decision: REF Decision Date: 11/06/2018
 Location: 289 Hermitage Road N4 1NT
 Proposal: Change of use from retail (Class A1) to residential (Class C3)(Dwellinghouse) and Associated Operational Development

PNE Applications Decided: 5

Application No: **HGY/2018/1255** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 31/05/2018
 Location: 8 Oakdale Road N4 1NX
 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 3.4m and for which the height of the eaves would be 3m

Application No: **HGY/2018/1313** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 29/05/2018
 Location: 66 Plevna Crescent N15 6DW
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by part 6m part 2m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

Application No: **HGY/2018/1336** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 31/05/2018
 Location: 66 Plevna Crescent N15 6DW
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by part 6m part 2m, for which the maximum height would be 3m and for which the height of the eaves would be 3m.

****Please note that this application contains alterations from application reference HGY/2018/1313 in relation to the windows, and is to be considered separately****

Application No:	HGY/2018/1360	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	05/06/2018
Location:	78 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/2018/1366	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	05/06/2018
Location:	18 Lockmead Road N15 6BX		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m		

Total Applications Decided for Ward: 20

WARD: **Stroud Green**

FUL Applications Decided: 9

Application No:	HGY/2018/1032	Officer:	Kwaku Bossman-Gyamera
Decision:	REF	Decision Date:	15/06/2018
Location:	20 Charter Court Stroud Green Road N4 3SG		
Proposal:	Proposed single storey side extension		
Application No:	HGY/2018/1140	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	07/06/2018
Location:	8 Ferme Park Road N4 4ED		
Proposal:	Conversion of existing 2 bed maisonette to form 2no. self-contained studio units		
Application No:	HGY/2018/1182	Officer:	Sean McCawley
Decision:	GTD	Decision Date:	31/05/2018
Location:	Ground Floor Flat 95 Woodstock Road N4 3EU		
Proposal:	Erection of a rear garden outbuilding		
Application No:	HGY/2018/1231	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	31/05/2018
Location:	21 Quernmore Road N4 4QT		
Proposal:	Rear dormer roof extension and 3 x front rooflights		
Application No:	HGY/2018/1267	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	06/06/2018
Location:	20 Stapleton Hall Road N4 3QD		
Proposal:	Single storey side and rear extension		
Application No:	HGY/2018/1292	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	04/06/2018
Location:	17 Lancaster Road N4 4PJ		
Proposal:	Demolition of part of the ground floor rear extension and proposed ground floor rear side extension.		

Application No: **HGY/2018/1318** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 12/06/2018
 Location: 92 Florence Road N4 4DR
 Proposal: Construction of a single storey rear extension.

Application No: **HGY/2018/1357** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 18/06/2018
 Location: 12 Elyne Road N4 4RA
 Proposal: Formation of rear dormer roof extension and installation of roof light on rear roof slope

Application No: **HGY/2018/1396** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 12/06/2018
 Location: Ground Floor Flat 20 Uplands Road N8 9NL
 Proposal: Construction of a single storey rear outbuilding

RES Applications Decided: 1

Application No: **HGY/2018/1284** Officer: Aaron Lau
 Decision: GTD Decision Date: 29/05/2018
 Location: 86 Victoria Road N4 3SW
 Proposal: Approval of details pursuant to condition 6 (External lighting) attached to planning permission HGY/2017/2600

Total Applications Decided for Ward: 10WARD: **Tottenham Green****CLDE Applications Decided: 1**

Application No: **HGY/2018/1663** Officer: Laina Levassor
 Decision: GTD Decision Date: 21/06/2018
 Location: 63 Broad Lane N15 4DJ
 Proposal: Certificate of Lawfulness for existing use of 63 Broad Lane as two self-contained flats

CLUP Applications Decided: 2

Application No: **HGY/2018/0731** Officer: Sarah Madondo
 Decision: PERM DEV Decision Date: 20/06/2018
 Location: 3 Elizabeth Place N15 4LA
 Proposal: Certificate of lawfulness for use of part of the existing dwellinghouse (Use Class C3) as an ancillary home office in order to support the applicant's minicab business.

Application No: **HGY/2018/1599** Officer: Marco Zanelli
 Decision: PERM DEV Decision Date: 07/06/2018
 Location: 21 Tynemouth Road N15 4AT
 Proposal: Certificate of lawfulness for the formation of dormer extensions in rear roof slope with Juliet balcony and over rear outrigger and insertion of 3 x rooflights to the front roofslope.

COND Applications Decided: 1

Application No: **HGY/2018/1194** Officer: Gareth Prosser
 Decision: GTD Decision Date: 20/06/2018
 Location: Old Firestation Town Hall Approach Road N15 4RX
 Proposal: Removal / variation of a condition 3 relating to application HGY/2015/1405 (trading hours). The applicant is seeking to extend the trading hours to 07:00 until 23:30 on Sundays and Bank Holidays, in line with the hours granted for Monday to Saturday.

FUL Applications Decided: 4

Application No: **HGY/2017/2916** Officer: Gareth Prosser
 Decision: GTD Decision Date: 11/06/2018
 Location: Butterfly Court Bathurst Square N15 4FA
 Proposal: Change of use of four live/work units (sui generis) to seven residential units (Use Class C3) with associated external works to entrances, windows and landscaping.

Application No: **HGY/2018/1028** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 30/05/2018
 Location: 4-8 Dorset Road N15 5AJ
 Proposal: Conversion of second floor flat from two bedroom flat into 2 x 1 bedroom flats (Retrospective).

Application No: **HGY/2018/1253** Officer: Neil McClellan
 Decision: GTD Decision Date: 08/06/2018
 Location: 99 Broad Lane N15 4DW
 Proposal: Two storey rear extension and loft conversion incorporating a rear dormer roof extension to provide additional commercial accommodation and extend the existing residential accommodation to provide a 3-bed self-contained flat with rear facing balcony (part retrospective).

Application No: **HGY/2018/1264** Officer: Mercy Oruwari
 Decision: REF Decision Date: 29/05/2018
 Location: 110 Clyde Road N15 4JX
 Proposal: Erection of a porch to the front of the property

FULM Applications Decided: 1

Application No: **HGY/2018/0951** Officer: Tobias Finlayson
 Decision: REF Decision Date: 20/06/2018
 Location: Adjoining garages and 2 Wakefield Road N15 4NL
 Proposal: Demolition of 2 Wakefield Road and existing adjoining garages, and erection of 3 storey building with mansard roof to provide 10 flats (6 x one-bed, 2 x two-bed, 2 x three-bed) and private amenity space, refuse store and cycle store

RES Applications Decided: 1

Application No: **HGY/2018/1425** Officer: Samuel Uff
 Decision: GTD Decision Date: 18/06/2018
 Location: Shop 72 West Green Road N15 5NS
 Proposal: Approval of details of shopfront required for condition 4 of APP/Y5420/W17/3180484 (shopfront details)

TEL Applications Decided: 1

Application No: **HGY/2018/1532** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 08/06/2018
 Location: 312 High Road N15 4BN
 Proposal: The proposed replacement of the existing 7.5m Stub Tower supporting 3no. antenna and 1no. dish with a new 8.1m Stub Tower supporting 9no. antenna and 2no. dishes at roof level, the replacement of the existing meter cabinet with a new meter cabinet at ground level, and ancillary development to include a 1.1m high freestanding handrail at roof level.

Total Applications Decided for Ward: 11

WARD: **Tottenham Hale**

ADV Applications Decided: 1

Application No: **HGY/2018/1208** Officer: James Hughes
 Decision: REF Decision Date: 05/06/2018
 Location: Advertising site outside 32 Monument Way N17 9NX
 Proposal: Display of digital advertisement display to replace existing 48 sheet advertisement display.

CLUP Applications Decided: 2

Application No: **HGY/2018/1430** Officer: Mercy Oruwari
 Decision: PERM DEV Decision Date: 08/06/2018
 Location: 26 Seymour Avenue N17 9EB
 Proposal: Certificate of lawfulness for the formation of a rear dormer and roof extension including the insertion of 2 front rooflights.

Application No: **HGY/2018/1594** Officer: Marco Zanelli
 Decision: PERM DEV Decision Date: 01/06/2018
 Location: 165 Rosebery Avenue N17 9SG
 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.

EIAM Applications Decided: 1

Application No: **HGY/2017/2044** Officer: James Farrar
 Decision: GTD Decision Date: 08/06/2018
 Location: Berol Yard Ashley Road N17 9LJ
 Proposal: Hybrid planning application comprised of: Full proposals for the demolition of the existing buildings within the Berol Yard site and retention of Berol House. Erection of two buildings between 8 and 14 storeys providing 156 residential units, 891 sqm (GEA) of commercial floorspace (Class A1/A3/B1/D1), 7,275 sqm (GEA) of education floorspace (Class D1), car and cycle parking, open space, landscaping and other associated works. Outline proposals (all matters reserved) for the alteration/conversion of ground, first and second floors of Berol House with up to 3,685 sqm (GEA) of commercial floorspace (A1/A3/B1/D1) and the introduction of a two storey roof level extension introducing up to 18 residential units, cycle parking and other associated works. Amendments to scheme including replacement of accommodation with "build-to-rent" and reconfiguration of internal residential and commercial layout.

FUL Applications Decided: 4

Application No: **HGY/2018/0663** Officer: Gareth Prosser
 Decision: GTD Decision Date: 21/06/2018
 Location: Car Park Tottenham Hale Station Station Road N17 9LR
 Proposal: Erection (temporary) of four retail units outside Tottenham Hale Station. Associated relocation of bicycle parking racks. For a period of five years.

Application No: **HGY/2018/1204** Officer: Gareth Prosser
 Decision: REF Decision Date: 04/06/2018
 Location: Land at rear of 22-24 Lansdowne Road N17 9XE
 Proposal: Demolition of an existing 1940s air raid shelter and erection of a 1b-1p studio unit.

Application No: **HGY/2018/1252** Officer: Neil McClellan
 Decision: REF Decision Date: 19/06/2018
 Location: 14 Poynton Road N17 9SL
 Proposal: Conversion of dwellinghouse into 2 self-contained flats plus associated alterations and extensions to include demolition of existing side garage, erection of 2-storey side extension, single storey wraparound extension, first floor rear extension and rear roof extension.

Application No: **HGY/2018/1514** Officer: Sarah Madondo
 Decision: GTD Decision Date: 20/06/2018
 Location: 40 Mafeking Road N17 9BG
 Proposal: Erection of a single storey rear extension

NON Applications Decided: 1

Application No: **HGY/2018/1352** Officer: Martin Cowie
 Decision: GTD Decision Date: 05/06/2018
 Location: Hale Wharf Ferry Lane N17 9NF
 Proposal: Application for Non-Material Amendments to Condition A14 attached to the Hybrid Planning Permission Reference: HGY/2016/1719

PNE Applications Decided: 1

Application No: **HGY/2018/1247** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 29/05/2018
 Location: 111 Dowsett Road N17 9DL
 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: 15

Application No: **HGY/2018/1064** Officer: Martin Cowie
 Decision: GTD Decision Date: 01/06/2018
 Location: Hale Wharf Ferry Lane N17 9NF
 Proposal: Approval of details pursuant to condition A2 (phases) of the Hale Wharf Hybrid Planning Permission (HW HPP) Ref: HGY/2016/1719

Application No: **HGY/2018/1065** Officer: Martin Cowie
 Decision: GTD Decision Date: 01/06/2018
 Location: Hale Wharf Ferry Lane N17 9NF

Proposal: Approval of details pursuant to condition A13 (River Walls) of the Hale Wharf Hybrid Planning Permission (HW HPP) Ref: HGY/2016/1719

Application No: **HGY/2018/1066** Officer: Martin Cowie
 Decision: GTD Decision Date: 01/06/2018
 Location: Hale Wharf Ferry Lane N17 9NF

Proposal: Approval of details pursuant to condition A15 (Victoria Line Protection) of the Hale Wharf Hybrid Planning Permission (HW HPP) Ref: HGY/2016/1719

Application No:	HGY/2018/1067	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	01/06/2018
Location:	Hale Wharf Ferry Lane N17 9NF		
Proposal:	Approval of details pursuant to condition A17 (Cycle Parking) of the Hale Wharf Hybrid Planning Permission (HW HPP) Ref: HGY/2016/1719		
Application No:	HGY/2018/1214	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	12/06/2018
Location:	First and Second Floors 522-528 High Road N17 9SX		
Proposal:	Approval of details pursuant to conditions 1 (provision of 10 secure sheltered cycle parking spaces) and partial discharge of condition 3 (Air Quality Assessment - excluding detail of mechanical ventilation system) attached to planning permission HGY/2017/3176		
Application No:	HGY/2018/1304	Officer:	James Hughes
Decision:	GTD	Decision Date:	20/06/2018
Location:	1 Station Square Station Road N17 9JZ		
Proposal:	Approval of details pursuant to condition 12 (Details of Flood Risk Attenuation Measures) attached to planning permission HGY/2016/3932		
Application No:	HGY/2018/1305	Officer:	James Hughes
Decision:	GTD	Decision Date:	20/06/2018
Location:	1 Station Square Station Road N17 9JZ		
Proposal:	Approval of details pursuant to condition 7 (Drainage Strategy) attached to planning permission HGY/2016/3932		
Application No:	HGY/2018/1307	Officer:	James Hughes
Decision:	GTD	Decision Date:	20/06/2018
Location:	1 Station Square Station Road N17 9JZ		
Proposal:	Approval of details pursuant to condition 13 (Drainage) attached to planning permission HGY/2016/3932		
Application No:	HGY/2018/1339	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	11/06/2018
Location:	SW Plot Hale Village Ferry Lane N17		
Proposal:	Approval of details pursuant to condition 12a (Wintering and Migratory Bird Survey) attached to planning permission HGY/2017/2005.		
Application No:	HGY/2018/1340	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	18/06/2018
Location:	SW Plot Hale Village Ferry Lane N17		
Proposal:	Approval of details pursuant to condition 19 (amended piling method statement) attached to planning permission HGY/2017/2005.		
Application No:	HGY/2018/1342	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	31/05/2018
Location:	SW Plot Hale Village Ferry Lane N17		
Proposal:	Approval of details pursuant to condition 30 (Air Quality and Dust Management Plan) attached to planning permission HGY/2017/2005.		
Application No:	HGY/2018/1349	Officer:	James Hughes
Decision:	GTD	Decision Date:	20/06/2018
Location:	1 Station Square Station Road N17 9JZ		
Proposal:	Approval of details pursuant to condition 10B (site investigation) attached to planning permission HGY/2016/3932		

Application No:	HGY/2018/1350	Officer:	James Hughes
Decision:	GTD	Decision Date:	20/06/2018
Location:	1 Station Square Station Road N17 9JZ		
Proposal:	Approval of details pursuant to condition 4 (confirmation of site levels) attached to planning permission HGY/2016/3932		
Application No:	HGY/2018/1363	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	31/05/2018
Location:	SW Plot Hale Village Ferry Lane N17		
Proposal:	Approval of details pursuant to condtion 23 (Construction Method Statement) attached to planning permisison HGY/2017/2005.		
Application No:	HGY/2018/1457	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	20/06/2018
Location:	SW Plot Hale Village Ferry Lane N17		
Proposal:	Approval of details (in part) pursuant to condition 29 (further ground gas monitoring) attached to planning permission HGY/2017/2005. (verification report to be provided prior to occupation)		

Total Applications Decided for Ward: 25

WARD: **White Hart Lane**

FUL Applications Decided: 4

Application No:	HGY/2018/1107	Officer:	Sarah Madondo
Decision:	REF	Decision Date:	07/06/2018
Location:	25 Devonshire Hill Lane N17 8LJ		
Proposal:	Loft conversion incorporating rear dormer and velux windows to front including hip to gable.		
Application No:	HGY/2018/1295	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	30/05/2018
Location:	107 Great Cambridge Road N17 7LN		
Proposal:	Erection of detached outbuilding (store/playroom)		
Application No:	HGY/2018/1528	Officer:	Lucy Morrow
Decision:	GTD	Decision Date:	20/06/2018
Location:	65 Peabody Cottages Lordship Lane N17 7QP		
Proposal:	Single-storey ground floor rear extension, and replacement of windows and door		
Application No:	HGY/2018/1535	Officer:	Kwaku Bossman-Gyamera
Decision:	REF	Decision Date:	20/06/2018
Location:	462 Lordship Lane N17 7QY		
Proposal:	Proposed first floor rear extension to enlarge existing studio flat		

LCD Applications Decided: 1

Application No:	HGY/2018/1011	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	20/06/2018
Location:	233 Tower Gardens Road N17 7NX		
Proposal:	Erection of single storey rear extension to allow for disabled adaptations		

PNC Applications Decided: 2

Application No: **HGY/2018/0098** Officer: Kwaku Bossman-Gyamera
 Decision: PN REFUSED Decision Date: 12/06/2018
 Location: 21 Great Cambridge Road N17 7LH
 Proposal: Prior Approval for change of use ground floor from A1 (retail) to C3 (dwellinghouse).

Application No: **HGY/2018/1125** Officer: Kwaku Bossman-Gyamera
 Decision: PN REFUSED Decision Date: 31/05/2018
 Location: 12A Fryatt Road N17 7BH
 Proposal: Prior approval for change of use from B8 (Storage or Distribution Buildings) to C3 (Residential)

PNE Applications Decided: 2

Application No: **HGY/2018/1394** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 05/06/2018
 Location: 5 Cavell Road N17 7BJ
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 5.95m, for which the maximum height would be 3m and for which the height of the eaves would be 2.95m

Application No: **HGY/2018/1456** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 12/06/2018
 Location: 175 The Roundway N17 7HE
 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 2.25m

RES Applications Decided: 1

Application No: **HGY/2018/1298** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 31/05/2018
 Location: 500 White Hart Lane N17 7NA
 Proposal: Approval of details pursuant to condition 11 (Water Impact Assessment) attached to planning permission HGY/2016/0828

Total Applications Decided for Ward: 10WARD: **Woodside****CLDE Applications Decided: 2**

Application No: **HGY/2018/1545** Officer: Mercy Oruwari
 Decision: REF Decision Date: 30/05/2018
 Location: 556 Lordship Lane N22 5BY
 Proposal: Certificate of lawfulness: existing use - 1 x 2 bed first floor flat, 2 x studios on second floor

Application No: **HGY/2018/1611** Officer: Mercy Oruwari
 Decision: REF Decision Date: 07/06/2018
 Location: 135 Perth Road N22 5QH
 Proposal: Certificate of lawfulness: for the existing residential use of an outbuilding in the rear garden.

CLUP Applications Decided: 2

Application No: **HGY/2018/1610** Officer: Jon Skapoullis
 Decision: PERM DEV Decision Date: 12/06/2018
 Location: 35 Ringslade Road N22 7TE
 Proposal: Certificate of lawfulness for the formation of a rear dormer extension and insertion of 1 x rooflight to the front roofslope.

Application No: **HGY/2018/1672** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 08/06/2018
 Location: 106 Perth Road N22 5QP
 Proposal: Certificate of Lawfulness for a proposed rear dormer to facilitate a loft Conversion and rooflights

FUL Applications Decided: 4

Application No: **HGY/2018/1091** Officer: Jake Atkins
 Decision: GTD Decision Date: 29/05/2018
 Location: 17 Norman Avenue N22 5ES
 Proposal: Replacement of the existing partially glazed timber door with a partially glazed composite door to broadly and existing single glazed timber windows with like for like double glazed windows to match existing.

Application No: **HGY/2018/1219** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 15/06/2018
 Location: 85 Perth Road N22 5QG
 Proposal: Single storey side and rear extension and conversion of the garage into habitable room.

Application No: **HGY/2018/1279** Officer: Neil McClellan
 Decision: REF Decision Date: 20/06/2018
 Location: 73 Dunbar Road N22 5BG
 Proposal: Demolition of existing attached garage and erection of two-storey 2-bedroom dwellinghouse to side

Application No: **HGY/2018/1576** Officer: Gareth Prosser
 Decision: GTD Decision Date: 15/06/2018
 Location: 10 Eldon Road N22 5DT
 Proposal: Demolition of existing lock-up garages and erection of 3 bed chalet bungalow

LCD Applications Decided: 1

Application No: **HGY/2018/1548** Officer: Neil McClellan
 Decision: GTD Decision Date: 11/06/2018
 Location: Alexandra House 10 Station Road N22 7TR
 Proposal: Installation of mechanical and electrical plant to the external elevation (Facing Station Road).

PNE Applications Decided: 2

Application No: **HGY/2018/1293** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 04/06/2018
 Location: 32 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 3.390m and for which the height of the eaves would be 2.965m

Application No: **HGY/2018/1358** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 04/06/2018
 Location: 109 Arcadian Gardens N22 5AE
 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 3.225m and for which the height of the eaves would be 3m

RES Applications Decided: 5

Application No: **HGY/2017/0777** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 08/06/2018
 Location: 2A Canning Crescent N22 5SR
 Proposal: Approval of details pursuant to condition 13 (Drainage) attached to planning permission HGY/2015/2609

Application No: **HGY/2018/1374** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 08/06/2018
 Location: 2A Canning Crescent N22 5BF
 Proposal: Approval of details pursuant to condition 7 (storage and collection of refuse) attached to planning permission HGY/2015/2609

Application No: **HGY/2018/1475** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 21/06/2018
 Location: Land adjacent to 2 Canning Crescent N22 5SR
 Proposal: Approval of details pursuant to condition 8b (Method Statement detailing remediation requirements) attached to planning permission HGY/2015/2609

Application No: **HGY/2018/1477** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 14/06/2018
 Location: Land adjacent to 2 Canning Crescent N22 5SR
 Proposal: Approval of details pursuant to condition 11 (landscape management plan) attached to planning permission HGY/2015/2609

Application No: **HGY/2018/1486** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 14/06/2018
 Location: Land adjacent to 2 Canning Crescent N22 5SR
 Proposal: Approval of details pursuant to condition 4 (reduction in carbon (CO2) emissions) attached to planning permission HGY/2015/2609

Total Applications Decided for Ward: 16WARD: **Not Applicable - Outside Borough****OBS Applications Decided: 2**

Application No: **HGY/2018/1752** Officer: Sean McCawley
 Decision: RNO Decision Date: 21/06/2018
 Location: 61 Durham Road N2 9DR
 Proposal: Single storey rear/side extension with glazed roof and glazed doors to rear (observations to L.B. Barnet - their reference: 18/2811/HSE)

Application No: **HGY/2018/1757** Officer: Sean McCawley
 Decision: RNO Decision Date: 21/06/2018
 Location: 302 Seven Sisters Road N4 2AG
 Proposal: Proposed erection of part 1, part 2, and part 3 storey rear extension and part second floor and part top floor front extension to create 5 self-contained units (2xstudios, 2x1 bed, 1x2 bed). (Observations to L.B. Hackney - their reference 2018/1460)

Total Applications Decided for Ward: 2

Total Number of Applications Decided: 247

This page is intentionally left blank