

NOTICE OF MEETING

PLANNING SUB COMMITTEE

Monday, 10th September, 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 11 below.

5. DECLARATIONS OF INTEREST

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

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

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

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

6. MINUTES (PAGES 1 - 4)

To confirm and sign the minutes of the Planning Sub Committee held on 9 July 2018.

7. PLANNING APPLICATIONS

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

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

8. HGY/2018/0076 - 168 PARK VIEW ROAD, N17 9BL (PAGES 5 - 76)

Proposal: Demolition of existing car repair/servicing garage and construction of a part 3, part 4 and part 5 storey building to provide 15 residential units with 5 car parking spaces including 1 wheelchair car parking space, 24 cycle spaces and ancillary servicing accommodation.

Recommendation: GRANT

9. UPDATE ON MAJOR PROPOSALS (PAGES 77 - 86)

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.

10. APPLICATIONS DETERMINED UNDER DELEGATED POWERS (PAGES 87 - 160)

To advise the Planning Committee of decisions on planning applications taken under delegated powers for the period 25 June – 24 August 2018.

11. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at item 4 above.

12. DATE OF NEXT MEETING

8 October 2018

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

Friday, 31 August 2018

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**MINUTES OF THE MEETING OF THE PLANNING SUB
COMMITTEE HELD ON MONDAY, 9TH JULY, 2018, 7.00 - 10.10
pm**

PRESENT:

Councillors: Vincent Carroll (Chair), Reg Rice (Vice-Chair), John Bevan, Luke Cawley-Harrison, Justin Hinchcliffe, Sarah James, Peter Mitchell, Sarah Williams and Pippa Connor

207. FILMING AT MEETINGS

Noted.

208. PLANNING PROTOCOL

Noted.

209. APOLOGIES

Apologies for absence were received from Councillor Ross and Councillor Tabois. Councillor Connor was in attendance as substitute for Councillor Ross.

210. URGENT BUSINESS

None.

211. DECLARATIONS OF INTEREST

None.

212. ARGENT SDP SITES

The Planning Officer and representatives for the applicant gave a short presentation on early plans for the scheme. 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. The development would comprise 5 sites, with 1036 new homes, retail space, public space, and a wellbeing centre. The applicants has been involved with a number of pre-application meetings and Quality Review Panel meetings with the Council, and had tried to involve the local community in the development of the application.

Councillor Gordon addressed the Committee in her capacity as ward councillor. She raised concerns regarding the health centre, which would have to service 30,000 patients, with a small car park and would be the only health centre in the area. Councillor Gordon also referred to the property portfolio on the Welbourne site, which

had moved to shared ownership which was not affordable to local residents of Tottenham Hale. There was no scheme for social housing.

Councillor Brabazon addressed the Committee in her capacity as ward councillor. She referred to the Labour Manifesto which spoke about ensuring that the definition of affordable was affordable for local people. Tottenham Hale was one of the poorest wards in the borough, scoring highly on all indices of deprivation, and there was no social housing across all of the tenures in the development.

Members of the Committee echoed the concerns of Councillors Brabazon and Gordon in relation to the lack of social or affordable housing for people on low incomes.

The Committee noted the following response to their comments and questions:

- There would be one building at full height of 38 storeys.
- In regard to the health centre, the developer only had an obligation to deliver the building – the Council would secure the tenants and the Clinical Commissioning Group was working with the Council to create an appropriate business case. It was understood that the site in Hale Village would close, as it had only been granted temporary permission.
- The parking levels were in line with London Plan guidance, and the development was classed at PTAL 6b, so high levels of parking were not needed.
- There would be a maintenance plan in place and a concierge to cover the whole estate.
- It would be possible to include a clause in the lease to prevent Air BnB rentals.
- All buildings would be fully fitted out with sprinklers, and no combustible cladding would be used.
- Cycle routes would be contained in a separate highways application.
- There would be further information regarding jobs in the planning application, but there would be an increase in employment figures.

213. 1-6 CRESCENT MEWS, LONDON N22 7GG

The Planning Officer and representatives for the applicant gave a short presentation on early plans for the scheme.

The Committee noted the following response to their comments and questions:

- The scheme had been amended slightly following a Quality Review Panel, and the amount of units reduced to 30 units and 86 habitable rooms.
- The block behind the parade of shops was predominantly three storeys, and a 3-4 storey block was at the rear.
- There would be further information on affordable housing at the application stage.
- There was no requirements for lifts in any of the blocks, and each block would have a communal staircase.
- No decision had been made on whether the Council's building control or external experts would be used.
- The recent public consultation had been well attended, with generally positive feedback. There were some concerns and questions raised around density, parking and refuse.

214. ASHLEY ROAD SOUTH TOTTENHAM HALE

The Planning Officer and representatives for the applicant gave a short presentation on early plans for the scheme.

The Committee noted the following response to their comments and questions:

- The 17 storey tower would not been visible from the southern view.
- Balconies were not winter gardens, but were set back from the frontage of the buildings.
- Sprinkler systems would be installed throughout the buildings, and the scheme had been designed in conjunction with a fire specialist.
- It was intended that all buildings would have roof top amenity spaces.
- It was proposed that all affordable units would be in block 2a, however, all blocks had been designed to look the same regardless of tenure.
- There would be a significant amount of public realm provided, including full provision of child play space.

215. LAND AT HALE WHARF FERRY LANE N17 9NF

The Planning Officer and representatives for the applicant gave a short presentation on early plans for the scheme.

The Committee noted the following response to their comments and questions:

- The central road through the development led to gated access to the green belt land at the north.
- The canal would be fenced off, with no access from any properties.
- The bridge would be managed by the site as part of the estate management strategy.
- All materials used would be non-combustible, with all brick and no cladding, and sprinkler systems fitted throughout.
- A lot of work had been carried out on site to clean up the area and introduce a proper drainage network which has improved the local environment.

216. UPDATE ON MAJOR PROPOSALS

Due to the late running of the meeting, the Chair requested that any questions on this item be referred directly to officers.

217. APPLICATIONS DETERMINED UNDER DELEGATED POWERS

Due to the late running of the meeting, the Chair requested that any questions on this item be referred directly to officers.

218. NEW ITEMS OF URGENT BUSINESS

None.

219. DATE OF NEXT MEETING

10 September 2018.

CHAIR: Councillor Vincent Carroll

Signed by Chair

Date

Planning Sub Committee Item No.

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS

Reference No: HGY/2018/0076

Ward: Tottenham Hale

Address: 168 Park View Road N17 9BL

Proposal: Demolition of existing car repair/servicing garage and construction of a part 3, part 4 and part 5 storey building to provide 15 residential units with 5 car parking spaces including 1 wheelchair car parking space, 24 cycle spaces and ancillary servicing accommodation.

Applicant: Stephen Davy Peter Smith Architects

Ownership: Private

Case Officer Contact: Tobias Finlayson

Date received: 09/01/2018

Drawing number of plans:

L 6723/1 Rev 1; L 6723/2 Rev 0; PVT-P011-S2-P0; PVT-P012-S2-P0; PVT-P013-S2-P0; PVT-P110-S2-P1; PVT-P111-S2-P0; PVT-P112-S2-P0; PVT-P113-S2-P0; PVT-P114-S2-P0; PVT-P115-S2-P0; PVT-P210-S2-P0; PVT-P211-S2-P0; PVT-P212-S2-P0; PVT-P213-S2-P1; PVT-P214-S2-P0; PVT-P215-S2-P0; PVT-P310-S2-P0; PVT-P610-S2-P0

Design and Access Statement Ref: PVT-DS-01-ZZ-RP-A-P611-S2-P0; Energy Statement dated 21st December 2017 by greenbuildconsult; Daylight, Sunlight & Overshadowing Assessment Rev: 2 dated November 2017 by XCO2; Flood Risk Assessment Rev: Final 1 dated November 2017 by EAS; Transport Assessment Addendum Ref: 30755/D002 dated October 2017 by Transport Planning Practice; Letter regarding viability position dated 12th August 2018 by Turner Morum

- 1.1 The application has been referred to the Planning Sub-committee for a decision as it is a major application, which is also subject a s106 agreement.

1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of residential development is acceptable on this site and provides an appropriate mix and quality of accommodation;
- The proposal contributes to the housing needs of the borough and offers an acceptable financial contribution towards affordable housing;
- The loss of the non-designated employment space is acceptable and is subject to a financial contribution;
- The design and appearance of the proposal is acceptable and would not harm the surrounding area;
- The proposal would not materially harm the residential amenities of neighbouring occupants;
- The proposal would result in no significant impact on parking as well as providing sufficient disabled parking and secure cycle storage;
- The scheme would provide a number of planning obligations as set out in the Heads of Terms below; and
- The application is in accordance with the development plan.

2.0 RECOMMENDATION

- 2.1 That the Committee resolve to GRANT planning permission and that the Assistant Director Planning or Head of Development Management is authorised to issue the planning permission and impose conditions and informatives subject to the signing of a section 106 Legal Agreement providing for the obligation set out in the Heads of Terms below:

Section 106 Heads of Terms:

1. An affordable housing contribution of £189,152 with review mechanisms
2. Early stage viability review (if the planning permission is not implemented within 2 years of being granted)
3. Pedestrian link/Public Realm Contribution and s278 works of £80,000
4. A carbon offsetting contribution of £21,078 (plus a possible further contribution following a sustainability review)
5. Construction Phase Skills and Training initiatives
6. A loss of Non-Designated Employment Floorspace contribution of £9,255.27
7. A Traffic Management Order (CPZ) contribution of £1,000
8. Resident Parking Permit restriction ('Car-capped' development)
9. Travel plan with car club membership (two years and £50 credit per membership) with monitoring fee (£3,000)
10. Child play space contribution of £1,567.50
11. Considerate Constructors Scheme

- 2.2 That delegated authority be granted to the Assistant Director Planning or Head of Development Management or the Assistant Director Planning to make any

alterations, additions or deletions to the recommended heads of terms and/or recommended conditions as set out in this report and to further delegate this power provided this authority shall be exercised in consultation with the Chairman (or in their absence the Vice-Chairman) of the Sub-committee.

- 2.3 That the section 106 legal agreement referred to in resolution 2.1 above is to be completed no later than 28 September 2018 or within such extended time as the Head of Development Management or the Assistant Director Planning shall in her/his sole discretion allow; and
- 2.4 That following completion of the agreement(s) referred to in resolution 2.1 within the time period provided for in resolution 2.3 above, planning permission be granted in accordance with the Planning Application subject to the attachment of the following conditions.

Conditions summary (the full text of recommended conditions is contained in section 9 of this report):

- 1) COMPLIANCE: Time limit for implementation (LBH Development Management)
- 2) COMPLIANCE: Development in accordance with approved drawings and documents (LBH Development Management)
- 3) COMPLIANCE: Accessible and adaptable dwellings (LBH Development Management)
- 4) COMPLIANCE: Wheelchair accessible or easily adaptable for wheelchair use (LBH Development Management)
- 5) COMPLIANCE: Energy strategy (LBH Carbon Management)
- 6) COMPLIANCE: Satellite antenna restriction (LBH Development Management)
- 7) COMPLIANCE: Electric charging points (LBH Transportation)
- 8) PRE COMMENCEMENT: Demolition and Construction Management and Logistics Plan (LBH Transportation)
- 9) PRE COMMENCEMENT: Air Quality and Dust Management Plan (LBH Pollution)
- 10) PRE COMMENCEMENT: Piling method statement (Thames Water)
- 11) PRIOR TO ABOVE GROUND WORKS COMMENCEMENT: Contaminated land risk assessment and method statement (LBH Pollution)
- 12) PRIOR TO FIRST OCCUPATION: Contaminated land remediation verification report (LBH Pollution)
- 13) PRIOR TO ABOVE GROUND WORKS COMMENCEMENT: Sustainable Urban Drainage System (LBH Development Management)
- 14) PRIOR TO ABOVE GROUND WORKS COMMENCEMENT: Materials (LBH Development Management)
- 15) PRIOR TO ABOVE GROUND WORKS COMMENCEMENT: Green Roof (LBH Development Management)
- 16) PRIOR TO ABOVE GROUND WORKS COMMENCEMENT: Hard and Soft Landscaping (LBH Development Management)

- 17) PRIOR TO INSTALLATION: Boiler details (LBH Pollution)
- 18) PRIOR TO ABOVE GROUND WORKS COMMENCEMENT: Secured by Design – Demonstration (Metropolitan Police)
- 19) PRIOR TO FIRST OCCUPATION: Secured by Design – Certification (Metropolitan Police)
- 20) PRIOR TO FIRST OCCUPATION: Cycle parking (LBH Transportation)

Informatives summary (the full text of recommended informatives is contained in section 9 of this report):

- 1) Co-operation (LBH Development Management)
- 2) S106 (LBH Development Management)
- 3) CIL (LBH Development Management)
- 4) Party Wall Act (LBH Development Management)
- 5) Hours of construction (LBH Development Management)
- 6) Asbestos (LBH Environmental Services)
- 7) Surface water (Thames Water)
- 8) Groundwater permit (Thames Water)
- 9) Pressure (Thames Water)
- 10) Fire safety (London Fire Brigade)
- 11) Street numbering (LBH Transportation)

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

2.6 That in the absence of the agreement referred to in resolution 2.1 being completed within the time period provided for in resolution 2.3, the planning permission be refused for the following reasons:

- (i) In the absence of a financial contribution towards affordable housing, the proposal would have an unacceptable impact on affordable housing provision within the borough. As such, the proposal would be contrary to Local Plan 2017 Strategic Policy SP2, Development Management DPD 2017 policy DM13 and London Plan 2016 policy 3.12.
- (ii) In the absence of a financial contribution towards the amendment of the Traffic Management Order, public realm and highways works and car club funding, the proposal would have an unacceptable impact on the highway and fail to provide a sustainable mode of travel. As such, the proposal would be contrary to Local Plan Strategic Policies 2017 Policy SP7, Development Management DPD 2017 policies DM31, DM32 and DM33 and London Plan 2016 policies 6.9, 6.11 and 6.13.
- (iii) In the absence of a financial contribution towards carbon offsetting, the proposal would fail to deliver an acceptable level of carbon saving. As such, the proposal would be contrary to Local Plan 2017 Strategic Policy SP4 and London Plan 2016 policy 5.2.

- (iv) In the absence of a financial contribution towards construction training and local labour initiatives, the proposal would fail to deliver an acceptable level of support towards local residents accessing the new job opportunities in the construction phase of the scheme. As such, the proposal would be contrary to Haringey's Planning Obligations SPD 2018.
- (v) In the absence of a financial contribution towards child play space, the proposal would fail to deliver an acceptable level of play and informal recreation based on the expected child population generated by the scheme. As such, the proposal would be contrary to London Plan 2016 policy 3.6, the Mayor's Shaping Neighbourhoods: Play and Informal Recreation SPG 2012 and Local Plan 2017 Strategic Policy SP13.

2.7 In the event that the planning application is refused for the reasons set out in resolution 2.6 above, the Head of Development Management or the Assistant Director Planning (in consultation with the Chair of the Planning Sub-committee) is hereby authorised to approve any further application for planning permission which duplicates the planning application provided that:

- (i) There has not been any material change in circumstances in the relevant planning considerations;
- (ii) The further application for planning permission is submitted to and approved by the Head of Development Management or the Assistant Director Planning within a period of not more than 12 months from the date of the said refusal; and
- (iii) The relevant parties shall have previously entered into the agreement contemplated in resolution 2.1 above to secure the obligations specified therein.

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

APPENDICES

- Appendix 1: Consultation responses
- Appendix 2: Plans and images
- Appendix 3: Quality Review Panel report

3.0 PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS

3.1 Background

3.1.1 Planning permission (ref: HGY/2015/3398) with associated s106 agreement was granted in October 2016 for demolition of the existing car repair/servicing garage and construction of a part 2 and part 4 storey building to provide 12 residential units with 5 car parking spaces including 2 wheelchair car parking spaces and ancillary servicing accommodation

3.2 Proposed development

3.2.1. The current planning application is for demolition of existing car repair/servicing garage and construction of a part 3, part 4 and part 5 storey building to provide 15 residential units with 5 car parking spaces including 1 wheelchair car parking space, 24 cycle spaces and ancillary servicing accommodation.

3.2.2 Upon comparing the extant scheme and the proposed scheme, subject to this planning application, the primary differences are:

- an additional floor and extension at second floor resulting in a part 3 and part 5 storey building;
- an additional 3 flats totalling 15 units (as opposed to the 12 units under the extant planning consent and
- minor external alterations

3.3 Site and surroundings

3.3.1 The application site is irregularly shaped, measuring approximately 635m² metres in area (0.0635 hectares) and is located on the northern side of Park View Road adjacent to the north-south railway line from Tottenham Hale. The site currently comprises a two storey commercial building previously used for car repair/servicing garage however, has been vacant and dilapidated for a number of years. Access is gained directly from Park View Road.

3.3.2 Immediately north of the site is the Roseberry Industrial Park and to the northwest and west of the site are a number of 2 – 3 storey terraced residential properties. The site adjoins the railway line to the east and is situated at the end of the cul-de-sac with a pedestrian underpass running from the south edge of the site eastwards. To the south of the site and on the opposite side of the road is a large commercial yard and vehicle depot.

3.3.3 The site is neither statutorily or locally listed nor is it located within a Conservation Area, however is located in a Flood Zone 2 area. The site is also located within the Tottenham Hale Growth Area as identified on the Haringey Local Plan Strategic Policies map.

3.4 Relevant planning history

- 3.4.1 August 2018: Approval of details (ref: HGY/2018/2026) granted pursuant to condition 6a (Demolition Dust Management Plan and Considerate Constructors Scheme) attached to planning permission HGY/2015/3398 (as amended by HGY/2017/2512).
- 3.4.2 August 2018: Approval of details (ref: HGY/2018/2026) granted pursuant to condition 3a (Demolition Management Plan and Demolition Logistics Plan) attached to planning permission HGY/2015/3398 (as amended by HGY/2017/2512).
- 3.4.3 September 2017: Non-material amendment (ref: HGY/2017/2512) granted following a grant of planning permission HGY/2015/3398 to reword planning conditions 3, 4, 6, 12, 14, 15 and 16 to allow a greater degree of flexibility in the timing of detail submission required by the condition.
- 3.4.4 May 2017: Non-material amendment (ref: HGY/2017/1314) granted following a grant of planning permission HGY/2015/3398 for the realignment of site boundary to the east of the site adjacent Network Rail land.
- 3.4.5 January 2017: Non-material amendment (ref: HGY/2017/0293) granted following a grant of planning permission HGY/2015/3398 to amend the wording of the proposal description from "7 car parking spaces including 2 wheelchair car parking spaces" to "5 car parking spaces including 1 wheelchair car parking space".
- 3.4.6 2016: Planning permission (ref: HGY/2015/3398) granted for demolition of the existing car repair/servicing garage and construction of a part 2 and part 4 storey building to provide 12 residential units with 5 car parking spaces including 2 wheelchair car parking spaces and ancillary servicing accommodation.

4.0 CONSULTATION

4.1 Pre-submission engagement/consultation

- 4.1.1 Following the granting of planning permission in late 2016 for the part 2 and part 4 storey building containing 12 flats, the current proposed scheme to add an additional floor / storey to accommodate 3 additional flats (12 flats currently has planning permission – the proposed development now seeks consent for 15 flats) has been discussed in detail with officers through the pre-application process and presented to the Haringey Quality Review Panel.
- 4.1.2 The report of the QRP meeting on 18 October 2017 is set out in Appendix 4 of this report. The issues raised and how they have been addressed by the

applicant are set out in the design and appearance section (6.3) of this report and a summary of the report is as follows:

At an earlier review, the panel offered warm support to the previous planning application for 168 Parkview Road. They support the view of the design team that the site can accommodate an additional floor of development, as now proposed. It highlights the need to consult neighbours, and test how daylight and sunlight in their gardens will be affected by the increase in height. The panel also suggested some refinements to the massing of the rear elevation, the design of balconies, and the top storey of the building. One of the important benefits of the development proposal is that it promises to increase passive surveillance of the entrance to the underpass. Further information on the landscape design of the southern part of the site is needed to ensure this potential is maximised.

- 4.1.3 No Development Management Forum or Pre-application committee briefing was held for the previous scheme. On this basis and given the difference between the two schemes is limited to an additional floor / storey to provide an increase in the number of units from 12 to 15 together with minor external alterations, the current application was also not required to be presented to a forum or a members briefing.

4.2 Formal consultation (post-submission)

- 4.2.1 The following were consulted regarding the application:

Internal:

- LBH Design
- LBH Head of Carbon Management
- LBH Housing Renewal
- LBH Tottenham (Regeneration) Team
- LBH Housing Design and Major Projects
- LBH Flood, Surface Water and Drainage
- LBH Cleansing Team – East
- LBH Emergency Planning and Business Continuity
- LBH EHS – Pollution, Air Quality, Contaminated Land
- LBH Transportation Group

External:

- Network Rail
- London Fire Brigade
- Metropolitan Police - Designing Out Crime Officer
- Transport for London
- Thames Water Utilities
- Natural England
- Lee Valley Regional Park Authority

- 4.2.2 The full text of comments from internal and external consultees that responded to consultation is contained in Appendix 1. A summary of the consultation responses received is below:

Internal:

- Tottenham (Regeneration) Team: No objection subject to a financial contribution towards public realm improvements
- Waste Management: No objection.
- Head of Carbon Management: No objection subject to condition and s106 obligation.
- Pollution: No objection subject to conditions and informative.
- Transportation: No objection subject to conditions and s106 obligations.
- Design Officer: No objection subject to condition.

External:

- Thames Water: No objection subject to imposition of recommended informatives.
- Transport for London: No objection.
- Natural England: No objection.
- Metropolitan Police Designing Out Crime Officer: No objection subject to conditions and informative.
- Network Rail: No objection.

5.0 LOCAL REPRESENTATIONS

- 5.1 The following were consulted:

88 neighbouring properties

1 resident association/amenity group (Friends of Down Lane Park)

2 site notices were erected close to the site

1 press notice

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

No of individual responses: 1

Objecting: 0

Supporting: 0

Neither: 1

- 5.3 The following Councillor made representations (full objection reproduced at Appendix 1):
- Councillor Gordon: Objects to the planning application on the basis that it provides no affordable housings units on site.

- 5.4 The issues raised in representations in response to neighbour consultation of the application are set out in Appendix 1 and summarised as follows:
- Crime Prevention
 - Parking
 - Design
 - Tenant's character
 - Affordable housing
 - Upkeep and maintenance

6.0 MATERIAL PLANNING CONSIDERATIONS

6.1 As noted at section 3.4 above, planning permission (ref: HGY/2015/3398) was granted in October 2016 for demolition of the existing car repair/servicing garage and construction of a part 2 and part 4 storey building to provide 12 residential units with 5 car parking spaces including 2 wheelchair car parking spaces and ancillary servicing accommodation.

- 6.2 The granting of the previous permission for the development established that:
- the principle of residential use is acceptable on this site;
 - it was of an acceptable design that would not harm the character and appearance of the surrounding area;
 - the proposed residential accommodation would be of an acceptable layout and standard;
 - it would not adversely affect the residential amenity of adjoining occupiers;
 - it would not harm parking or highway safety;
 - it would be acceptable in accessibility terms;
 - it would provide suitable waste management arrangements; and
 - it was in accordance with the development plan.

- 6.3 The extant permission is a material consideration, as a 'fallback' position. Given the above, officers have considered the differences between the previously approved (extant) development and the proposed scheme, which is the additional floor / storey and extension at second floor resulting in a part 3 and part 5 storey building and an additional 3 flats. In this context, the main planning considerations raised by the proposed development are:
- design and appearance;
 - impact on the amenity of neighbouring residential occupiers;
 - residential unit mix and quality of accommodation;
 - increased density;
 - parking and highway safety;
 - affordable housing; and
 - planning obligations

6.4 Design and appearance

6.4.1 Development Management DPD 2017 Policy DM1 states that development proposals should relate positively to their locality, having regard to, building heights, form, scale and massing prevailing around the site, urban grain, sense of enclosure and, where appropriate, following existing building lines, rhythm of any neighbouring or local regular plot and building widths, active, lively frontages to the public realm, and distinctive local architectural styles, detailing and materials. Local Plan 2017 Policy SP11 states that all new development should enhance and enrich Haringey’s built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. Development shall be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey’s sense of place and identity, which is supported by London Plan 2016 policies 7.4 and 7.6.

6.4.2 The Quality Review Panel (QRP) has been involved in the design evolution of the proposal. The report of the latest QRP is set out in full at Appendix 3 with more specific comments detailed below, along with the applicant’s response to these points:

QRP comment	Applicant’s response
<p><i>Massing and development density</i></p> <ul style="list-style-type: none"> • The panel supports the current proposals to increase the height of the proposed residential building to create a part three, part five storey block. • The railway line to the east provides ‘breathing space’ adjacent to the site, supporting the case for the additional height now proposed. • Existing two storey homes with a pitched roofs to the west, appear to relate well to the three storey element of the scheme. • However, the panel highlighted the importance of giving neighbouring residents an opportunity to comment on the revised proposals. • Daylight and sunlight analysis should also be carried out to test 	<p>A daylight and sunlight analysis was carried out and submitted as part of the planning submission.</p> <p>Parapet walls on the fourth floor to the north and western facades were adjusted to be at the same height – this helped to rationalise and reduce the appearance of stepping at different levels. However, importance has been given to respecting neighbouring amenity.</p>

<p>how the increased height will affect the amenity of neighbouring gardens.</p> <ul style="list-style-type: none"> • The panel would also encourage the architects to explore ways of rationalising the massing of the rear elevation, to reduce the number of set back elements – Although it recognises the need to maximise daylight to neighbours. 	
<p><i>Architecture</i></p> <ul style="list-style-type: none"> • The panel admire the calm simplicity of the architecture proposed, which is particularly appropriate given the stepped massing of the building. • The detailed design of the balconies will be important to the quality of the completed building, and information on this should be provided as part of the planning submission. The panel feels simplicity will be key to their success. • The panel also suggested that the potential to design the top floor as a more recessive element, slightly set back from the main façade, should be explored. If this approach is taken, a different façade material may be appropriate. 	<p>The architects have introduced a secondary façade material, which appears as part of the entrance area at ground, balconies on the southern façade that overlook the underpass and on the set back of the rear elevation. This is a fibre cement board.</p> <p>It is thought this gives variation and interest to the design, whilst maintaining overall simplicity.</p>
<p><i>Relationship with the underpass and landscape design</i></p> <ul style="list-style-type: none"> • One of the important benefits of the development proposal is that it will increase passive surveillance of the entrance to the underpass. 	<p>A gate has been included as part of the proposals for unit G01, providing an alternative escape route as well as opportunity to access the car park directly should this be desired by the occupant.</p> <p>Detailed Landscape design would be</p>

<ul style="list-style-type: none"> • More details of the landscape design to the southern edge of the site would be helpful to ensure the best possible relationship between the scheme, and access to the underpass. • Creating access to the ground floor unit G01 via a garden gate would also be a welcome move that would also provide an alternative fire escape route. 	<p>submitted as part of the planning conditions process.</p>
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6.4.3 The QRP concluded their report by stating “Subject to the detailed comments above, the panel is happy to offer its support to the revised proposals for 168 Parkview Road.”

6.4.4 Officers (including the Design Officer) consider that the site and its surroundings can, subject to appropriate materials (samples to be submitted and approved), accommodate the additional height and bulk and still result in a successful scheme in urban design term. This is particularly so when considered in the context of the previously permitted scheme, which needs to be recognised as the fall back position in design terms.

6.4.5 Overall, the proposed development is considered to be acceptable in design and appearance terms and in general accordance with London Plan 2016 Policies 3.5, 7.4 and 7.6, Local Plan 2017 Strategic Policy SP11 and Development Management DPD 2017 Policy DM1.

6.5 Impact on the amenity of neighbouring residential occupiers

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

Daylight, sunlight and overshadowing

- 6.5.2 It is important to note that the potential impacts in terms of daylight, sunlight and overshadowing on neighbouring residential properties of a part 2 and part 4 storey building have been considered acceptable with the granting of the extant permission and that this is a fall back position.
- 6.5.3 Notwithstanding, the application includes a daylight, sunlight and overshadowing report prepared in accordance with the Building Research Establishment's publication "Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice" (2nd Edition, Littlefair, 2011) known as "The BRE Guide". The analysis contained in the report indicates that there will not be a significant impact on surrounding properties arising from the proposed development.
- 6.5.4 In terms of daylight, 44 windows from buildings surrounding the site were highlighted as being in close proximity to and facing the proposed development. Daylighting levels for potentially affected windows of surrounding developments by the proposed development at 168 Park View Road were found to be acceptable. In summary, 41 out of the 44 windows achieved VSCs (Vertical Sky Component) greater than 27% and the remaining 3 windows achieved relative VSCs over 0.8 of their former values. Overall, the development is not anticipated to have any notable impact on the daylight received by neighbouring properties.
- 6.5.5 In terms of sunlight, 40 windows from buildings surrounding the site were assessed for sunlight access. In summary, all 40 windows satisfied the BRE criteria for annual probable sunlight hours (APSH) and winter probable sunlight hours (WPSH). Overall, the proposed development at 168 Park View Road is not considered to have any notable impact on sunlight access to windows of surrounding developments.
- 6.5.6 In terms of overshadowing, a solar access analysis was undertaken for a total of 4 open spaces for the full 24 hours on 21st of March. The proposed development is not considered to have any significant impact on sunlight access to neighbouring open spaces

Privacy and overlooking

- 6.5.7 It is acknowledged that the proposed development will result in additional openings in the western elevations facing towards 156-161 Park View Road and obliquely 162-167 Park View Road. However, the openings maintain acceptable separation distances (circa 20m and 10m respectively) and are no closer to those adjoining residential properties than the openings already considered acceptable and approved under the extant permission.

- 6.5.8 For the reasons given above, the proposed development would not result in any material levels of overlooking or loss of privacy for the occupants of neighbouring residential properties particularly when considered against the fall back position of the extant permission.

Conclusion

- 6.5.9 Overall, the proposed development would not harm the residential amenities of neighbours and is in general accordance with London Plan 2016 policies 7.6 and 7.15 and Development Management DPD 2017 Policy DM1.

6.6 Residential unit mix and quality of accommodation

- 6.6.1 The NPPF recognises that to create sustainable, inclusive and diverse communities, a mix of housing based on demographic and market trends and the needs of different groups should be provided. London Plan 2016 Policy 3.8 seeks to ensure that development schemes deliver a range of housing choices in terms of a mix of housing and types. The Mayors 'Housing' SPD also sets out standards and mix of housing and Local Plan 2017 Strategic Policy SP2 states that high quality new residential development in Haringey will be provided by ensuring that new development provides a range dwelling types and sizes to meet local housing requirements.
- 6.6.2 Haringey's Housing Strategy 2017-2022 does not set out a target dwelling mix for market housing however, policy DM11 of the Development Management DPD 2017 states that the Council will not support proposals which result in an overconcentration of 1 or 2 bed units overall unless they are part of larger development or located within neighbourhoods where such provision would deliver a better mix of unit sizes in general.
- 6.6.3 London Plan 2016 policy 3.5 requires the design of all new housing developments to enhance the quality of local places and for the dwellings in particular to be of sufficient size and quality. Local Plan 2017 Strategic Policy SP2 and Policy DM12 of the Development Management DPD 2017 reinforce this approach. The Mayor's Housing SPG sets out the space standards for new residential developments to ensure an acceptable level of living accommodation is offered.
- 6.6.4 The extant planning permission granted a housing mix of 6 x 1-bed flats (50%), 4 x 2-bed flats (33%) and 2 x 3-bed flats (17%). The current proposal would add 3 units to the development resulting in a mix of 6 x 1 bed units (40%), 6 x 2 bed units (40%) and 3 x 3 bed units (20%). The percentage mix is generally in keeping with that previously approved and remains acceptable given the constraints of the site, the number of units provided and the quality of accommodation on offer.

- 6.6.5 The housing quality of the proposed residential development has previously been considered acceptable with the granting of extant planning permission HGY/2015/3398. The proposed additional 3 units are all at least dual aspect, have sufficient dedicated outdoor amenity space and meet minimum unit size requirement and therefore are considered to provide an acceptable standard of accommodation. The increase in density is not considered to detrimentally affect the quality of development.
- 6.6.6 Overall, the proposed residential mix is considered acceptable and the proposed development will provide an appropriate quality of residential accommodation in accordance with the above relevant policies.

6.7 Parking and highway safety

- 6.7.1 Local Plan 2017 Strategic Policy SP7 states that the Council aims to tackle climate change, improve local place shaping and public realm and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport. This is supported by Development Management DPD 2017 policy DM31.
- 6.7.2 In comparison to the extant permission, the current proposal seeks to increase unit density. Therefore, what parking uplift may result from the additional units needs to be assessed.
- 6.7.3 Firstly, it is noted that the site's accessibility is predicated on a PTAL value of 4, which includes the use of the footpath towards Watermead Way and Tottenham Hale Station. As per the extant permission, the applicant should make a s106 contribution towards a scheme to improve the footway lighting to bring it to a standard to provide a safe environment outside of daylight hours and therefore a justifiable PTAL4 value.
- 6.7.4 Secondly, from the provision perspective, the 2011 census recorded average car ownership per household at 0.51 cars per household, which would infer that potential demand arising from the site with 15 units would be approximately 7 or 8 cars. The submitted Transport Assessment has considered a finer grain assessment of the Census figures relating to flats only and not houses and this presented a figure of 0.37 cars per household, which translates to a demand for 6 spaces from this development proposal. This would suggest a demand for one space on street.
- 6.7.5 The Transport Assessment includes a parking stress survey for the area surrounding the development site and this recorded parking stresses of 88% and 86% on the two survey nights, with 7 and 8 spaces spare out of the 56 spaces in the survey area. This would indicate that parking stresses in the locality are quite high, however the applicant suggests likely on street demand to be for only one vehicle in line with Census figures as noted above.

- 6.7.6 Finally, as per the extant permission, in order to reduce the dependence on cars at the development, the applicant should, via the s106 agreement, fund two years car club membership and a £50 driving credit for each residential unit and a Construction Logistics Plan be required to ensure impacts during the construction phase are minimised.
- 6.7.7 Subject to the appropriate contributions towards car club provision and improvements to the footway lighting, Council's Transportation Planner does not object to the application.
- 6.7.8 Given the above, the proposed development is considered acceptable and in accordance with London Plan 2016 Policy 6.9, Local Plan 2017 Strategic Policy SP7 and Development Management DPD 2017 policies DM31, DM32 and DM33.

6.8 Affordable housing

- 6.8.1 The NPPF states that where it is identified that affordable housing is needed, planning policies should be set for meeting this need on site. London Plan 2016 Policy 3.11 indicates that boroughs should set an overall target in LDFs for the amount of affordable housing provision needed over the plan period. London Plan 2016 Policy 3.12 states that boroughs should seek the maximum reasonable amount of affordable housing when negotiating on individual private residential and mixed-use schemes.
- 6.8.2 Local Plan 2017 Strategic Policy SP2 requires developments of more than 10 units to provide a proportion of affordable housing to meet an overall borough target of 40%. This approach is reflected in Development Management DPD 2017 Policy DM13, which also sets out the preferred affordable housing size mix as set out in the Council's Housing Strategy 2017-2022.
- 6.8.3 The Mayor's Affordable Housing and Viability SPG provides guidance to ensure that existing affordable housing policy is as effective as possible. The SPG focuses on affordable housing and viability and includes guidance on the threshold approach to viability appraisals and on viability assessments.
- 6.8.4 As noted above, there is an extant permission on this site for a scheme providing 12 flats. However, the permission did not require provision of on site affordable housing rather a contribution of £80,000 towards public realm improvement works (supported by a viability assessment). The public realm, especially the footpath at the front of the site is in severe need of improving for security and aesthetic reasons. Members previously resolved to grant planning permission subject to the financial contribution being used to either fund or part fund the improvement works.

- 6.8.5 With regards to the current planning application, the applicant has submitted a revised viability assessment demonstrating the current situation and proposed development. This concludes that the proposed development scheme is unable to support a policy-target affordable housing contribution and deliver (i) a residual value output that exceeds an existing use value-based benchmark land value and (ii) a suitable risk-adjusted target profit margin for the developer. This assessment has been independently reviewed by the Council's consultants (BNP Paribas) who essentially agree and conclude that the proposed development is able to viably provide a commuted sum payment of £269,152.
- 6.8.6 Officers still consider the previously required contribution for public realm improvement works important to assist with regeneration of the immediate area and upgrade the security and appearance of the surrounding area. Therefore, officers have recommended that this sum (£80,000) be taken out of the commuted sum thereby resulting in a total affordable housing contribution of £189,152. The applicant has agreed to pay this amount along with the other contributions listed in the section 106 heads of terms at section 2.1 of this report.
- 6.8.7 The applicant has also accepted that a review mechanism is included in the s106 agreement should the development not commence within 2 years of permission being granted.
- 6.8.8 In conclusion, it is acknowledged that the proposed development does not provide any on-site affordable housing. However, the proposed development will provide a commuted sum towards affordable housing provision offsite, which has been independently verified as being the maximum viable amount that can be paid. Therefore, when compared to the fall back position of the extant permission that provided no affordable housing contributions, it is considered acceptable and in accordance with relevant policies as it would allow the development to come forward.

6.9 Planning obligations

- 6.9.1 Section 106 of the Town and Country Planning Act 1990 allows the Local Planning Authority to seek planning obligations to mitigate the impacts of a development. In this regard, the s106 Heads of Terms are listed in section 2 of this report and are all considered necessary, directly related to the development and reasonably related in scale and kind.

6.10 Conclusion

- 6.10.1 The proposed development, subject to appropriate conditions and s106 obligations, is in accordance with national, regional and local planning policies as:

- The principle of residential development is acceptable on this site and provides an appropriate mix and quality of accommodation;
- The proposal contributes to the housing needs of the borough and offers an acceptable financial contribution towards affordable housing;
- The loss of the non-designated employment space is acceptable and is subject to a financial contribution;
- The design and appearance of the proposal is acceptable and would not harm the surrounding area;
- The proposal would not materially harm the residential amenities of neighbouring occupants;
- The proposal would result in no significant impact on parking as well as providing sufficient disabled parking and secure cycle storage;
- The scheme would provide a number of planning obligations as set out in the Heads of Terms below; and
- The application is in accordance with the development plan.

6.10.2 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

7.0 CIL

7.1 Based on the information given on the plans, the Mayoral CIL charge will be £45,847.62 (933sqm x £35 x 1.404) and the Haringey CIL charge will be £16,849.98 (933sqm x £15 x 1.204). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.

8.0 RECOMMENDATION

8.1 GRANT PERMISSION subject to conditions and subject to section 106 Legal Agreement.

9.0 CONDITIONS AND INFORMATIVES

Conditions:

COMPLIANCE: Time limit for implementation (LBH Development Management)

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

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

COMPLIANCE: Development in accordance with approved drawings and documents (LBH Development Management)

2. The approved plans comprise drawing numbers and documents:

Drawings:

L 6723/1 Rev 1; L 6723/2 Rev 0; PVT-P011-S2-P0; PVT-P012-S2-P0; PVT-P013-S2-P0; PVT-P110-S2-P1; PVT-P111-S2-P0; PVT-P112-S2-P0; PVT-P113-S2-P0; PVT-P114-S2-P0; PVT-P115-S2-P0; PVT-P210-S2-P0; PVT-P211-S2-P0; PVT-P212-S2-P0; PVT-P213-S2-P1; PVT-P214-S2-P0; PVT-P215-S2-P0; PVT-P310-S2-P0; PVT-P610-S2-P0

Documents:

Design and Access Statement Ref: PVT-DS-01-ZZ-RP-A-P611-S2-P0; Energy Statement dated 21st December 2017 by greenbuildconsult; Daylight, Sunlight & Overshadowing Assessment Rev: 2 dated November 2017 by XCO2; Flood Risk Assessment Rev: Final 1 dated November 2017 by EAS; Transport Assessment Addendum Ref: 30755/D002 dated October 2017 by Transport Planning Practice; Letter regarding viability position dated 12th August 2018 by Turner Morum

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

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

COMPLIANCE: Accessible and adaptable dwellings (LBH Development Management)

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

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

COMPLIANCE: Wheelchair accessible or easily adaptable for wheelchair use (LBH Development Management)

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

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

COMPLIANCE: Energy strategy (LBH Carbon Management)

5. The development shall be constructed in strict accordance with the approved "Energy Statement for 168 Park View Road" dated 21st December 2017 by Green Build Consult and shall achieve the agreed carbon reduction of 35.8% beyond Building Regulations 2013. Specifically, the development shall meet the energy efficiency standards set out in section 5.4 of the submitted energy statement reference above and deliver a 10.5kWp photovoltaic array covering approximately 67m² of south facing roofslope prior to first occupation. The equipment and materials shall be maintained as such thereafter.

Following completion of works, a final Energy Performance Certificate with accompanying Building Regulations compliance report shall be submitted to an approved in writing by the Local Planning Authority and shall reflect the carbon reduction targets agreed.

If the agreed target is not achieved on site through energy measures as set out in the afore mentioned strategy, then any shortfall should be offset at the cost of £1,800 per tonne of carbon plus a 10% management fee.

Reason: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO2 emission reduction targets are met in accordance with London Plan Policy 5.2 and local plan Policy SP04.

COMPLIANCE: Satellite antenna restriction (LBH Development Management)

6. Notwithstanding the Provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, no satellite antenna shall be erected or installed on the building hereby approved. The proposed development shall have a central dish or aerial system for receiving all broadcasts for the residential units created, and this shall be installed prior to the occupation of the property, and the scheme shall be implemented and permanently retained thereafter.

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

COMPLIANCE: Electric charging points (LBH Transportation)

7. The proposed car parking spaces must include provision for electric charging facility in line with the London Plan 2016, 20% of the residential car parking spaces must have active provision and 20% passive provision for future conversion for the residential aspect of the development and 10% commercial car parking spaces must have active provision and 10% passive provision for future conversion for the commercial aspect of the development.

Reason: To promote travel by sustainable modes of transport to and from the site and comply with the London Plan.

PRE COMMENCEMENT: Demolition and Construction Management and Logistics Plan (LBH Transportation)

8. (a) No demolition works shall be carried out on the site until a Demolition Management Plan (DMP) and Demolition Logistics Plan (DLP) have been submitted for the local authority's approval 1 month (one month) prior to demolition work commencing on site. The plans should provide details on how demolition work would be undertaken in a manner that disruption to traffic and pedestrians on Park View Road and the roads surrounding the site is minimised. The demolition management plan must include details on the demolition of the existing building and how it will be undertaken in a way such that the Council depot to the south of the site will always have unrestricted access. It is also requested that demolition vehicle movements should be carefully planned and coordinated to avoid the AM and PM peak periods.

(b) No construction works shall be carried out on the site until a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) have been submitted for the local authority's approval 1 months (one month) prior to construction work commencing on site. The plans should provide details on how construction work would be undertaken in a manner that disruption to traffic and pedestrians on Park View Road and the roads surrounding the site is minimised. The construction management plan must include details on the construction of the development and how it will be undertaken in a way such that the Councils depot will always have unrestricted access. It is also requested that construction vehicle movements should be carefully planned and coordinated to avoid the AM and PM peak periods.

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

PRE COMMENCEMENT: Air Quality and Dust Management Plan (LBH Pollution)

9. (a) No demolition works shall be carried out on the site until a detailed report, including Risk Assessment, detailing management of demolition dust has been submitted and approved by the LPA. This shall be with reference to the London Code of Construction Practice. In addition, either the site or the Demolition Company must be registered with the Considerate Constructors Scheme. Proof

of registration must be sent to the LPA prior to any demolition works being carried out on the site.

(b) No construction works shall be carried out on the site until a detailed report, including Risk Assessment, detailing management of construction dust has been submitted and approved by the LPA. This shall be with reference to the London Code of Construction Practice. In addition, either the site or the Construction Company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the LPA prior to any construction works being carried out on the site.

Reason: To comply with Policy 7.14 of the London Plan and to safeguard the amenities of the area.

PRE COMMENCEMENT: Piling method statement (Thames Water)

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

Reason: To ensure that any piling has no impact on local underground sewerage utility infrastructure.

PRIOR TO ABOVE GROUND WORKS COMMENCEMENT: Contaminated land risk assessment and method statement (LBH Pollution)

11. Before development commences other than demolition of above ground structures (excluding the ground floor slabs/hard standing):

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

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

- a risk assessment to be undertaken,

- refinement of the Conceptual Model, and
- the development of a Method Statement detailing the remediation requirements.

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

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

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

PRIOR TO OCCUPATION: Contaminated land remediation verification report (LBH Pollution)

12. Where remediation of contamination on the site is required, completion of the remediation detailed in the approved method statement as required by condition 11 shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority, before the development is occupied.

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

PRIOR TO ABOVE GROUND WORKS COMMENCEMENT: Sustainable Urban Drainage System (LBH Development Management)

13. No development (excluding demolition) shall take place until a detailed surface water drainage scheme for site, which is based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1 in 100 year plus 30% for climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall include details of its maintenance and management after completion.

The development shall not be occupied until the sustainable drainage scheme for the site has been completed in accordance with the approved details and shall be managed and maintained thereafter in accordance with the approved details including the management and maintenance plan.

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal and maintained thereafter.

PRIOR TO ABOVE GROUND WORKS COMMENCEMENT: Materials (LBH Development Management)

14. Notwithstanding the information submitted with this application, no development above ground shall take place until precise details including samples of the external materials to be used in connection with the development hereby permitted be submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority and retained as such in perpetuity.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.

PRIOR TO ABOVE GROUND WORKS COMMENCEMENT: Green Roof (LBH Development Management)

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

Reason: To ensure a sustainable development consistent with Policy 5.11 of the London Plan 2016 and Policies SP0, SP4 and SP11 of the Haringey Local Plan 2013.

PRIOR TO ABOVE GROUND WORKS COMMENCEMENT: Hard and Soft Landscaping (LBH Development Management)

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

These details shall include: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.); retained historic landscape features and proposals for restoration, where relevant.

Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed

numbers/densities where appropriate; implementation programme]. The soft landscaping scheme shall include detailed drawings of:

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

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

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

PRIOR TO INSTALLATION: Boiler details (LBH Pollution)

17. Prior to installation, details of the gas boilers to be provided for space heating and domestic hot water shall be submitted to, approved in writing by the Local Planning Authority. The boilers to be provided for space heating and domestic hot water shall have dry NO_x emissions not exceeding 40 mg/kWh. The boiler details hereby approved shall be implemented prior to first occupation and retained as such in perpetuity.

Reason: As required by London Plan Policy 7.14.

PRIOR TO ABOVE GROUND WORKS COMMENCEMENT: Secured by Design – Demonstration (Metropolitan Police)

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

Reason: To ensure the safety and security of the development.

PRIOR TO FIRST OCCUPATION: Secured by Design – Certification (Metropolitan Police)

19. Prior to the first occupation of each building or part of a building or use, a 'Secured by Design' accreditation shall be obtained for such building or part of such building or use and shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure the safety and security of the development.

PRIOR TO FIRST OCCUPATION: Cycle parking (LBH Transportation)

20. Prior to first occupation of the development, details of the type of cycle parking, the layout and method of access/security to accommodate a minimum of 24 cycles shall be submitted to and approved in writing by the Local Planning Authority. The cycle storage details thereby approved shall be implemented prior to first occupation and retained as such in perpetuity.

Reason: To ensure that a reasonable provision is made within the site for the parking of bicycles in the interest of relieving congestion in surrounding streets and improving highway conditions in general and to comply with the London Cycle Design Standard.

Informatives:

Working with the applicant (LBH Development Management)

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

S106 agreement (LBH Development Management)

2. INFORMATIVE: This permission is governed by a legal agreement pursuant to Section 106 of Town and Country Planning Act 1990 (as amended). The agreement relates to affordable housing financial contribution, highways works, travel plan, car-capped development.

CIL (LBH Development Management)

3. INFORMATIVE: The applicant is advised that the proposed development will be liable for the Mayor of London and Haringey CIL. Based on the information given on the plans, the Mayoral CIL charge will be £45,847.62 (933sqm x £35 x 1.404) and the Haringey CIL charge will be £16,849.98 (933sqm x £15 x 1.204). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.

Party Wall Act (LBH Development Management)

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

Hours of construction (LBH Development Management)

5. **INFORMATIVE:** The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:
8.00am - 6.00pm Monday to Friday
8.00am - 1.00pm Saturday
and not at all on Sundays and Bank Holidays

Asbestos (LBH Environmental Services)

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

Surface Water (Thames Water)

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

Groundwater Risk Permit (Thames Water)

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

Pressure (Thames Water)

9. **INFORMATIVE:** Thames Water will aim to provide customers with a minimum pressure of 10m head (approximately 1 bar) and a flow rate of 9 litres/minute at

the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

Fire safety (London Fire Brigade)

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

Street numbering (LBH Transportation)

11. INFORMATIVE: The new development will require naming/numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied to arrange for the allocation of a suitable address.

Appendix 1: Consultation responses from internal and external agencies and neighbouring properties

Stakeholder	Question/comment	Response
INTERNAL		
Tottenham (Regeneration) Team	<p>Concerns around ground floor arrangement and dominance of cars/ bin store and cycle parking. No active frontages (apart from flat entrance).</p> <p>Balconies overlooking underpass are welcomed to improve natural surveillance of this area, street lighting has already been improved in this area and works to the underpass will contribute to improve the safety of the area.</p> <p>The preferred intervention in this area is to pull back the wall between development and the underpass and open up the entrance to the underpass which would significantly improve the amenity of the underpass and make the route feel safer and more inviting.</p> <p>A financial contribution to improving the underpass would be expected from this development.</p>	<p>Noted – the proposal is for a residential scheme and therefore it is not possible to have an active frontage. As per the previous permission, a financial contribution of £80,000 is recommended for inclusion in the s106 agreement.</p>
Waste Management	<p>This proposed application will require adequate provision for refuse and recycling off street at the front of the property. I would like to confirm that space must be provided for this property. The information indicated above and below provides some detail about accessibility, design and space requirements.</p> <p>3 x 1100L bin for refuse 2 x 1100L bin for recycling 15 x food waste kitchen caddy 1 x 240L food waste exterior box</p> <p>Arrangements will need to be made to ensure waste is contained at all times. Provision will need to be made for storage of receptacles within the property boundary not on the public highway. The managing agent will also be required to have a pest control plan in place.</p> <p>The current application shows the use of 720L Euro receptacles and 360L wheelie bins</p>	<p>Noted – officers confirm that there is an existing dropped curb and that the refuse storage area is within 10 metres pulling distance of the footway/kerb.</p>

Stakeholder	Question/comment	Response
	<p>for food waste that are no longer used in Haringey, however the calculations above have accounted for this.</p> <p>It is unclear if waste receptacles will be within the 10 metre pulling distance as highlighted above and also it is unclear if there is a dropped kerb or gradient in line with the above guidance.</p> <p>The above planning application has been given a RAG traffic light status of AMBER for waste storage and collection because it is unclear if arrangements have been made for the storage of all waste receptacles as stated above.</p>	
Head of Carbon Management	<p>The submitted Energy Strategy shows that overall this scheme will deliver a 35.8% carbon reduction on site.</p> <p>The development achieves a 1.84 tCO₂/year carbon reduction through energy efficiency measures has been predicted, equivalent to a 10.09% reduction from the notional baseline.</p> <p>It worth noting that there are proposals to develop a Decentralised Energy Network in Tottenham Hale, which will connect to the site just south of this scheme (100m away). But due to the nature of the development it is not feasible to require future connection at this stage.</p> <p>In the final stage of the energy hierarchy (Be Green), the applicant has agreed to install a photovoltaic array of 10.5kWp (located on the roof), will achieve a further carbon reduction of 4.71 tCO₂/year equivalent to 25.78%. This will be installed on the roof and cover approx. 67m².</p> <p>The developer has agreed to offset the remaining carbon emissions through offsetting. Therefore, a offsetting of 64.13% reduction in CO₂ emissions will be needed to achieve compliance with The London Plan, which equates to 11.71 tonnes per annum. The Haring cost of offsetting is valued at £90 per tonne of carbon. Therefore the scheme will</p>	Noted -- condition and s106 obligation included as recommended.

Stakeholder	Question/comment	Response
	<p>be required to offset at the total value of £31,617.00. With all these measures and payments this will make the scheme policy compliant.</p> <p>Action: to secure the Energy Strategy by condition and the Carbon Offsetting through legal Agreement.</p> <p>Suggested condition:</p> <p>You must deliver the Energy measures as set out in “Energy Statement for 168 Park View Road”, by Green Build Consult, dated 21st December 2017.</p> <p>The development shall then be constructed in strict accordance of the details so approved, and shall achieve the agreed carbon reduction of 35.8% beyond BR 2013.</p> <p>Specifically:</p> <ul style="list-style-type: none"> - The energy efficiency standards set out in section 5.4 of the submitted strategy referenced above - Deliver a 10.5kWp photovoltaic array covering approximately 67m2 of south facing roof space. <p>The equipment and materials shall be maintained as such thereafter. Confirmation of achieving this standard must be submitted to the local authority at least 6 months of completion on site for approval and the applicant must allow for site access if required to verify delivery.</p> <p>The Council should be notified if the applicant alters any of the measures and standards set out in the submitted strategy (as referenced above). Any alterations should be presented with justification and new standards for approval by the Council. Should the agreed target not be able to be achieved on site through energy measures as set out in the afore mentioned strategy, then any shortfall should be offset at the cost of £2,700 per tonne of carbon plus a 10% management fee.</p>	

Stakeholder	Question/comment	Response
	<p>Reason: To comply with London Plan Policy 5.2. and local plan policy SP:04.</p> <p>Suggested legal agreement:</p> <p>The Owner agrees to pay the Carbon Offset Contribution of £31,617.00 to the Council upon commencement on site. This contribution will be used to deliver carbon reduction projects and programmes across the borough in line with Policy 5.2 of the London Plan.</p>	
Pollution Officer	<p>Air quality:</p> <p>The London Plan, Policy 7.14 states that new development should:</p> <ul style="list-style-type: none"> • minimise increased exposure to existing poor air quality and make provision to address local problems of air quality (particularly within Air Quality Management Areas (AQMAs) where development is likely to be used by large numbers of those particularly vulnerable to poor air quality, such as children or older people) such as by design solutions, buffer zones or steps to promote greater use of sustainable transport modes through travel plans • promote sustainable design and construction to reduce emissions from the demolition and construction of buildings; • be at least 'air quality neutral' and not lead to further deterioration of existing poor air quality (such as areas designated as Air Quality Management Areas (AQMAs)). • Ensure that where provision needs to be made to reduce emissions from a development, this is usually made on-site. <p>As the application is for a major development an air quality neutral assessment should be included.</p> <p>The proposals for the development include High efficiency, low NOx gas fired boilers for space heating & hot water.</p> <p>The transport statement refers 'a residential development containing 12 units with five car parking spaces' this is not consistent with the application description.</p>	Noted – conditions and informative included as recommended.

Stakeholder	Question/comment	Response
	<p>Recommends the following conditions:</p> <p>Contaminated land: No Desktop study has been included with the application.</p> <p>Air Quality Assessment:</p> <ul style="list-style-type: none"> • An Air Quality Neutral Assessment, taking into account emissions from boilers and combustion plant and road transport sources must be undertaken and submitted for approval. <p>Reason: To Comply with Policy 7.14 of the London Plan and the GLA SPG Sustainable Design and Construction.</p> <p>Combustion and Energy Plant:</p> <ul style="list-style-type: none"> • Prior to installation, details of the Ultra Low NOx boilers for space heating and domestic hot water should be forwarded to the Local Planning Authority. The boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 40 mg/kWh. <p>Reason: To Comply with Policy 7.14 of the London Plan and the GLA SPG Sustainable Design and Construction</p> <p>Contaminated land: CON1:</p> <p>Before development commences other than for investigative work:</p> <ol style="list-style-type: none"> a) A desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those 	

Stakeholder	Question/comment	Response
	<p>uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.</p> <p>b) If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:-</p> <ul style="list-style-type: none"> - a risk assessment to be undertaken, - refinement of the Conceptual Model, and - the development of a Method Statement detailing the remediation requirements. <p>The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.</p> <p>c) If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.</p> <p>CON2:</p> <p>Where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and</p>	

Stakeholder	Question/comment	Response
	<p>approved in writing by the Local Planning Authority before the development is occupied.</p> <p>Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.</p> <p>Management and Control of Dust:</p> <p>No works shall be carried out on the site until a detailed Air Quality and Dust Management Plan (AQDMP), detailing the management of demolition and construction dust, has been submitted and approved by the LPA. The plan shall be in accordance with the GLA SPG Dust and Emissions Control and shall also include a Dust Risk Assessment.</p> <p>Reason: To Comply with Policy 7.14 of the London Plan</p> <p>Prior to the commencement of any works the site or Contractor Company is to register with the Considerate Constructors Scheme. Proof of registration must be sent to the LPA.</p> <p>Reason: To Comply with Policy 7.14 of the London Plan</p> <p>NRMM</p> <p>No works shall commence on the site until all plant and machinery to be used at the demolition and construction phases have been submitted to, and approved in writing by, the Local Planning Authority. Evidence is required to meet Stage IIIA of EU Directive 97/68/ EC for both NOx and PM. No works shall be carried out on site until all Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW has been registered at http://nrmm.london/. Proof of registration must be submitted to the Local Planning Authority prior to the commencement of any works on site.</p> <p>Reason: To protect local air quality and comply with Policy 7.14 of the London Plan and the GLA NRMM LEZ</p>	

Stakeholder	Question/comment	Response
	<p>An inventory of all NRMM must be kept on site during the course of the demolitions, site preparation and construction phases. All machinery should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment. This documentation should be made available to local authority officers as required until development completion.</p> <p>Reason: To protect local air quality and comply with Policy 7.14 of the London Plan and the GLA NRMM LEZ</p> <p>As an informative:</p> <p>Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.</p>	
Transportation	<p>This application seeks to redevelop the existing vehicle servicing/workshop site at 168 Park View Road in Tottenham.</p> <p>A similar application was granted consent in 2015 (2015/3398) for redevelopment of the site, however this application was for 12 residential units not 15. The proposed breakdown of units with this application is for 6 No. 1 bedroom, 6 No. 2 bedroom, and 3 No. 3 bedroom flats. The site is located to the north side of Park View Road, right at the eastern end of it. It is a dead-end road and immediately west of/adjacent to the Network Rail permanent way for the London to Cambridge line out of Liverpool Street.</p> <p>It is located within the THFC Event day CPZ, where there are restrictions in place on match days. However, it is likely in the longer run once THFC return to White Hart Lane and the bigger stadium, that day time controls will be brought in.</p> <p>The PTAL value for the site according to the TfL WEBCAT website is 2 which is</p>	Noted -- conditions and s106 obligations included as recommended.

Stakeholder	Question/comment	Response
	<p>considered 'poor' access to public transport services. Within the TfL PTAL walk distance criteria there is 1 bus service accessible (within a 5-minute walk) and Bruce Grove Station is a 12-minute walk away.</p> <p>However, as with the earlier application from 2015, the applicant proposes the PTAL value is actually 4 based on a manual calculation, based on the footpath connection towards Tottenham Hale Station that heads south and passes parallel to Watermead Way not being included in the TfL WEBCAT calculation.</p> <p>The transportation considerations relating to this application are as follows;</p> <p>PTAL and Access:</p> <p>Transportation are in agreement with regards to the appropriate PTAL level for the site being 4. However, as with the earlier application from 2015/2016, this is only on the basis of an upgrade to the footpath lighting along the footpath connecting from the site towards Watermead Way as the existing lighting is not currently fit for the purposes of providing the safe level of 24 hour access required to serve the prospective residents of this development.</p> <p>Therefore, as with the earlier application from 2015/16, Transportation and Highways will require that the applicant makes the appropriate contribution towards the enhancement of this pedestrian link. The amount agreed back in 2015/16 was £80,000, this does need to be reconsidered by Highways to ensure the appropriate amount is covered in the Section 106 agreement.</p> <p>Car Parking Arrangements:</p> <p>As with the earlier application, 5 no. spaces are proposed (including 1 No. blue badge space).</p> <p>From the provision perspective, the 2011 census recorded average car ownership per</p>	

Stakeholder	Question/comment	Response
	<p>household at 0.51 cars per household, which would infer that potential demand arising from the site with 15 units would be approximately 7 or 8 cars. The TA submitted by the applicant has considered a finer grain assessment of the Census figures relating to flats only and not houses, and this presented a figure of 0.37 cars per household, which translates to a demand for 6 spaces from this development proposal. This would suggest a demand for one space on street.</p> <p>The TA includes a parking stress survey for the area surrounding the development site, and this recorded parking stresses of 88% and 86% on the two survey nights, with 7 and 8 spaces spare out of the 56 spaces in the survey area. This would indicate that parking stresses in the locality are quite high, however the applicant suggests likely on street demand to be for only one vehicle.</p> <p>The parking layout proposed with the application does raise two queries.</p> <ol style="list-style-type: none"> 1. It is not clear which space is earmarked for the blue badge space 2. Spaces 02 and 03 (particularly 02) do not appear to have the normal 6m space behind them for manoeuvring. Swept paths should be provided to demonstrate that these spaces will effectively be able to be used. <p>Drawings showing the above detail need to be provided, to demonstrate 5 useable spaces can be provided at this development. These should be provided before any decision given that if any cannot be provided, it affects the level of parking provision at the site.</p> <p>Cycle Parking Arrangements:</p> <p>It is proposed to provide 24 spaces within a cycle parking store room. This meets the numbers required under the London Plan.</p> <p>It appears from the drawing that a two level/stacking type system is proposed. The applicant needs to submit full details, to include the following;</p> <ol style="list-style-type: none"> 1. System intending to be used, and manufacturer's details/specification 	

Stakeholder	Question/comment	Response
	<p>2. Dimensioned drawing showing the spacing, layout, manoeuvring room and headroom to demonstrate there will be sufficient space to accommodate the cycle parking as per the manufacturer's specification.</p> <p>This information should be provided before decision to confirm London Plan parking standards can be provided at the site.</p> <p>Car Club provision:</p> <p>The application should provide car club memberships and an initial driving credit for each residential unit to promote the uptake and use of car clubs and reduce private car ownership and usage by residents in the development. This will also act as part mitigation towards reducing on street parking demands from the site.</p> <p>Transportation suggest the applicant fund three year's membership and a £50 driving credit per residential unit to be covered by the S106 agreement.</p> <p>Refuse and recycling collection arrangements/deliveries and servicing arrangements:</p> <p>The applicant proposes that any trips associated with the above operate from the public highway. It is assumed existing arrangements use Park View Road. The Waste collection team within the Council will need to comment on the acceptability of the proposed arrangements for this development.</p> <p>Construction Logistics Plan:</p> <p>A detailed draft of a CLP for the site will be required at application stage, outlining the construction period and programme, and the numbers and types of construction vehicles attending the site. All arrangements to minimise the impact on both the Public Highway and adjacent neighbours will need to be included in this document. The details and measures required here include how movements will be managed to prevent vehicles waiting on the highway, the arrangements for materials storage, and how movements will</p>	

Stakeholder	Question/comment	Response
	<p>be managed to avoid the AM and PM peaks. This document can be submitted for approval prior to commencement of the works.</p> <p>Conclusion:</p> <p>This application is for redevelopment of the existing vehicle servicing/workshop site at 168 Park View Road for residential development, to comprise 15 residential units, along with 5 car parking spaces and associated cycle parking.</p> <p>Firstly, the site’s accessibility is predicated on the PTAL value of 4, which includes the use of the footpath towards Watermead Way and Tottenham Hale Station. The applicant should make a S106 contribution towards a scheme to improve the footway lighting to bring it to a standard to provide a safe environment outside of daylight hours. Our colleagues in Highways can advise to the appropriate figure.</p> <p>Secondly, 5 parking spaces are proposed, however further information is required to confirm the ability to provide two of the proposed spaces. In addition to this, full details of the cycle parking arrangements need to be provided.</p> <p>Finally, in order to reduce the dependence on cars at the development, it is suggested the applicant via the s106 agreement fund three years car club membership and a £50 driving credit for each residential unit, and a Construction Logistics Plan be required to ensure impacts during the construction phase are minimised.</p> <p>Subject to satisfactory receipt of the above information, and the appropriate contributions towards car club provision and improvements to the footway lighting, Transportation do not object to the application.</p> <p>Additional comments received subsequent to further information submitted:</p> <p>Blue badge/swept paths for two spaces – these details have now bene provided and have clarified where the blue badge space will be close to the front of the development</p>	

Stakeholder	Question/comment	Response
	<p>footprint, and the swept paths show it is physically possible (just) to access and egress the two parking spaces (it is acknowledged that a 'large car' path has been provided).</p> <p>Cycle parking – as detailed the applicant intends to use the 'Bikedock solutions' stacking parking system and the manufacturer's specification has been provided. The cycle store dimensions have been provided as a range from a minimum 4.9m to 3.5m in area up to a larger footprint, with a 2.5m headroom and this would enable accommodation of the 20 cycle parking spaces whilst meeting the manufacturer's space requirements.</p> <p>Therefore these details as submitted are fine for Transportation.</p>	
Design Officer	<p>Thank you for forwarding me these proposed changes. Would have no problem with the changes proposed - Additional comments subsequent to receipt of proposed changes that involved:</p> <ul style="list-style-type: none"> - Removing the previously proposed full height, hit and miss, glass cladding at second floor walkway. - Propose the use of PPC aluminium as the balustrade treatment, instead of previously proposed glass channel system. - Proposed aluminium balustrades are imperforate at 2nd and 3rd floors. - Full height, perforated panels are proposed for the first floor walkway. 	Noted – condition as recommended included.
EXTERNAL		
Thames Water	<p>Waste comments:</p> <p>Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary.</p>	Noted - informatives included as recommended

Stakeholder	Question/comment	Response
	<p>Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. The contact number is 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.</p> <p>We would expect the developer to demonstrate what measures they will undertake to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission:</p> <p>A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality.</p> <p>Thames Water would advise that with regard to sewerage infrastructure capacity, we would not have any objection to the above planning application.</p> <p>Water Comments:</p> <p>On the basis of information provided, Thames Water would advise that with regard to water infrastructure capacity, we would not have any objection to the above planning application.</p> <p>Thames Water recommend the following informative be attached to this planning</p>	

Stakeholder	Question/comment	Response
	<p>permission:</p> <p>Thames Water will aim to provide customers with a minimum pressure of 10m head (approximately 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.</p>	
Transport for London	<p>Thank you for consulting TfL on this application.</p> <p>Having assessed the proposals, can confirm that TfL has no comments to make on this planning application. Please contact me if you consider that there are any strategic as opposed to local transport issues raised by this case.</p> <p>Additional comments received: TfL notes that Network Rail have been consulted on this application. Given the proximity to Network Rail tracks, TfL requests that Haringey Council do not make a decision on this application until Network Rail have responded. Given the scale, nature and location of the application TfL have no further comments.</p>	<p>Noted – makes no comment and officers also consider that no strategic transport issues raised by the application.</p> <p>Noted – Network Rail have raised no objection.</p>
Natural England	<p>The Wildlife and Countryside Act 1981 (as amended) The Conservation of Habitats and Species Regulations 2017 Natural England’s comments in relation to this application are provided in the following sections.</p> <p>Statutory nature conservation sites – no objection Natural England has assessed this application using the Impact Risk Zones data (IRZs). Natural England advises your authority that the proposal, if undertaken in strict accordance with the details submitted, is not likely to have a significant effect on the interest features for which Lee Valley SPA has been classified. Natural England therefore advises that your Authority is not required to undertake an Appropriate Assessment to assess the implications of this proposal on the site’s conservation objectives.</p> <p>In addition, Natural England is satisfied that the proposed development being carried out</p>	<p>Noted – no objection and no further action required</p>

Stakeholder	Question/comment	Response
	<p>in strict accordance with the details of the application, as submitted, will not damage or destroy the interest features for which the Walthamstow Reservoirs SSSI has been notified. We therefore advise your authority that this SSSI does not represent a constraint in determining this application.</p> <p>Should the details of this application change, Natural England draws your attention to Section 28(l) of the Wildlife and Countryside Act 1981 (as amended), requiring your authority to re-consult Natural England.</p> <p>Protected species We have not assessed this application and associated documents for impacts on protected species. Natural England has published Standing Advice on protected species.</p> <p>You should apply our Standing Advice to this application as it is a material consideration in the determination of applications in the same way as any individual response received from Natural England following consultation.</p> <p>The Standing Advice should not be treated as giving any indication or providing any assurance in respect of European Protected Species (EPS) that the proposed development is unlikely to affect the EPS present on the site; nor should it be interpreted as meaning that Natural England has reached any views as to whether a licence is needed (which is the developer's responsibility) or may be granted.</p> <p>If you have any specific questions on aspects that are not covered by our Standing Advice for European Protected Species or have difficulty in applying it to this application please contact us with details at consultations@naturalengland.org.uk.</p> <p>Local sites If the proposal site is on or adjacent to a local site, e.g. Local Wildlife Site, Regionally Important Geological/Geomorphological Site (RIGS) or Local Nature Reserve (LNR) the authority should ensure it has sufficient information to fully understand the impact of the proposal on the local site before it determines the application.</p>	

Stakeholder	Question/comment	Response
	<p>Green Infrastructure The proposed development is within an area that Natural England considers could benefit from enhanced green infrastructure (GI) provision. Multi-functional green infrastructure can perform a range of functions including improved flood risk management, provision of accessible green space, climate change adaptation and biodiversity enhancement. Natural England would encourage the incorporation of GI into this development.</p> <p>Sites of Special Scientific Interest Impact Risk Zones The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires local planning authorities to consult Natural England on “Development in or likely to affect a Site of Special Scientific Interest” (Schedule 4, w). Our SSSI Impact Risk Zones are a GIS dataset designed to be used during the planning application validation process to help local planning authorities decide when to consult Natural England on developments likely to affect a SSSI. The dataset and user guidance can be accessed from the data.gov.uk website.</p>	
Metropolitan Police - Designing Out Crime Officer	<p>Section 1 - Introduction:</p> <p>Thank you for allowing us to comment on the above planning proposal.</p> <p>With reference the above application we have now had an opportunity to examine the details submitted and would like to offer the following comments, observations and recommendations. These are based on relevant information to this site (Please see Appendices), including my knowledge and experience as a Designing Out Crime Officer and as a Police Officer.</p> <p>It is in our professional opinion that crime prevention and community safety are material considerations because of the mixed use, complex design, layout and the sensitive location of the development. To ensure the delivery of a safer development in line with L.B. Haringey DMM4 and DMM5 (See Appendix), we have highlighted some of the main comments we have in relation to Crime Prevention (Section 2).</p>	Noted – conditions and informative included as recommended

Stakeholder	Question/comment	Response
	<p>We have not met with the project Architects or Agents to discuss Crime Prevention or Secured by Design (SBD). The Architects have made mention in the Design and Access Statement regarding natural surveillance and ownership, but have not specified exactly what features of the design will reduce crime. They have also stated that “should it be required, consultation will take place [with a DOCO]...during the detailed design stage”. At this point it can be difficult to design out any issues identified. At best crime can only be mitigated against, as it does not fully reduce the opportunity of offences.</p> <p>Whilst in principle we have no objections to the site, we have recommended the attaching of suitably worded conditions and an informative. The comments made can be easily mitigated early if the Architects or Managing Agency was to discuss this project prior to commencement, throughout its build and by following the advice given. This can be achieved by the below Secured by Design conditions being applied (Section 3). If the Conditions are applied, we request the completion of the relevant SBD application forms at the earliest opportunity. The project has the potential to achieve a Secured by Design Accreditation if advice given is adhered to.</p> <p>Section 2 - Design Comments:</p> <p>In summary we have site specific comments in relation to the following items. This list is not exhaustive and acts as initial observations from the Plans. Site specific advice may change depending on further information or site limitations as the project develops:</p> <p>Undercroft – The car park area on the ground floor and properties above this has created an undercroft. If left open these areas are prone to misuse through drug dealing, graffiti, rough sleeping and as a potential access point to commit theft (burglary or motor vehicle). It is currently noted that gates are planned for the entrance to the car park which can limit access up to a point, although this could be still be easily tailgated.</p> <p>The current design does not allow for this undercroft to be fully secured and controlled (due to a balcony overhang and Car Parking Space 2) which makes it vulnerable on its West Elevation. The supporting pillars also restrict sightlines for access to the Duplex</p>	

Stakeholder	Question/comment	Response
	<p>Apartment and may provide hiding spots.</p> <p>If this design must remain in its current format then it would require mitigation via suitable lighting and CCTV inside and high boundary treatment around the site to discourage access and misuse.</p> <p>Boundary Treatment – At present the site has a potential access point available to the West boundary via 156 to 161 Park View Road. Due to the layout of the neighbouring properties, a person could reach this boundary via the green open area that forms part of the mentioned property. This area is without good sightlines and hidden from neighbouring properties, so could be an attractive point for attempted access. If this was accessed, this would lead directly into the Ground Floor Duplex or car park.</p> <p>It is also noted from the Ground Floor Plans that there is a gap in the building line between the South and Eastern boundary. If this is left open it would allow a pedestrian to bypass the car park gates and have free access to the car park. However, on the East Elevations the drawings suggest that this may have fencing (possibly with a gate) covering this gap. This would need clarification as to what is planned for this space. It should also be noted that the planned front metal railings on the East Elevation may provide a climbing point over the boundary fencing in its current design.</p> <p>It would be recommended that the building line on the Southern/Eastern boundary be designed flush with the perimeter fencing to remove this gap, or that secure consistent height fencing/gating to the same height as the perimeter is used to limit access. If this is not being used as a pedestrian route out of the car park (and just fencing), then defensible planting should be considered behind the boundary to deter climbing over.</p> <p>The perimeter around the site should be to a consistent height of 2.4 metres fencing (including a trellis or unfinished topping) to prevent unauthorised access. This boundary treatment should also apply to the border around the Ground Floor Duplex to stop access from the car park into the private property.</p>	

Stakeholder	Question/comment	Response
	<p>The metal railings at the front of the property should be ideally to a maximum height of 1 metre to improve natural surveillance. It should ideally have an unfinished topping to discourage it being used as a congregation point and make using it as a climbing aid harder.</p> <p>Car Parking – It is unclear how the 5 spaces will be allocated for the site, which will require a Management plan to ensure that there are not disputes over use of the space. In the current design parking space 1 is close to the car park entrance and clearly visible from the road. This makes it more likely to be targeted by opportunistic thieves.</p> <p>All the parking spaces are currently sited very close to the building lines without any barriers. It would be advisable to protect the buildings from accidental damage by introducing a raised curb or bollards to ensure a clear stopping point for vehicles.</p> <p>It is unclear about how access into the car park is controlled. Ideally this would be via data logged fob access control provided only to those with registered cars. Push to exit or emergency exit buttons should also be on a timer reset and should be sited so that they cannot be pushed from the outside (including with an implement) or shrouded. The current design shown for the gates appear to not reach the ceiling above which could allow it to be climbed over. The gating should fill the whole of the gap either by being full height or with a suitable infill panel above it.</p> <p>There should also be separate pedestrian fob controlled access gate. The gates should be robust in their design with anti-tamper fixings and screws, self-closing and fit for purpose.</p> <p>The design is unusual in that those parking cars need to leave the car park and go out to the front in order to enter the communal residential entrance. The main entrance for the Ground floor Duplex (G-01) is also through this method, although this property does have a side entrance in the car park itself. This will realistically become the favoured method of entry to that property if it is given a parking space and will therefore require secure gating to protect this property. Another consideration is the fact that this does allow the</p>	

Stakeholder	Question/comment	Response
	<p>resident(s) of G-01 full access at all times to the car park.</p> <p>Door/Window Specifications – It is unclear what level of security the vulnerable windows and doors provide for residents and if they are suitable for their intended use for this specific site.</p> <p>For the Main Communal Entrance we recommend the instillation of a data log-in fob access control via a vandal resistant door entry panel with an integrated camera that can record colour images of people entering the premises and allow remote release from the dwellings. These images should be stored for a minimum of 30 days on a hard drive system and stored in a secure locked cabinet or securely located on a remote 'cloud'.</p> <p>For all external accessible doors we recommend that the door is of a robust construction, LPS 1175SR2 or STS202 BR2 with self-closing hinges and two magnetic locks placed 1/3 from the top and 1/3 from the bottom, able to individually withstand 1200lb/500kg pressure.</p> <p>For the residential properties we would recommend a minimum standard of PAS 24:2016. Vulnerable or easily accessible windows should be a minimum standard of PAS 24:2016 with P2A Laminated glazing on the attack face. In addition, windows/glazing located within 400m of a door set should be fitted with laminated glass meeting the requirements BS EN 356:2000 on the outer pane.</p> <p>Balconies/Climbing Aids – Balconies should be designed so that they have flush fitting glazed balconies or a flush fitting trim around the base of the balconies so as to not create a climbing aid. Any external drainpipes should be of square design and fitted flush to the wall to reduce the opportunity to climb. The design should not provide opportunities to climb. If such examples cannot be designed out and climbing may be possible then vulnerable properties must have PAS 24:2016 doors and glazing.</p> <p>An example is Flat 01-02's balcony. Depending on boundary treatments for the perimeter fencing and G-01's boundary treatment (to separate it from the car park) this could allow a climbing point to Flat 01-02's balcony.</p>	

Stakeholder	Question/comment	Response
	<p>Airlock – Depending on the security for the lift and the stair core doors, there appears to be no airlock created within the build which could allow complete access to the build if a person tailgates in via the communal entrance. It is recommended that a secondary SBD approved secure door (ideally LPS 1175 SR2) is put in the hallway to provide this extra security. If this is not possible then it would be advised to make the stair core doors secure doorsets (with 2 maglocks) and the lifts accessed controlled.</p> <p>CCTV – It is advised that CCTV is installed covering the main entrance, the hallway/airlock/postboxes and overlooking the car park to provide an extra level of security through the site. This should be installed to BS EN 50132-7:2012+A1:2013 standard, co-ordinate with the planned lighting system, contained within vandal resistant housing, to record images of evidential quality (including at night time) that are stored for a minimum of 30 days on a locked and secure hard drive or a remote cloud system. Appropriate signage should also be included highlighting its use.</p> <p>Postal strategy – It would be advised that all post is delivered into an airlock or through the wall to reduce the likelihood of tailgating and postal theft. From the design plans it appears that post may be delivered through the wall. Through the wall letter plates should incorporate a sloping chute and anti-fishing attributes to mitigate against mail theft and meet TS008 standard. If it was decided that post would be delivered into an airlock then these should be securely surface mounted and meet TS009 standard.</p> <p>Bike Storage – It is noted that the cycle storage is behind a communal front door and therefore a layer of security is provided making it harder for this to be accessed via opportunistic thieves. It is recommended that this should have a PAS 24:2016 data logged fob controlled door with 2 maglocks sited 1/3 from the top and bottom and able to withstand 1200lbs/500kg of pressure individually.</p> <p>We recommend that there should be 3 points of locking for the bikes and signage for residents advising to lock their bikes appropriately. The bike store should not be</p>	

Stakeholder	Question/comment	Response
	<p>advertised from the outside to further deter opportunistic crime and access should only be provided to those who register with the Managing Agency.</p> <p>Bin Storage – It is good to see that the bins are shown to only have 1 door and do not allow access into the building. The door should be to LPS 1175 SR2 standard incorporating self-closing hinges, a thumb turn on the inside of the door, PIR lighting and 358 close weld mesh reinforcement on the internal face of louvers if they incorporate a slatted ventilation design. This should be data logged and fob controlled with 2 maglocks sited 1/3 from the top and bottom and able to withstand 1200lbs/500kg of pressure individually.</p> <p>Lighting – It is unclear what levels of illumination are provided for the external pathway, the communal entrance and also the car park. A lux plan should be provided to encourage overall uniformity of lighting and reduce the likelihood of hiding places or dark spots. It is advised that this reaches a level of 40% uniformity and is to BS 5489:2013. Dusk till dawn photoelectric cells with ambient white lighting is advised for best lighting practice. Bollard lighting as a primary light source is not recommended as it does not provide suitable illumination and creates an “up lighting effect” making it difficult to recognise facial features and thus increase the fear of crime.</p> <p>Section 3 - Secured by Design Conditions and Informative:</p> <p>In light of the comments made, we request the following Conditions and Informative:</p> <p>Conditions:</p> <p>(1) Prior to carrying out above grade works of each building or part of a building, details shall be submitted to and approved, in writing, by the Local Planning Authority to demonstrate that such building or such part of a building can achieve full Secured by Design' Accreditation. The development shall only be carried out in accordance with the approved details.</p>	

Stakeholder	Question/comment	Response
	<p>(2) Prior to the first occupation of each building or part of a building or use, a 'Secured by Design' accreditation shall be obtained for such building or part of such building or use.</p> <p>Informative:</p> <p>The applicant must seek the advice of the Metropolitan Police Service Designing Out Crime Officers (DOCOs). The services of MPS DOCOs are available free of charge and can be contacted via docomailbox.ne@met.police.uk or 0208 217 3813.</p> <p>Section 4 - Conclusion:</p> <p>We would ask that my interest in this planning application is noted and that we are kept apprised of developments. Should the Planning Authority require clarification of any of the above comments please do not hesitate to contact us at the above office.</p>	
NEIGHBOURING PROPERTIES		
	<p>Crime Prevention:</p> <p>Comments stated by the police should be considered to ensure that we are promoting a safer community and not encouraging crime and anti-social behaviour.</p> <p>Parking:</p> <p>There should be more parking spaces available for the amount of accommodation being built. The road already is congested and residents are finding it difficult to park already, however we do not want the existing parking to change.</p> <p>Design:</p> <p>The building should also be built to suit the surrounding buildings and also the external decor.</p>	<p>The Metropolitan Police recommended conditions and informative are included in the recommendation.</p> <p>On site parking is provided and the parking survey shows the 1 space shortfall can be accommodated on street.</p> <p>The building has been designed in consultation with both council officers and the Quality Review Panel to ensure it is of appropriate appearance.</p>

Stakeholder	Question/comment	Response
	<p>Tenant's character Hope that tenants will be people of the community that have good character.</p> <p>Affordable housing: People who are on the housing register are also able to access some of these flats.</p> <p>Upkeep and maintenance: The building should be kept in good condition as over the years wear and tear will occur. For example, there should be a caretaker to maintain the premises just as there is one for park view estate to oversee the day to day maintenance of the premises.</p>	<p>Samples of materials will be required to be submitted for approval prior to construction.</p> <p>Noted however, this is not a planning consideration.</p> <p>Given the constraints of the site, a sum in lieu of affordable housing will be secured towards affordable housing provision by the Council elsewhere in the borough.</p> <p>This not a council owned property and therefore how it is maintained and or managed cannot be controlled.</p>

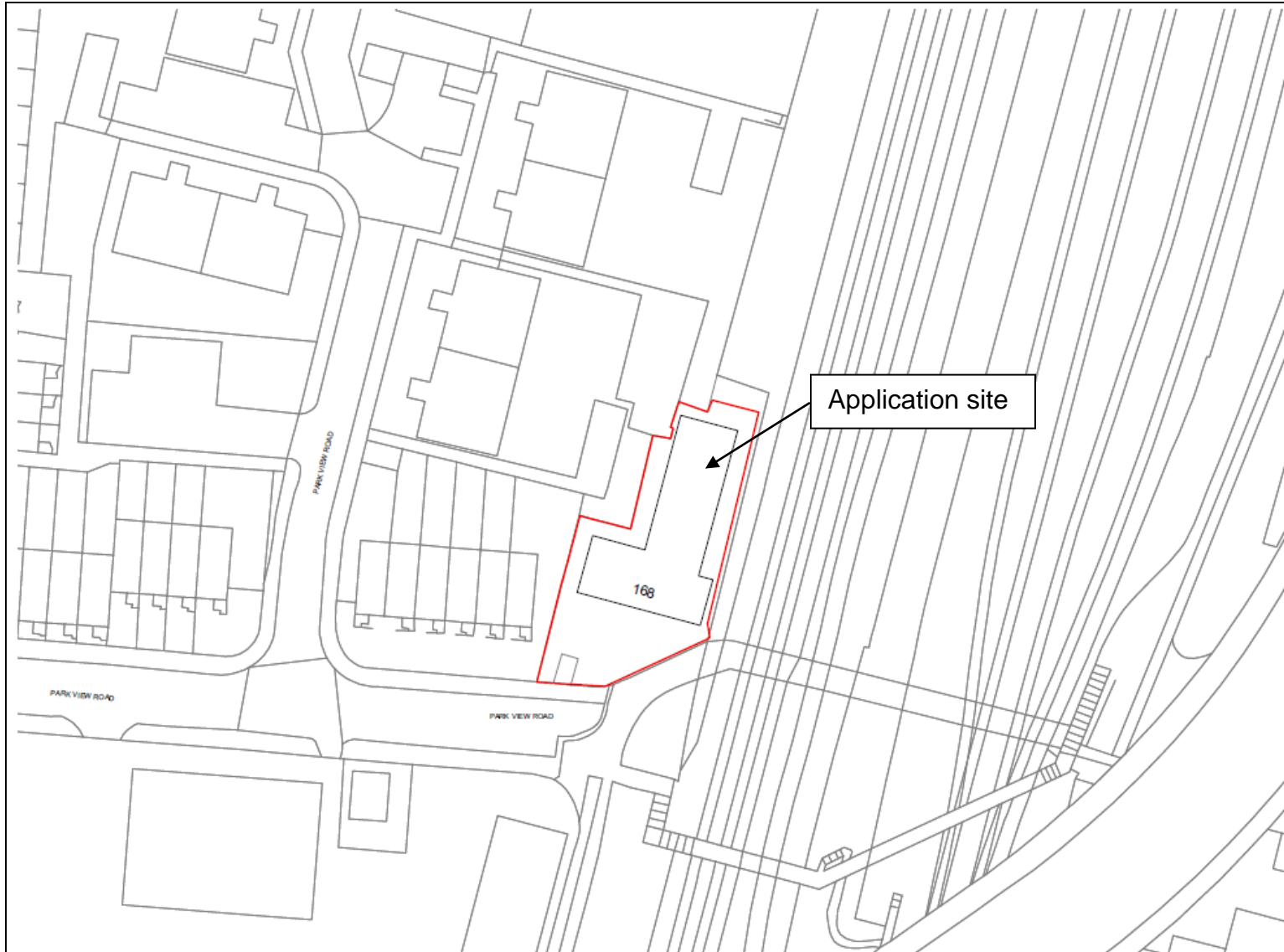
COUNCILLOR		
Councillor Gordon	<p>Would like to register objection to this planning application on the basis that all 15 flats in the development are for market sale and that this contravenes the existing Council Housing Strategy on the provision of affordable accommodation within developments greater than 10 units. The plan provides for 0% social rented, 0% intermediate rented and 0% keyworker within the build. The Strategic Housing Market Assessment (SHMA) conducted for Haringey in 2014 is a key evidence base for Haringey's housing strategy. In Haringey's Housing Strategy 2017-2022 it states that: 'The SHMA identified an affordable housing requirement of 11,757 homes over the period 2011- 2026, which equates to 59% of the total housing requirement of 20,172 homes of all tenures over the same period.'</p> <p>Clearly planning regulations needs to reflect the strategic direction of the council in trying</p>	<p>The applicant has agreed, in line with relevant planning policy, to provide payment in lieu of on-site affordable housing of £189,152. This amount, in addition to the public realm contribution of £80,000, is the maximum amount the development can viable provide and has been tested by Council's independent viability</p>

Stakeholder	Question/comment	Response
	<p>to meet the housing needs of its population.</p> <p>The strategy document further states: ‘The planning process is one of the most important tools that the council has in making sure that new homes in the borough are the homes we need: affordable for the borough’s current and future residents, in an appropriate mixture of different tenures, and designed in a way that meets people’s actual needs.’</p> <p>The current Housing Strategy 2017-2022 specifically states that the Local Plan includes a target of 40% affordable housing (in the proportion of 60% affordable rent and 40% intermediate/low cost home ownership). Paragraph 5.2 states ‘On a site by site basis we will seek the maximum reasonable proportion of affordable housing on all sites with a capacity of ten or more homes.¿ Clearly this development falls within this category. The document goes on to state that the Council will: ‘Require developers..... to provide 40% on-site affordable housing on schemes of ten units or more.’</p> <p>The median household income in Tottenham Hale is the third lowest of all Haringey wards at £27,340; this compares to the median average for the borough at £37,696 and the London average of £39,264. (Source GLA Household Income for Small Areas 2012/2013).</p> <p>Appendix C of the report serves as the Council’s guidance on affordable provision. It states specifically that ¿development sites with capacity to provide 10 or more units will be required to provide the maximum amount of affordable housing reasonable, contributing to a borough-wide provision of 40% (split 40% intermediate and 60% rented for Tottenham).</p> <p>Would therefore, request that planning permission is refused on the basis that this development does not meet the affordability criteria as set out by Haringey’s Housing Strategy 2017-2022.</p>	<p>assessors. Affordable housing is assessed in detail at section 6.8 of the report.</p>
Network Rail	<p>Are in consultation with the client regarding this project. There is a Basic Asset Protection Agreement in place and the technical approvals will follow during the course of the project.</p>	<p>Noted – no further action required.</p>

Stakeholder	Question/comment	Response

Appendix 2: Plans and images

Site location plan:



Site photographs:

Aerial:



Site photographs:

Surroundings:



View 1. Approach from Park View Road (Google Street View image)



View 2. Approach from the pedestrian path to the subway



View 3. Rear view of the site from the neighbouring communal back garden



View 4. Footpath in front of the site along-side the Council Depot in the direction of Tottenham Hale Station



View 5. Rear view from the neighbouring communal back garden

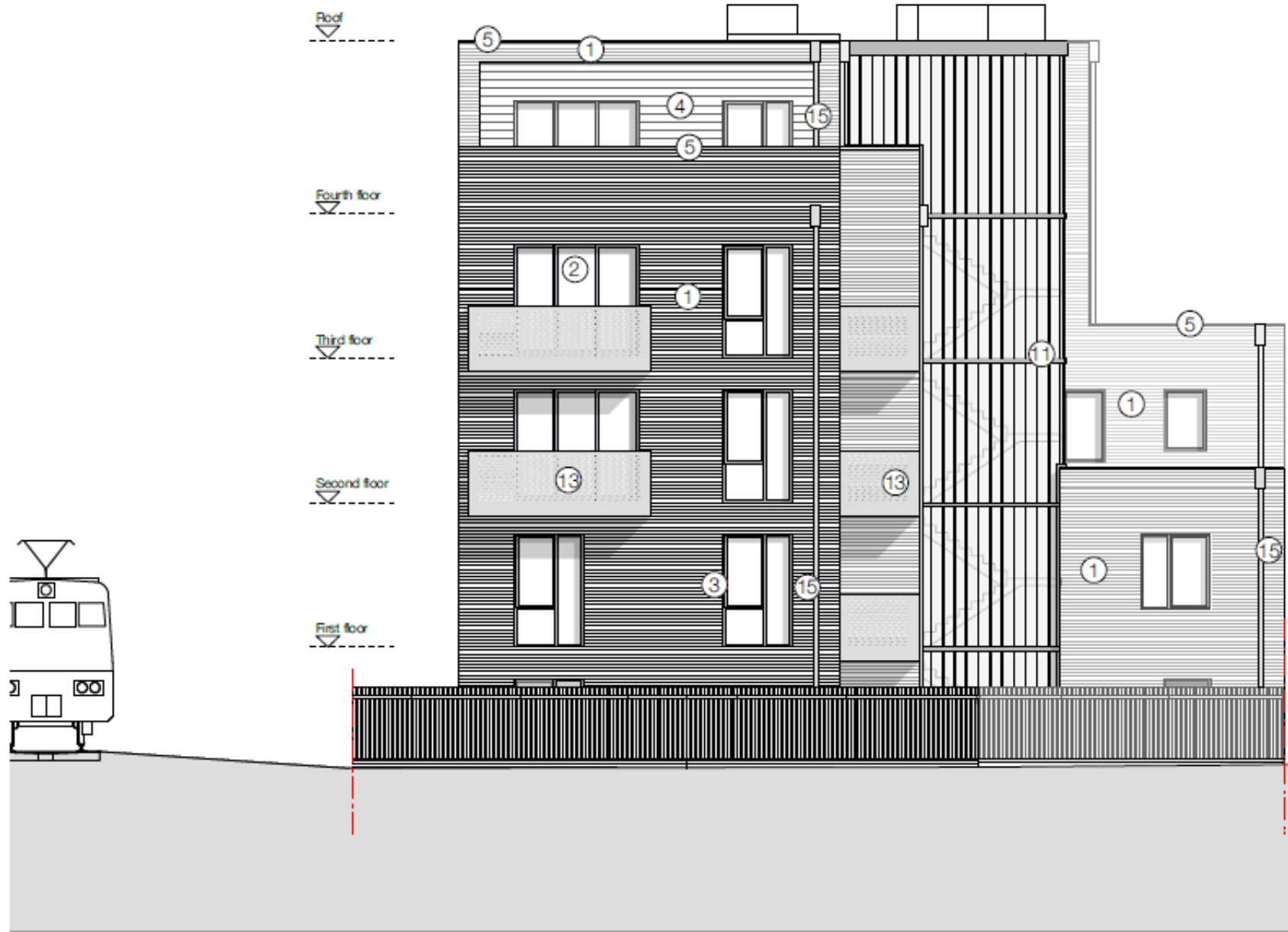
Proposed site plan:



Proposed front (facing south) elevation:



Proposed rear (facing north) elevation:



Proposed side (facing west) elevation:



Proposed side (facing east) elevation:



Visuals:



Visuals continued:



Street View



Rear View

Previously approved scheme (extant permission):

Front



Rear and side



Appendix 3: Quality Review Panel report

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Report of Chair's Review Meeting: 168 Park View Road

Wednesday 18 October 2017
River Park House, 225 High Road, London, N22 8HQ

Panel

Hari Phillips (chair)
Wen Quek

Attendees

Tobias Finlayson	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Deborah Denner	Frame Projects
Rebecca Ferguson	Frame Projects

Apologies / report copied to

Emma Williamson	London Borough of Haringey
Dean Hermitage	London Borough of Haringey
John McRory	London Borough of Haringey
Nairita Chakraborty	London Borough of Haringey
Deborah Denner	Frame Projects

Declarations of interest

Stephen Davy is Director of Davy Smith Architects, and a member of the Haringey Design Panel, but did not attend this meeting.

Confidentiality

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

Report of Chair's Review Meeting
18 October 2017
HQR22_168 Parkview Road

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1. Project name and site address

168 Park View Road, Tottenham, N17 9BL

2. Presenting team

Lucy Newman Stephen Davy Peter Smith Architects

3. Planning authority's views

The site is of a modest size and is not located within a conservation area, nor subject to any other designation. However the area itself is on the threshold of a significant amount of change due to upcoming regeneration projects. The building currently occupying the site is vacant and neither statutorily nor locally listed.

Planning permission was granted in October 2016, for demolition of the existing car repair / servicing garage and construction of a part two and part four storey building to provide 12 residential units, with five car parking spaces, including one wheelchair car parking space and ancillary servicing accommodation.

The current proposal seeks to amend the extant permission with an additional residential floor. This would provide three additional dwellings, comprising of one 1-bed and two 2-bed units, as well as adapting a consented 1-bed unit into a 3-bed unit.

5. Quality Review Panel's views

Summary

At an earlier review, the panel offered warm support to the previous planning application for 168 Parkview Road. They support the view of the design team that the site can accommodate an additional floor of development, as now proposed. It highlights the need to consult neighbours, and test how daylight and sunlight in their gardens will be affected by the increase in height. The panel also suggested some refinements to the massing of the rear elevation, the design of balconies, and the top storey of the building. One of the important benefits of the development proposal is that it promises to increase passive surveillance of the entrance to the underpass. Further information on the landscape design of the southern part of the site is needed to ensure this potential is maximised. These comments are expanded below.

Massing and development density

- The panel supports the current proposals to increase the height of the proposed residential building to create a part three, part five storey block.
- The railway line to the east provides 'breathing space' adjacent to the site, supporting the case for the additional height now proposed.
- Existing two storey homes with a pitched roofs to the west, appear to relate well to the three storey element of the scheme.

Report of Chair's Review Meeting
18 October 2017
HQR22_168 Parkview Road



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- However, the panel highlighted the importance of giving neighbouring residents an opportunity to comment on the revised proposals.
- Daylight and sunlight analysis should also be carried out to test how the increased height will affect the amenity of neighbouring gardens.
- The panel would also encourage the architects to explore ways of rationalising the massing of the rear elevation, to reduce the number of set back elements – although it recognises the need to maximise daylight to neighbours.

Architecture

- The panel admire the calm simplicity of the architecture proposed, which is particularly appropriate given the stepped massing of the building.
- The detailed design of the balconies will be important to the quality of the completed building, and information on this should be provided as part of the planning submission. The panel feels simplicity will be key to their success.
- The panel also suggested that the potential to design the top floor as a more recessive element, slightly set back from the main façade, should be explored. If this approach is taken, a different façade material may be appropriate.

Relationship with the underpass and landscape design

- One of the important benefits of the development proposal is that it will increase passive surveillance of the entrance to the underpass.
- More details of the landscape design to the southern edge of the site would be helpful to ensure the best possible relationship between the scheme, and access to the underpass.
- Creating access to the ground floor unit G01 via a garden gate would also be a welcome move that would also provide an alternative fire escape route.

Next Steps

Subject to the detailed comments above, the panel is happy to offer its support to the revised proposals for 168 Parkview Road.



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Report for:	Planning Sub Committee Date: 10 September 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. GLA reviewing amended energy information and S106 with applicant.	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	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement.	Gareth Prosser	John McRory

	Acacia Avenue with a mix of two and three storeys 1, 2, 3 & 4 bed residential mixed tenure accommodation including a new Vicarage.	Not yet signed.		
APPLICATIONS SUBMITTED TO BE DECIDED				
Marks & Spencer 44-46 High Road	Demolition of the existing building and erection of 3-9 storey buildings providing residential accommodation (Use Class C3) and retail use (Use Classes A1-A5) plus associated site access, car and cycle parking, landscaping works and ancillary development.	Application under assessment. Discussions ongoing re level of affordable.	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	Going to committee sept	Tobias Finlayson	John McRory
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	Non-determination appeal received. To be reported to committee in October.	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.	Refusal report drafted.	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.	Dele report being drafted. Chair has re-delegated decision to officers.	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	Potential minor amendments to be added – meeting with officers scheduled for 07/09/2018	Tobias Finlayson	John McRory
423 West Green Road HGY/2018/1126	Proposed erection of four buildings of a maximum 6 storeys in height, and conversion of former public house, to provide a relocated Church and nursery, café, flexible use commercial unit (Use Class A1/A2/B1/D1/D2) and 83 residential units, associated car and cycle parking spaces (including within new basement) and improved connections to adjacent park	Application submitted, under assessment. Potential issues due to: lack of affordable (12%) and loss of former public house use (now bar/restaurant). Other minor issues where further information is required.	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 further justification for the changes has been requested.	Gareth Prosser	Robbie McNaugher
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.	Out to consultation until 17/09/2018 Discussions taking place about affordable housing. November committee targeted.	James Hughes	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 subject to compliance with site allocation. Second pre-app being drafted. Will sign PPA – DMF, PAC and QRP (26/9) being arranged.	Chris Smith	John McRory
Lynton Road/Park Road	Demolition of existing buildings and redevelopment of the site to create a mixed-use development comprising employment floor space and new residential accommodation circ. 88 units.	Principle acceptable – in pre-application discussion; Revised scheme to be submitted	Tobias Finlayson	John McRory

Former BHS, 22-42 High Road	Re-development of the site with a mix use development including a hotel	EIA Screening response sent. Submission of application imminent	Samuel Uff	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
Ashley Gardens	80 residential units as final part of Ashley Road South Masterplan.	Pre-application discussions taking place. Submission later in 2018	James Farrar	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 meetings have taken place. Concerns with tenure mix and design. Further advice from drainage and carbon also required. DM Forum 4 th Oct	Chris Smith	Robbie McNaugher

		Reporting to Oct committee as pre-app before submission. Not signing PPA.		
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 accommodation.	Demolition requires justification before principle of development is accepted	Chris Smith	John McRory
44-46 Hampstead Lane, Highgate	Demolition of 3 dwellings and construction of nursing home	Preapp sent - Concerns over demolition, scale and that public benefit would not outweigh impact on conservation 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	Pre-application on 8 th June 2018		

	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 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
22, 22a & 24 Broadlands Road and 13 Denewood Road	Revised scheme for circa 35 retirement apartments that now retains buildings based on previous advice as they positively contribute of the Highgate CA.	Follow-up to PRE/2017/0387 Meeting held 05/07 Further revisions required QRP 08/08	Tobias Finlayson	John McRory
Earlham Primary School PRE/2018/0160	EFA proposal for replacement 2-storey new school. Require use of adjoining playing fields (MOL) for temporary construction compound and access as well as temporary school play area.	Follow up meeting from PRE/2017/0186. Meeting held 31/07 – still issues with construction access across adjacent park and design needs	Tobias Finlayson	John McRory

		improvement QRP meeting scheduled for 12 /09		
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	Martin Cowie	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 scheduled for Sept.	James Hughes	Robbie McNaugher
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

HARINGEY COUNCIL

PLANNING COMMITTEE

APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 25/06/2018 AND 24/08/2018

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: 5**

Application No: **HGY/2018/1386** Officer: Mercy Oruwari
 Decision: PERM DEV Decision Date: 04/07/2018
 Location: 33 Outram Road N22 7AB
 Proposal: Certificate of lawfulness for the formation of a rear dormer - proposed use.

Application No: **HGY/2018/1763** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 25/06/2018
 Location: 253 Victoria Road N22 7XH
 Proposal: Certificate of Lawfulness for proposed rear dormer to facilitate a loft conversion

Application No: **HGY/2018/1962** Officer: Jon Skapoullis
 Decision: PERM DEV Decision Date: 05/07/2018
 Location: 10 The Avenue N10 2QL
 Proposal: Certificate of lawfulness for proposed solar panels

Application No: **HGY/2018/2190** Officer: Laurence Ackrill
 Decision: PERM DEV Decision Date: 25/07/2018
 Location: 45 Clyde Road N22 7AD
 Proposal: Certificate of lawfulness for a proposed rear dormer roof extension and front elevation rooflights.

Application No: **HGY/2018/2228** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 07/08/2018
 Location: 308 Alexandra Park Road N22 7BD
 Proposal: Certificate of Lawfulness for a proposed rear dormer to facilitate a loft conversion and insertion of rooflights

COND Applications Decided: 1

Application No: **HGY/2018/1687** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 06/07/2018
 Location: 148 Victoria Road N22 7XQ
 Proposal: Application for variation of a condition 1 (approved plans) of planning permission HGY/2016/4025 to change cladding on part of rear dormer from slate to timber, infill two windows in rear dormer windows and add dormer roof lights instead, and replace two front roof lights with four front roof lights

FUL Applications Decided: 21

Application No: **HGY/2018/0763** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 06/07/2018
 Location: 8-12 Donovan Avenue N10 2JX
 Proposal: Erection of lower and upper ground floor rear extensions, creation of first floor roof terrace, erection of rear dormer extension, insertion of 2 rear rooflights, creation of 2 front rooflights, in association with the proposed conversion of no. 12 Donovan Avenue Avenue (Part of Earnest Dene Care Home (C2) (8-12 Donovan Avenue) to 4 no. residential flats (C3).

Application No:	HGY/2018/1333	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	27/06/2018
Location:	41 Grosvenor Road N10 2DR		
Proposal:	Erection of single storey rear extension with associated raised rear decking		
Application No:	HGY/2018/1406	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	03/08/2018
Location:	26 Alexandra Park Road N10 2AB		
Proposal:	Construction of a single storey side extension and relocation of off-street parking space and extension of existing rear mansard roof projection		
Application No:	HGY/2018/1409	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	02/07/2018
Location:	144 Dukes Avenue N10 2QB		
Proposal:	Construction of a single storey rear extension and enlargement of existing rear dormer		
Application No:	HGY/2018/1415	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	04/07/2018
Location:	104 Alexandra Park Road N10 2AE		
Proposal:	Demolition of rear garage. Extension of ground and lower ground of commercial premises to provide A1 ancillary space at lower ground and a studio flat at upper ground.		
Application No:	HGY/2018/1650	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	09/07/2018
Location:	115 Dukes Avenue N10 2QD		
Proposal:	Formation of rear roof terrace and insertion of two front roof lights.		
Application No:	HGY/2018/1651	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	06/07/2018
Location:	26 Palace Gates Road N22 7BN		
Proposal:	removal of a single storey rear store and change of use of part of retail use on the ground floor and erection of a single storey extension to form a 1 bedroom residential unit with 1 associated parking space		
Application No:	HGY/2018/1656	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	16/07/2018
Location:	76 Windermere Road N10 2RG		
Proposal:	Erection of single storey side and rear extension with roof lights.		
Application No:	HGY/2018/1658	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	12/07/2018
Location:	37 Vallance Road N22 7UD		
Proposal:	Erection of two storey infill extension at centre of rear elevation, in conjunction with removal of existing rear conservatory; Alterations to rear elevation fenestration.		
Application No:	HGY/2018/1661	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	27/07/2018
Location:	6 Kendalmer Close N10 2DF		
Proposal:	Construction of a part single, part two storey side extension and rear dormer roof extension. Construction of garage to front of the site.		

Application No:	HGY/2018/1664	Officer:	Jake Atkins
Decision:	GTD	Decision Date:	24/07/2018
Location:	1-14 Maya Place N11 2EZ		
Proposal:	Existing timber windows are to be replaced with new PVCu windows, colour to match existing as close as possible.		
Application No:	HGY/2018/1673	Officer:	Conor Guilfoyle
Decision:	REF	Decision Date:	17/07/2018
Location:	Flat A 143 Durnsford Road N11 2EL		
Proposal:	Roof extension to existing self-contained 2-bed bungalow with flat roof at rear of No.143, to add a hipped roof with front roof lights and two rear dormers		
Application No:	HGY/2018/1681	Officer:	Conor Guilfoyle
Decision:	REF	Decision Date:	01/08/2018
Location:	126 Alexandra Park Road N10 2AH		
Proposal:	Erection of single storey rear extension and change of shop front at 126 Avenue Parade, Alexandra Park Road N10		
Application No:	HGY/2018/1698	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	24/07/2018
Location:	Flat A 43 Palace Gates Road N22 7BW		
Proposal:	Single storey rear extension		
Application No:	HGY/2018/1710	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	06/08/2018
Location:	54 Bidwell Gardens N11 2AU		
Proposal:	Single storey rear extension		
Application No:	HGY/2018/1744	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	26/07/2018
Location:	3 Muswell Avenue N10 2EB		
Proposal:	Erection of single storey side extension to enclose passage to side of house		
Application No:	HGY/2018/1767	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	09/08/2018
Location:	24 Rosebery Road N10 2LH		
Proposal:	Construction of a single storey rear and side return extension		
Application No:	HGY/2018/1828	Officer:	Conor Guilfoyle
Decision:	REF	Decision Date:	10/08/2018
Location:	Flat A 8 Cecil Road N10 2BU		
Proposal:	Insertion of roof lights and formation of dormer in front roof slopes		
Application No:	HGY/2018/1900	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	07/08/2018
Location:	30 Cecil Road N10 2BU		
Proposal:	Extension of existing single storey ground floor side-return extension and replacement roof.		

Application No: **HGY/2018/1929** Officer: Roland Sheldon
 Decision: GTD Decision Date: 20/08/2018
 Location: 51 Muswell Avenue N10 2EH
 Proposal: Enlargement of existing rear dormer, replacement of 2 front rooflights, single storey ground floor side infill extension.

Application No: **HGY/2018/2055** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 22/08/2018
 Location: 41 Princes Avenue N22 7SB
 Proposal: Formation of 'L-shaped' rear roof dormer extension and installation of roof lights on front roof slope

LBC Applications Decided: 1

Application No: **HGY/2018/1731** Officer: Christopher Smith
 Decision: GTD Decision Date: 07/08/2018
 Location: Alexandra Palace Alexandra Palace Way N22 7AY
 Proposal: Installation of a bespoke pavilion structure made of an aluminium steel frame and polycarbonate cladding. The pavilion will be located in the North Alcove of the East Court.

NON Applications Decided: 1

Application No: **HGY/2018/1932** Officer: Christopher Smith
 Decision: GTD Decision Date: 13/07/2018
 Location: Alexandra Palace Alexandra Palace Way N22 7AY
 Proposal: Non-material amendment to wording of planning condition 11 of HGY/2014/3122 (Secured By Design) to "The development hereby approved shall achieve: a) An appropriate level of Secured by Design accreditation for the Theatre prior to occupation; b) An appropriate level of Secured by Design accreditation for the former BBC Studios prior to occupation".

RES Applications Decided: 3

Application No: **HGY/2018/1685** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 16/07/2018
 Location: 79 Blake Road N11 2AJ
 Proposal: Approval of details pursuant to condition 3, 6 and 7 attached to planning permission HGY/2017/2322

Application No: **HGY/2018/1944** Officer: Samuel Uff
 Decision: GTD Decision Date: 13/07/2018
 Location: Garage Court Rear of 59-81 Alexandra Road N10 2EY
 Proposal: Approval of details pursuant to condition 3 (samples of materials) attached to planning permission HGY/2016/1159

Application No: **HGY/2018/1971** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 13/07/2018
 Location: 86 Alexandra Park Road N10 2AD
 Proposal: Approval of details pursuant to condition 5 (secure and covered cycle parking facilities) attached to planning permission HGY/2017/2762

Total Applications Decided for Ward: 32WARD: **Bounds Green****CLDE Applications Decided: 1**

Application No: **HGY/2018/2064** Officer: Mercy Oruwari
 Decision: REF Decision Date: 18/07/2018
 Location: 287 High Road N22 8HU
 Proposal: Certificate of lawfulness for B1a (office) existing use.

CLUP Applications Decided: 4

Application No: **HGY/2018/1435** Officer: Conor Guilfoyle
 Decision: PERM REQ Decision Date: 27/06/2018
 Location: 92 Truro Road N22 8DN
 Proposal: Certificate of lawfulness for proposed formation of rear roof dormer extension

Application No: **HGY/2018/1774** Officer: Jake Atkins
 Decision: PERM DEV Decision Date: 18/07/2018
 Location: 154 Woodfield Way N11 2NU
 Proposal: Certificate of lawfulness for proposed ground floor rear extension.

Application No: **HGY/2018/1898** Officer: Conor Guilfoyle
 Decision: PERM DEV Decision Date: 28/06/2018
 Location: 26 Queens Road N11 2QU
 Proposal: Certificate of lawfulness for proposed replacement single storey rear extension

Application No: **HGY/2018/2464** Officer: Jon Skapoullis
 Decision: PERM DEV Decision Date: 21/08/2018
 Location: 99 Whittington Road N22 8YR
 Proposal: Certificate of lawfulness for the formation of rear dormers and insertion of 3 x rooflights to the front roofslope.

FUL Applications Decided: 9

Application No: **HGY/2018/1433** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 25/06/2018
 Location: 92 Truro Road N22 8DN
 Proposal: Erection of outbuilding in rear garden

Application No: **HGY/2018/1518** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 13/07/2018
 Location: 56 Whittington Road N22 8YF
 Proposal: Erection of single storey side and rear extension

Application No: **HGY/2018/1527** Officer: Conor Guilfoyle
 Decision: REF Decision Date: 03/07/2018
 Location: 107 Whittington Road N22 8YR
 Proposal: Erection of single storey rear 'wraparound' extension and first floor rear extension with external stairwell to enable access to rear garden

Application No:	HGY/2018/1552	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	02/08/2018
Location:	Unit 1 Gateway Mews N11 2UT		
Proposal:	Proposed change of use of first floor from offices (B1) to registered nursery (D2)		
Application No:	HGY/2018/1853	Officer:	Sean McCawley
Decision:	GTD	Decision Date:	02/08/2018
Location:	27 Marlborough Road N22 8NB		
Proposal:	Formation of rear dormer & insertion of two rooflights to the front slope to create a Loft Conversion		
Application No:	HGY/2018/1992	Officer:	Sean McCawley
Decision:	GTD	Decision Date:	01/08/2018
Location:	Flat A 27 Lascotts Road N22 8JG		
Proposal:	Erection of a rear dormer roof extension and the insertion 3no. roof lights to the front roof slope		
Application No:	HGY/2018/1993	Officer:	Sean McCawley
Decision:	GTD	Decision Date:	03/08/2018
Location:	Shaftesbury Hall Herbert Road N11 2QN		
Proposal:	Erection of a rear outbuilding for use as ancillary office to new community hall		
Application No:	HGY/2018/2126	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	23/08/2018
Location:	14 Woodfield Way N11 2PH		
Proposal:	Erection of part single, part two storey side and rear extension		
Application No:	HGY/2018/2131	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	16/08/2018
Location:	389A High Road N22 8JA		
Proposal:	Partial change of use of Mini Cab office (Sui Generis) to Hairdresser (A1). (Retrospective) (No external changes)		

FULM Applications Decided: 1

Application No:	HGY/2018/0258	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	19/07/2018
Location:	Units 1, 2 and 3 Tealedown Works Cline Road N11 2LX		
Proposal:	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/B8 use.		

NON Applications Decided: 2

Application No:	HGY/2018/1749	Officer:	Sean McCawley
Decision:	REF	Decision Date:	06/07/2018
Location:	Garages to the rear of Embassy Court Bounds Green Road N11 2HA		
Proposal:	Non-material amendment: Change of facade material, altered western entrance and improved access to private gardens.		

Application No: **HGY/2018/2066** Officer: Matthew Gunning
 Decision: GTD Decision Date: 31/07/2018
 Location: 97 Whittington Road N22 8YR
 Proposal: Non-material amendment following a grant of planning permission HGY/2018/1122 to increase height of party wall between No.95 and No.97 from 2.5m to 2.75m in order to match height of wall opposite and allow for a flat roof to extension.

PNE Applications Decided: 1

Application No: **HGY/2018/2102** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 20/08/2018
 Location: 22 Durnsford Road N11 2EH
 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 3.3m and for which the height of the eaves would be 3m

RES Applications Decided: 4

Application No: **HGY/2018/1635** Officer: Samuel Uff
 Decision: GTD Decision Date: 09/08/2018
 Location: 4 Horizon Trade Park Ring Way N11 2NW
 Proposal: Approval of details pursuant to conditions 5 (secure and covered cycle parking facilities) and 6 (Method of Construction Statement) attached to planning permission HGY/2017/0428

Application No: **HGY/2018/1924** Officer: Samuel Uff
 Decision: GTD Decision Date: 24/08/2018
 Location: 51 Clarence Road N22 8PG
 Proposal: Approval of details pursuant to condition 4 (scheme for the details and treatment of the gardens and boundary treatment of the proposed development) and 5 (cycle and refuse storage) attached to planning permission HGY/2016/4075

Application No: **HGY/2018/1936** Officer: Matthew Gunning
 Decision: GTD Decision Date: 24/08/2018
 Location: 113-119 Truro Road N22 8DH
 Proposal: Approval of details pursuant to condition 5 (Construction Management Plan and Construction Logistics Plan) attached to planning permission HGY/2015/1920

Application No: **HGY/2018/2277** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 06/08/2018
 Location: 1 Northbrook Road N22 8YQ
 Proposal: Approval of details pursuant to condition 3 attached to planning permission HGY/2017/3578

TPO Applications Decided: 1

Application No: **HGY/2018/1919** Officer: Sean McCawley
 Decision: GTD Decision Date: 02/08/2018
 Location: 2A The Mews Truro Road N22 8EL
 Proposal: Works to tree protected by a TPOT1 Ash. Tree is of a significant size with branches extending over adjacent buildings and car parks, large dead stems are present throughout the crown, roots are disturbing 3rd party property. the following specifications have been advised: - Remove significant deadwood throughout crown - Clear branches from buildings and sheds by 2 to 3 metres - Reduce tree in height by 2 to 3 metres and in width by 3 to 5 metres equivalent to a 30% reduction of the overall crown volume to alleviate weight and stress throughout branch framework

Total Applications Decided for Ward: 23WARD: **Bruce Grove**

CLDE Applications Decided: 3

Application No: **HGY/2018/1655** Officer: Laina Levassor
 Decision: GTD Decision Date: 27/06/2018
 Location: 165 Mount Pleasant Road N17 6JH
 Proposal: Certificate of Lawfulness for existing use of 165 Mount Pleasant Road as five self-contained flats

Application No: **HGY/2018/1891** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 03/07/2018
 Location: 20 Downhills Park Road N17 6PG
 Proposal: Certificate of lawfulness for the existing use of the property as 2 self-contained flats.

Application No: **HGY/2018/2211** Officer: Laina Levassor
 Decision: GTD Decision Date: 01/08/2018
 Location: 136 Arnold Road N15 4JH
 Proposal: Certificate of Lawfulness for existing use of 136 Arnold Road as four self-contained flats

CLUP Applications Decided: 6

Application No: **HGY/2018/1724** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 25/06/2018
 Location: 33 Loxwood Road N17 6TT
 Proposal: Certificate of Lawfulness for the formation of dormer extension over rear outrigger to facilitate a loft conversion with rooflights

Application No: **HGY/2018/1743** Officer: Jake Atkins
 Decision: PERM DEV Decision Date: 19/07/2018
 Location: 232 Mount Pleasant Road N17 6JQ
 Proposal: Certificate of lawfulness: proposed attic conversion with rear dormer

Application No: **HGY/2018/1966** Officer: Marco Zanelli
 Decision: PERM DEV Decision Date: 05/07/2018
 Location: 4 St Loys Road N17 6UA
 Proposal: Certificate of lawfulness for the formation of dormer in rear roof slope.

Application No: **HGY/2018/2196** Officer: Mercy Oruwari
 Decision: PERM DEV Decision Date: 15/08/2018
 Location: 77 Kitchener Road N17 6DU
 Proposal: Certificate of lawfulness for the formation of a rear dormer and roof extension - proposed use

Application No: **HGY/2018/2303** Officer: Marco Zanelli
 Decision: PERM DEV Decision Date: 08/08/2018
 Location: 83 Kitchener Road N17 6DU
 Proposal: Certificate of lawfulness for the formation of dormer extensions in rear roof slope and over rear outrigger and insertion of 2 x rooflights to the front roofslope.

Application No: **HGY/2018/2458** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 21/08/2018
 Location: 36 Greyhound Road N17 6XW
 Proposal: Certificate of Lawfulness for a proposed rear dormer to facilitate a loft conversion

FUL Applications Decided: 11

Application No: **HGY/2018/1489** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 25/06/2018
 Location: Flat A 267 Mount Pleasant Road N17 6HD
 Proposal: Single storey wrap around rear ground floor extension to Ground floor flat.

Application No: **HGY/2018/1680** Officer: Gareth Prosser
 Decision: GTD Decision Date: 27/06/2018
 Location: 278 Mount Pleasant Road N17 6EZ
 Proposal: Erection of zinc clad rear extension projecting 3ms from the rear of the property, The demolition and replacement of the bay window to rear outrigger to be clad in zinc

Application No: **HGY/2018/1746** Officer: Sarah Madondo
 Decision: GTD Decision Date: 08/08/2018
 Location: Flat B 3 Eve Road N17 6YD
 Proposal: Loft Conversion to first floor flat

Application No: **HGY/2018/1780** Officer: Sarah Madondo
 Decision: GTD Decision Date: 30/07/2018
 Location: 74 St Margarets Road N17 6TY
 Proposal: Installation of a new door and window to replace existing garage door and to replace existing door with new window.

Application No: **HGY/2018/1782** Officer: Sarah Madondo
 Decision: GTD Decision Date: 27/07/2018
 Location: Old School Court Drapers Road N17 6LY
 Proposal: Installation of galvanised steel frame bike store with gas sprung door in colour green to the car park at Old School Court.

Application No: **HGY/2018/1784** Officer: Sarah Madondo
 Decision: GTD Decision Date: 31/07/2018
 Location: 81 Steele Road N17 6YJ
 Proposal: Erection of a rear roof extension.

Application No: **HGY/2018/1785** Officer: Sarah Madondo
 Decision: GTD Decision Date: 02/08/2018
 Location: 181 Lordship Lane N17 6XF
 Proposal: Erection of a single storey ground floor side extension to enlarge units 1 and 2 and internal alterations to units 4, 5 and 6.

Application No: **HGY/2018/1880** Officer: Sarah Madondo
 Decision: GTD Decision Date: 19/07/2018
 Location: 22A Gloucester Road N17 6DH
 Proposal: Erection of single-storey rear extension of ground floor flat.

Application No:	HGY/2018/2087	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	09/08/2018
Location:	46 Kitchener Road N17 6DX		
Proposal:	Erection of a single storey side extension and alterations		
Application No:	HGY/2018/2113	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	22/08/2018
Location:	Ground Floor Flat 264 Mount Pleasant Road N17 6EZ		
Proposal:	Single storey rear extension to ground floor flat		
Application No:	HGY/2018/2124	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	20/08/2018
Location:	12 Napier Road N17 6YE		
Proposal:	Demolition of existing single storey side and rear extensions. Replacement with new rear and side single storey extension with associated internal alterations to ground floor.		

NON Applications Decided: 1

Application No:	HGY/2018/1769	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	28/06/2018
Location:	74 Higham Road N17 6NQ		
Proposal:	Non material amendment following a grant of planning permission HGY/2018/1114 for the boundary extents updated and adjusted in line with Title Deeds confirming extent and location of rear boundary and rear access path. Location of proposed garage outbuilding adjusted and moved closer to revised boundary.		

PNE Applications Decided: 4

Application No:	HGY/2018/1679	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	13/07/2018
Location:	3 Chester Road N17 6EQ		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 5.6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m		
Application No:	HGY/2018/1786	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	30/07/2018
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 2.8m and for which the height of the eaves would be 2.8m		
Application No:	HGY/2018/2161	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	20/08/2018
Location:	2 Greyhound Road N17 6XW		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 2.9m		
Application No:	HGY/2018/2203	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	22/08/2018
Location:	24 Strode Road N17 6TZ		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 3m / 4.55m, for which the maximum height would be 3m and for which the height of the eaves would be 3m		

RES Applications Decided: 1

Application No: **HGY/2018/1569** Officer: Jake Atkins
 Decision: GTD Decision Date: 25/06/2018
 Location: 2 Fairbourne Road N17 6TP
 Proposal: Approval of details pursuant to conditions 3 (secure and covered cycle parking facilities) and 4 (refuse and waste storage and recycling facilities) attached to planning permission HGY/2018/0682

Total Applications Decided for Ward: 26

WARD: **Crouch End**

CLUP Applications Decided: 1

Application No: **HGY/2018/1792** Officer: Jake Atkins
 Decision: PERM DEV Decision Date: 24/07/2018
 Location: 135 Park Road N8 8JN
 Proposal: Certificate of lawfulness for the proposed erection of a hip to gable extension, rear dormer window and insertion of 3 roof lights to the front of the property.

COND Applications Decided: 3

Application No: **HGY/2018/1438** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 27/06/2018
 Location: 4A Broadway Parade Tottenham Lane N8 9DE
 Proposal: Variation of condition 1 (plans and specifications) attached to planning permission HGY/2015/2302 in order to amend floor levels and alter Flat C to a 2 bed flat

Application No: **HGY/2018/1754** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 24/07/2018
 Location: Flat A 115 Crouch Hill N8 9QN
 Proposal: Variation of condition 2 (approved plans) of planning permission ref. HGY/2018/1213 to extend the depth of part of the approved single storey rear extension by 1.5m

Application No: **HGY/2018/1918** Officer: Matthew Gunning
 Decision: GTD Decision Date: 21/08/2018
 Location: Land rear of 27-47 Cecile Park N8
 Proposal: Removal of condition 15 attached to planning permission HGY/2012/1705: condition to be removed in respect of submitted evidence of as-built development sustainability in keeping with London Plan Policy 5.2.

FUL Applications Decided: 11

Application No: **HGY/2018/0035** Officer: Aaron Lau
 Decision: GTD Decision Date: 25/06/2018
 Location: 45A Wolseley Road N8 8RS
 Proposal: Demolition of three existing garages and erection of a three storey, four bedroom dwelling, including basement excavation and the removal of three trees.

Application No: **HGY/2018/0983** Officer: Samuel Uff
 Decision: GTD Decision Date: 05/07/2018
 Location: 10 Priory Gardens N6 5QS
 Proposal: Proposed ground floor extension (previously granted permission September 2015) and further excavation of the existing basement below the extension

Application No:	HGY/2018/1290	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	16/07/2018
Location:	55 Park Road N8 8SY		
Proposal:	Flat conversion of existing first and second floor maisonette into 2 self-contained units (1 x 2 bed and 1 x 3 bed), erection of single storey rear extension to ground floor studio unit and formation of rear dormer extension and rear roof light		
Application No:	HGY/2018/1395	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	25/07/2018
Location:	149 Crouch Hill N8 9QH		
Proposal:	Change of use from retail shop (Use Class A1) to nail bar (Use Class Sui Generis)		
Application No:	HGY/2018/1632	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	19/07/2018
Location:	27 Birchington Road N8 8HR		
Proposal:	Extension to existing basement footprint with lightwells to the front and rear.		
Application No:	HGY/2018/1686	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	18/07/2018
Location:	Flat 2B 19 Haringey Park N8 9HY		
Proposal:	Erection of single storey rear extension and insertion of a window in the east side elevation		
Application No:	HGY/2018/1693	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	18/07/2018
Location:	Flat 1 27 Coolhurst Road N8 8ET		
Proposal:	Insertion of new window and door to the south east elevation, new window to south west elevation, new french doors to the north west elevation, in the flank wall of existing rear addition		
Application No:	HGY/2018/1819	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	19/07/2018
Location:	135 Ferme Park Road N8 9SG		
Proposal:	Variation of condition 2 (plans and specifications) attached to planning permission HGY/2017/3502 to extend the existing basement area and alterations to rear extension roof.		
Application No:	HGY/2018/1887	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	03/08/2018
Location:	33 Coolhurst Road N8 8ET		
Proposal:	Conversion of building from four self-contained flats to a dwelling house; erection of single-storey rear extension with alterations to rear elevation.		
Application No:	HGY/2018/2039	Officer:	Laurence Ackrill
Decision:	REF	Decision Date:	15/08/2018
Location:	5 Abbots Terrace N8 9DU		
Proposal:	Two storey rear extension following demolition of existing single storey extension (Resubmission of application reference HGY/2017/2923)		
Application No:	HGY/2018/2040	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	16/08/2018
Location:	32A The Broadway N8 9SU		
Proposal:	Extension of rear first floor extension to create office space		

LBC Applications Decided: 1

Application No: **HGY/2018/2077** Officer: Lucy Morrow

Decision: GTD Decision Date: 17/08/2018

Location: Hornsey Central Library Haringey Park N8 9JA

Proposal: Listed Building Consent for replacement of existing boiler and oil tank requiring removal of one internal wall and construction of one new external gas meter room to be built from brick to match existing. Existing windows/louvres to new external gas meter to be removed and the openings filled using block to match existing. Removal of three existing high level windows and their replacement with one high level window to match existing and one steel louvered door. Removal of two existing high level windows and one high level aluminium louver and their replacement with three aluminium louvres. Replacement of one low level aluminium louver.

NON Applications Decided: 3

Application No: **HGY/2018/1397** Officer: James Hughes

Decision: GTD Decision Date: 17/08/2018

Location: Hornsey Town Hall The Broadway N8 9JJ

Proposal: Non-material amendment following a grant of planning permission HGY/2017/2220 to introduce minor technical improvements to the scheme now that stage 3 design has occurred.

Application No: **HGY/2018/1581** Officer: Matthew Gunning

Decision: GTD Decision Date: 27/06/2018

Location: 5 Montenotte Road N8 8RL

Proposal: Non-material amendment following a grant of planning permission HGY/2017/2763: enlarging the clerestory glazing on side of extension

Application No: **HGY/2018/2503** Officer: Laurence Ackrill

Decision: GTD Decision Date: 24/08/2018

Location: 4 Broughton Gardens N6 5RS

Proposal: Non Material Amendment following as grant of planning permission HGY/2016/1965 involving the removal of the lower ground floor

RES Applications Decided: 6

Application No: **HGY/2018/1617** Officer: Matthew Gunning

Decision: GTD Decision Date: 10/07/2018

Location: 35-39 The Broadway N8 8DU

Proposal: Approval of details pursuant to condition 3 (samples of materials) attached to planning permission HGY/2014/1619

Application No: **HGY/2018/1618** Officer: Matthew Gunning

Decision: GTD Decision Date: 10/07/2018

Location: 35-39 The Broadway N8 8DU

Proposal: Approval of details pursuant to condition 4 (management of demolition and construction dust) attached to planning permission HGY/2014/1619

Application No: **HGY/2018/1619** Officer: Matthew Gunning

Decision: GTD Decision Date: 11/07/2018

Location: 35-39 The Broadway N8 8DU

Proposal: Approval of details pursuant to condition 5 (Considerate Constructors Scheme) attached to planning permission HGY/2014/1619

Application No:	HGY/2018/1621	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	10/07/2018
Location:	35-39 The Broadway N8 8DU		
Proposal:	Approval of details pursuant to condition 7 (details of a scheme for a "vegetated" or "green" roof(s)) attached to planning permission HGY/2014/1619		
Application No:	HGY/2018/2117	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	14/08/2018
Location:	163 Tottenham Lane N8 9BT		
Proposal:	Approval of details pursuant to condition 12 (Piling Method Statement) attached to planning permission HGY/2017/2001		
Application No:	HGY/2018/2204	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	08/08/2018
Location:	163 Tottenham Lane N8 9BT		
Proposal:	Approval of details pursuant to condition 17 (details of all the chimney height calculations, diameters and locations) attached to planning permission HGY/2017/2001		

TPO Applications Decided: 2

Application No:	HGY/2018/0487	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	26/06/2018
Location:	13 Stanhope Gardens N6 5TT		
Proposal:	Works to trees protected by a TPO: T9 Horse Chestnut - . Remove West facing stem to height of apprx 4m. . Prune back to boundary remaining crown up to height of apprx 7 m T7 Horse Chestnut - . Remove lowest West facing branch/stem. . Prune back to boundary remaining crown up to height of apprx 7m		
Application No:	HGY/2018/1616	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	31/07/2018
Location:	10 Cecile Park N8 9AS		
Proposal:	Works to tree protected by a TPO: 1x post mature Salix sp. (0EGK) in rear garden. Request consent to re-pollard back to old pruning points due to excessive regrowth and light and encroachment issues to neighbouring properties. Height 20m+, Stem Diameter 750mm+, Canopy Spread 10-15m. It is estimated this will reduce the canopy height by 6-8m leaving a pollarded stemmed canopy at 15-18m.		

Total Applications Decided for Ward: 27WARD: **Fortis Green****CLUP Applications Decided: 4**

Application No:	HGY/2018/1623	Officer:	Matthew Gunning
Decision:	PERM DEV	Decision Date:	25/06/2018
Location:	54 Springcroft Avenue N2 9JE		
Proposal:	Formation of rear dormer (certificate of lawfulness: proposed use)		
Application No:	HGY/2018/1814	Officer:	Jake Atkins
Decision:	PERM DEV	Decision Date:	06/08/2018
Location:	34 Bancroft Avenue N2 0AS		
Proposal:	Certificate of lawfulness: proposed rear dormer extension		

Application No: **HGY/2018/2455** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 22/08/2018
 Location: 134 Osier Crescent N10 1RF
 Proposal: Certificate of Lawfulness for proposed single storey rear extension

Application No: **HGY/2018/2479** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 22/08/2018
 Location: 71 Greenham Road N10 1LN
 Proposal: Certificate of Lawfulness for formation of rear dormer to facilitate a loft conversion and insertion of rooflights

COND Applications Decided: 1

Application No: **HGY/2018/2091** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 24/08/2018
 Location: 494 Archway Road N6 4NA
 Proposal: Variation of condition 2 (accordance with approved plans) attached to planning permission HGY/2018/1059 in order to change the height by adding 350mm

FUL Applications Decided: 15

Application No: **HGY/2018/1444** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 25/06/2018
 Location: Flat 3 21 Muswell Road N10 2BJ
 Proposal: Creation of 1x1 bed and 1x2 bed within existing ground floor and existing basement plus extension to existing basement.

Application No: **HGY/2018/1447** Officer: Samuel Uff
 Decision: GTD Decision Date: 16/08/2018
 Location: 85 Woodside Avenue N10 3HF
 Proposal: Erection of a two storey dwelling including excavation of basement accommodation, creation of integral garage and first floor front balcony, following demolition of existing structures

Application No: **HGY/2018/1448** Officer: Samuel Uff
 Decision: GTD Decision Date: 16/08/2018
 Location: 85 Woodside Avenue N10 3HF
 Proposal: Erection of 2 x two storey dwellings (semi-detached pair) including excavation of basement accommodation, first floor front balconies and associated works, following demolition of existing structures.

Application No: **HGY/2018/1449** Officer: Samuel Uff
 Decision: GTD Decision Date: 16/08/2018
 Location: 85 Woodside Avenue N10 3HF
 Proposal: Erection of a two storey dwelling including excavation of basement accommodation and first floor front balcony, following demolition of existing structures.

Application No: **HGY/2018/1454** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 25/06/2018
 Location: 36A Collingwood Avenue N10 3ED
 Proposal: Demolition of existing single storey rear extension and erection of enlarged replacement extension; Replacement of single glazed windows/doors at front and rear with double glazed units of similar appearance

Application No:	HGY/2018/1461	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	09/07/2018
Location:	394-396 Muswell Hill Broadway N10 1DJ		
Proposal:	Replacement of rear elevation window with door and insertion of door in side boundary wall of year yard		
Application No:	HGY/2018/1490	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	26/06/2018
Location:	12 Springcroft Avenue N2 9JE		
Proposal:	Erection of single storey rear extension		
Application No:	HGY/2018/1509	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	03/07/2018
Location:	160 Osier Crescent N10 1RF		
Proposal:	Erection of single storey rear conservatory extension; formation of front porch; alterations to windows/doors at first floor rear elevation and ground floor side elevation		
Application No:	HGY/2018/1585	Officer:	Sean McCawley
Decision:	GTD	Decision Date:	29/06/2018
Location:	7 Sussex Gardens N6 4LY		
Proposal:	Proposed roof garden room.		
Application No:	HGY/2018/1662	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	16/07/2018
Location:	16 Church Vale N2 9PA		
Proposal:	Construction of a ground floor rear extension, replacement of first floor terrace involving first floor infill extension, and roof extension involving wraparound side and rear dormer. Bin enclosure to the front and alterations to the back garden.		
Application No:	HGY/2018/1707	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	09/07/2018
Location:	33 Beech Drive N2 9NX		
Proposal:	Erection of single storey rear extension and alterations to an original single storey side extension		
Application No:	HGY/2018/1720	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	30/07/2018
Location:	Flat 2 30 Kings Avenue N10 1PB		
Proposal:	Retrospective application for insertion of 1 x side rooflight		
Application No:	HGY/2018/2019	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	16/08/2018
Location:	162 Fortis Green Road N10 3DU		
Proposal:	Change of use to mixed retail and restaurant(A1/A3) use. (No external changes).		
Application No:	HGY/2018/2030	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	14/08/2018
Location:	118 Gilson Place N10 1BF		
Proposal:	Construction of a single storey rear extension and conversion of garage into habitable space.		

Application No: **HGY/2018/2058** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 14/08/2018
 Location: 43 Woodberry Crescent N10 1PJ
 Proposal: Construction of a single storey rear extension

PNC Applications Decided: 1

Application No: **HGY/2018/1823** Officer: Laurence Ackrill
 Decision: PN NOT REQ Decision Date: 26/07/2018
 Location: 326 Dukes Mews N10 2QN
 Proposal: Notification for Prior Approval for a proposed change of use from B 1(c) Light Industrial to Use Class C3 Residential.

PNE Applications Decided: 1

Application No: **HGY/2018/2222** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 24/08/2018
 Location: 7 Sussex Gardens N6 4LY
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 4.5m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

RES Applications Decided: 11

Application No: **HGY/2018/0061** Officer: Matthew Gunning
 Decision: GTD Decision Date: 31/07/2018
 Location: 2 Woodberry Crescent N10 1PH
 Proposal: Approval of details pursuant to condition 3 (materials) and condition 4 (boundary treatment) attached to planning permission HGY/2017/0204 (in specific Holbrook multi?red smooth brick).

Application No: **HGY/2018/1553** Officer: Matthew Gunning
 Decision: GTD Decision Date: 26/06/2018
 Location: Site rear of 115 Fortis Green N2 9HW
 Proposal: Approval of details pursuant to condition 3 (Facing Material Samples) attached to planning permission HGY/2014/2403 as allowed on appeal ref: APP/Y5420/W/15/3022488.

Application No: **HGY/2018/1554** Officer: Matthew Gunning
 Decision: GTD Decision Date: 26/06/2018
 Location: Site rear of 115 Fortis Green N2 9HW
 Proposal: Approval of details pursuant to condition 4(a) (Desk Study report) attached to planning permission HGY/2014/2403 as allowed on appeal ref: APP/Y5420/W/15/3022488.

Application No: **HGY/2018/1556** Officer: Matthew Gunning
 Decision: GTD Decision Date: 26/06/2018
 Location: Site rear of 115 Fortis Green N2 9HW
 Proposal: Approval of details pursuant to condition 6 (Boundary Treatment) attached to planning permission HGY/2014/2403 as allowed on appeal ref: APP/Y5420/W/15/3022488.

Application No: **HGY/2018/1557** Officer: Matthew Gunning
 Decision: GTD Decision Date: 10/07/2018
 Location: Site rear of 115 Fortis Green N2 9HW
 Proposal: Approval of details pursuant to condition 8 (Construction Method Statement) attached to planning permission HGY/2014/2403 as allowed on appeal ref: APP/Y5420/W/15/3022488.

Application No:	HGY/2018/1739	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	17/08/2018
Location:	Beacon Lodge 35 Eastern Road N2 9LB		
Proposal:	Approval of details pursuant to condition 8 (storage and collection of refuse) attached to planning permission HGY/2015/1820		
Application No:	HGY/2018/1740	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	03/08/2018
Location:	Beacon Lodge 35 Eastern Road N2 9LB		
Proposal:	Approval of details pursuant to condition 12 (installation details of the boiler to be provided for space heating and domestic hot water) attached to planning permission HGY/2015/1820		
Application No:	HGY/2018/1910	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	31/07/2018
Location:	Muswell Hill Police Station 115 Fortis Green N2 9HW		
Proposal:	Approval of details pursuant to condition 10 (Travel Plan) attached to grant of planning permission on appeal (reference APP/Y5420/W/15/3081118, original planning reference HGY/2014/2403)		
Application No:	HGY/2018/1953	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	10/07/2018
Location:	United Reformed Church Queens Avenue N10 3NU		
Proposal:	Approval of details pursuant to conditions 4 (Materials) & 5 (Soft landscaping) attached to planning permission HGY/2018/1407		
Application No:	HGY/2018/2246	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	24/08/2018
Location:	Land rear of 24 Great North Road N6 4LU		
Proposal:	Approval of details pursuant to condition 2 (details of materials) attached to planning permission HGY/2018/0964		
Application No:	HGY/2018/2247	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	24/08/2018
Location:	Land rear of 24 Great North Road N6 4LU		
Proposal:	Approval of details pursuant to condition 3 (treatment of the surroundings) attached to planning permission HGY/2018/0964		

TEL Applications Decided: 2

Application No:	HGY/2018/1942	Officer:	Kwaku Bossman-Gyamera
Decision:	RNO	Decision Date:	05/07/2018
Location:	Chessing Court Fortis Green N2 9ER		
Proposal:	Notification under the Electronic Communications Code Regulations 2003 to utilise permitted development rights for proposed installation comprises the relocation of 6No. existing RRUs and 3No existing antennas; and the installation of 6No. new antennas, 9No. new MHAs, 15No. new RRUs, 1No. new CSC cabinet, 1No. terrapin cabinet, 8No. new flexi modules, 6No. new combiners and a new rotary isolator. Existing cable trays to be re-utilised, together with ancillary equipment thereto.		
Application No:	HGY/2018/1970	Officer:	Kwaku Bossman-Gyamera
Decision:	ROB	Decision Date:	19/07/2018
Location:	Communication Station 10108, Post Office 420 Muswell Hill Broadway N10		
Proposal:	Notification under the Electronic Communications Code Regulations 2003 (as amended) consisting of the replacement of 1no. existing microcell antenna with 2no. new microcell antennas on the façade of the building with works ancillary thereto.		

TPO Applications Decided: 4

Application No:	HGY/2018/1906	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	19/07/2018
Location:	35A Eastern Road N2 9LB		
Proposal:	Holm oaks (T2 & T4) - crown reduce by 2m in spread and height due to proximity to new building. Holm oak (T3) - fell due to wound at base of stem and poor condition.		
Application No:	HGY/2018/1907	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	10/07/2018
Location:	3 Beech Drive N2 9NX		
Proposal:	Works to tree protected by a TPO. T1 Oak: removal of deadwood and thinning out crown by 10%		
Application No:	HGY/2018/1908	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	25/07/2018
Location:	The Meadow Meadow Drive N10 1PL		
Proposal:	Works to trees protected by an Area TPO (Hornsey Tree Preservation Order No 1 1954, Area TPO No.4) T1: Horse Chestnut: Reduce height by 4m to keep tree at a size suitable for location and to prevent excessive shade on neighbouring gardens T2 : Horse Chestnut: Crown reduce by 2m to previous points as part of regular maintenance		
Application No:	HGY/2018/2142	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	24/08/2018
Location:	160 Osier Crescent N10 1RF		
Proposal:	Works to trees protected by TPOs: T1 London Plane Overhanging car park in front of 160 Osier Crescent, Due a re-pollard after many years, has gotten too big, Highways Act over carpark and touching buildings etc.. requires re-pollard to previous pollard points. T2 London Plane Overhanging rear garden in rear garden of 174 Osier Crescent, Due a re-pollard after many years, has gotten too big, Highways Act over carpark and touching buildings etc.. requires re-pollard to previous pollard points.		

Total Applications Decided for Ward: 39

WARD: **Harringay**

ADV Applications Decided: 1

Application No:	HGY/2018/2045	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	16/08/2018
Location:	Public House 357-359 Green Lanes N4 1DZ		
Proposal:	Replacement of existing externally illuminated signage (2x fascia signs, 1 x hanging sign) and non-illuminated amenity board sign and erection of additional non-illuminated amenity board sign		

CLDE Applications Decided: 2

Application No:	HGY/2018/1861	Officer:	Mercy Oruwari
Decision:	REF	Decision Date:	10/07/2018
Location:	Flat B 6 Burgoyne Road N4 1AD		
Proposal:	Certificate of lawfulness: For the existing use of a terrace at the rear of the first floor Flat B		
Application No:	HGY/2018/1967	Officer:	Laina Levassor
Decision:	GTD	Decision Date:	01/08/2018
Location:	1 Queens Parade Green Lanes N8 0RD		
Proposal:	Certificate of Lawfulness for the existing use of 1 Queens Parade, Green Lanes as six self-contained flats		

CLUP Applications Decided: 4

Application No:	HGY/2018/1894	Officer:	Mercy Oruwari
Decision:	PERM DEV	Decision Date:	11/07/2018
Location:	13 Frobisher Road N8 0QT		
Proposal:	Certificate of lawfulness for the formation of a rear dormer and roof extension - proposed use		
Application No:	HGY/2018/2057	Officer:	Jon Skapoullis
Decision:	PERM DEV	Decision Date:	13/07/2018
Location:	10 Mattison Road N4 1BD		
Proposal:	Certificate of lawfulness for the formation of rear dormer extension, including rooflights to the front roofslope.		
Application No:	HGY/2018/2060	Officer:	Marco Zanelli
Decision:	PERM DEV	Decision Date:	19/07/2018
Location:	95 Duckett Road N4 1BL		
Proposal:	Certificate of lawfulness for a single storey side infill extension and 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.		
Application No:	HGY/2018/2226	Officer:	Mercy Oruwari
Decision:	PERM DEV	Decision Date:	20/08/2018
Location:	126 Hewitt Road N8 0BN		
Proposal:	Certificate of lawfulness for the formation of a rear dormer with Juliet balcony and roof extension including the insertion of 2 front and 1 rear rooflights proposed use.		

FUL Applications Decided: 28

Application No:	HGY/2018/0583	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	19/07/2018
Location:	618 Green Lanes N8 0SD		
Proposal:	Conversion of existing ancillary commercial use to two self-contained flats and retention of existing ground floor commercial (D1) use.		
Application No:	HGY/2018/1312	Officer:	Sean McCawley
Decision:	GTD	Decision Date:	06/07/2018
Location:	2 Willoughby Road N8 0HR		
Proposal:	Change of use from Surgery to 2 x 2 bed self- contained flats, part single, part two storey rear extensions and Loft conversion with rear dormer & 3 no. roof lights to front roof slope. External rear metal staircase for garden access.		
Application No:	HGY/2018/1337	Officer:	Roland Sheldon
Decision:	REF	Decision Date:	29/06/2018
Location:	52 Allison Road N8 0AT		
Proposal:	Proposed erection of rear dormer with linked box roof extension, insertion of 2 front rooflights and change of use of existing small HMO of 5 persons (Use Class C4) to a large HMO of 7 persons (Sui Generis)		
Application No:	HGY/2018/1586	Officer:	Sean McCawley
Decision:	GTD	Decision Date:	27/06/2018
Location:	517 Green Lanes N4 1AP		
Proposal:	Conversion of existing 2 storey mews building at rear into a 1 bedroom house. Part of single-storey rear extension to be demolished to create garden.		

Application No:	HGY/2018/1589	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	19/07/2018
Location:	Flat A 217 Wightman Road N8 0BA		
Proposal:	Erection of single storey ground floor rear extension.		
Application No:	HGY/2018/1647	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	18/07/2018
Location:	Hornsey Train Servicing Centre Hampden Road N8 0HF		
Proposal:	Erection of a 2-storey driver welfare building and single storey driver training building within Hornsey Rail Depot.		
Application No:	HGY/2018/1653	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	13/07/2018
Location:	31 Endymion Road N4 1EQ		
Proposal:	Alterations to existing rear stair access for upper ground floor flat to rear garden, including 2 additional steps with platform and steel railings, and creation of French door within upper ground floor rear elevation.		
Application No:	HGY/2018/1666	Officer:	Sean McCawley
Decision:	GTD	Decision Date:	04/07/2018
Location:	Flat A 36 Burgoyne Road N4 1AD		
Proposal:	Erection of a single storey side/rear extension		
Application No:	HGY/2018/1682	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	24/07/2018
Location:	50 Hampden Road N8 0HT		
Proposal:	Erection of a ground floor single storey side to rear extension.		
Application No:	HGY/2018/1690	Officer:	Sean McCawley
Decision:	GTD	Decision Date:	05/07/2018
Location:	Hornsey Train Servicing Centre Hampden Road N8 0HF		
Proposal:	Extension of existing wheel lathe buildings to incorporate a new wheel drop. Existing building to be extended by 6m in materials to match the existing.		
Application No:	HGY/2018/1703	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	02/08/2018
Location:	First Floor Flat 48 Raleigh Road N8 0HY		
Proposal:	Erection of a proposed rear dormer and insertion of 2 front rooflights.		
Application No:	HGY/2018/1711	Officer:	Sean McCawley
Decision:	REF	Decision Date:	02/08/2018
Location:	453 Green Lanes N4 1HE		
Proposal:	Erection of a single storey rear extension for use as a new self-contained residential flat		
Application No:	HGY/2018/1716	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	24/07/2018
Location:	152B and 154B Wightman Road N8 0BD		
Proposal:	Joint application for loft conversions with rear dormers raised eaves and ridge height. Installation of rooflights and reinstatement of front turret roofs.		

Application No:	HGY/2018/1748	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	16/07/2018
Location:	Restaurant 501 Green Lanes N4 1AL		
Proposal:	Planning permission for indefinite use of existing 1st Floor Roof Terrace at the rear. Hours of use: 09:00-20:00 Sunday to Thursday and 09:00-21:00 Fridays and Saturdays.		
Application No:	HGY/2018/1768	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	24/07/2018
Location:	65 Cavendish Road N4 1RR		
Proposal:	To demolish existing single storey rear extension, and erection of replacement single storey ground floor rear extension.		
Application No:	HGY/2018/1773	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	24/07/2018
Location:	127-129 Turnpike Lane N8 0DU		
Proposal:	Erection of single storey ground floor rear extension to nos. 127-129 Turnpike Lane in association with subdivision of existing retail unit occupying the ground floor of nos. 127 - 137 into two separate retail units (127 - 129 Turnpike Lane and 131 - 137 Turnpike Lane).		
Application No:	HGY/2018/1802	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	25/07/2018
Location:	95 Hewitt Road N8 0BP		
Proposal:	Erection of single storey ground floor side and rear extension.		
Application No:	HGY/2018/1807	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	24/07/2018
Location:	Ground Floor Flat A 17 Allison Road N8 0AN		
Proposal:	Proposed single storey ground floor rear extension.		
Application No:	HGY/2018/1810	Officer:	Roland Sheldon
Decision:	REF	Decision Date:	15/08/2018
Location:	Flat B 62 Frobisher Road N8 0QX		
Proposal:	The erection rear dormer with linked roof extension above rear outrigger, insertion of 3 front rooflights, conversion of first floor flat into two self-contained flats.		
Application No:	HGY/2018/1830	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	27/07/2018
Location:	89 Beresford Road N8 0AG		
Proposal:	Demolition of existing conservatory and erection of a new single storey ground floor side to rear extension		
Application No:	HGY/2018/1831	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	26/07/2018
Location:	10 Mattison Road N4 1BD		
Proposal:	Erection of single storey ground floor side to rear extension and changes to first floor rear windows.		
Application No:	HGY/2018/1946	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	26/07/2018
Location:	36 Lausanne Road N8 0HN		
Proposal:	Erection of single storey rear ground floor extension		

Application No: **HGY/2018/2032** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 13/08/2018
 Location: 403 Green Lanes N4 1EU
 Proposal: Change of use of existing flats on upper floors from Use Class C3 (Residential) to C4 (Houses in Multiple Occupation)

Application No: **HGY/2018/2065** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 13/08/2018
 Location: Ground Floor Flat 44 Hampden Road N8 0HT
 Proposal: Erection of single storey rear 'wraparound' extension

Application No: **HGY/2018/2103** Officer: Roland Sheldon
 Decision: GTD Decision Date: 24/08/2018
 Location: 129-131 Turnpike Lane N8 0DU
 Proposal: Erection of rear dormers and linked roof extensions above outriggers, installation of 2 front rooflights to 129 and 131 Turnpike Lane, in association with creation of a new 3-bedroom self-contained in extended loft space.

Application No: **HGY/2018/2104** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 24/08/2018
 Location: 134 Allison Road N8 0AS
 Proposal: Erection of single storey rear 'wraparound' extension and replacement of existing first floor rear window with glazed door with Juliet balcony

Application No: **HGY/2018/2230** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 20/08/2018
 Location: 79 Frobisher Road N8 0QU
 Proposal: Erection of single storey rear extension along side return

Application No: **HGY/2018/2233** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 21/08/2018
 Location: 126 Hewitt Road N8 0BN
 Proposal: Conversion of existing property into two flats with associated works comprising the erection of a single storey 'wraparound' extension to rear and side return; formation of first floor roof terrace above ground floor rear extension; formation of rear roof dormer extension.

NON Applications Decided: 1

Application No: **HGY/2018/1675** Officer: Roland Sheldon
 Decision: GTD Decision Date: 03/07/2018
 Location: 29 Warham Road N4 1AR
 Proposal: Non-material amendment to planning application HGY/2017/3347 to clad the single storey rear extension in white render instead of brick.

PNE Applications Decided: 1

Application No: **HGY/2018/1733** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 25/07/2018
 Location: 12 Seymour Road N8 0BE
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 3.65m, for which the maximum height would be 3.53m and for which the height of the eaves would be 2.7m

RES Applications Decided: 7

Application No:	HGY/2016/1693	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	17/08/2018
Location:	Rear of 600 Green Lanes N8 0RY		
Proposal:	Approval of Details pursuant to Condition 9 (Method Statement) attached to Planning Permission HGY/2014/2162		
Application No:	HGY/2018/1668	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	03/08/2018
Location:	Railway Approach Hampden Road N8 0HF		
Proposal:	Approval of details pursuant to condition 27 (Full details including scaled drawings and the manufacturer's specification for the proposed cycle parking arrangements) attached to planning permission HGY/2016/1573		
Application No:	HGY/2018/1670	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	06/08/2018
Location:	Railway Approach Hampden Road N8 0HG		
Proposal:	Approval of details pursuant to condition 28 (Delivery and Servicing Plan) attached to planning permission HGY/2016/1573		
Application No:	HGY/2018/1783	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	17/08/2018
Location:	Garage rear of 42 Park Road N15 3HR		
Proposal:	Approval of details pursuant to condition 7 (Level 4 of the Code for Sustainable Homes) attached to planning permission HGY/2014/3526		
Application No:	HGY/2018/1940	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	06/08/2018
Location:	590-598 Green Lanes N8 0RA		
Proposal:	Partial approval of details relating to demolition and associated works only pursuant to condition 10 (Construction Management Plan and Construction Logistics Plan) attached to planning permission HGY/2016/1807		
Application No:	HGY/2018/1941	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	22/08/2018
Location:	590-598 Green Lanes N8 0RA		
Proposal:	Approval of details pursuant to condition 15 (Air Quality and Dust Management Plan) attached to planning permission HGY/2016/1807		
Application No:	HGY/2018/2072	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	06/08/2018
Location:	50 Warham Road N4 1AT		
Proposal:	Approval of details pursuant to condition 3 (details of parapet detail and junction with the existing building) attached to planning permission HGY/2017/2464		

Total Applications Decided for Ward: 44

WARD: **Highgate**

CLDE Applications Decided: 1

Application No:	HGY/2018/2200	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	01/08/2018
Location:	67 North Road N6 4BJ		
Proposal:	Certificate of lawfulness to confirm that the works as part of application reference HGY/2015/3796 have commenced.		

CLUP Applications Decided: 1

Application No: **HGY/2018/1759** Officer: Jake Atkins
 Decision: PERM DEV Decision Date: 09/07/2018
 Location: 90 Southwood Lane N6 5SY
 Proposal: Certificate of lawfulness: proposed single storey rear extension.

COND Applications Decided: 2

Application No: **HGY/2018/1820** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 17/08/2018
 Location: 3 Sheldon Avenue N6 4JS
 Proposal: Variation of condition 2 (accordance with the approved plans) attached to planning permission HGY/2016/1716 to allow changes to the approved first floor, which include the insertion of two additional balconies (retrospective)

Application No: **HGY/2018/2086** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 21/08/2018
 Location: 6 Stormont Road N6 4NL
 Proposal: Variation of condition 2 (accordance with the approved plans) attached to planning permission HGY/2018/0929, involving alterations to footprint of the first and second floors and central rear dormer

FUL Applications Decided: 20

Application No: **HGY/2018/0012** Officer: Roland Sheldon
 Decision: REF Decision Date: 13/08/2018
 Location: 20-22 Highgate High Street N6 5JG
 Proposal: Demolition of one derelict and partial demolition second garage combined with a change of use from an area of rough ground to form a new landscaped parking area. Extension of two existing garages within Dukes Yard. Reposition of Metal Gate Between Broadbent Close and Dukes Yard.

Application No: **HGY/2018/1242** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 20/07/2018
 Location: Bloomfield Court Bloomfield Road N6 4ES
 Proposal: Replace existing crittal single glazed metal windows with double glazed crittal double glazed to the front and aluminium windows to the rear within existing heads, reveals and cills. Installation of a new metal soil vent pipe to the front elevation of Block 9-14.

Application No: **HGY/2018/1442** Officer: Roland Sheldon
 Decision: GTD Decision Date: 29/06/2018
 Location: 26E North Hill N6 4QA
 Proposal: Proposed canopy over front entrance, replacement of side gate, insertion of side rooflight, single storey lower ground floor rear extension, replacement of existing first and second floor rear timber framed windows with white aluminium framed windows with glass balustrade to first floor windows, insertion of replacement stairs and balustrades to rear garden.

Application No: **HGY/2018/1612** Officer: Lucy Morrow
 Decision: GTD Decision Date: 06/07/2018
 Location: The White House 10 Highgate High Street N6 5JL
 Proposal: Removal and replacement of a number of timber framed singled glazed sash and casement windows around the property with new timber framed, heritage double glazed sash and casement windows to match appearance of existing

Application No:	HGY/2018/1629	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	06/07/2018
Location:	27 Jacksons Lane N6 5SR		
Proposal:	Lowering of front elevation basement window cill height		
Application No:	HGY/2018/1631	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	10/07/2018
Location:	5 Milton Park N6 5QB		
Proposal:	Construction of a single storey side and rear extension following the demolition of an existing side and rear projection		
Application No:	HGY/2018/1637	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	19/07/2018
Location:	2A Cholmeley Crescent N6 5HA		
Proposal:	Extension of existing front porch; excavation of existing lower floor to create additional study room; and replacement / enlargement of ground floor side and rear windows.		
Application No:	HGY/2018/1660	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	24/08/2018
Location:	Site adjacent to Philip Court Hornsey Lane Gardens N6 5LN		
Proposal:	Demolition of existing garages and erection of 4 x 3 bedroom family dwellings with associated car parking, landscaping and associated works		
Application No:	HGY/2018/1667	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	09/08/2018
Location:	Compton House Compton Avenue N6 4LB		
Proposal:	Construction of a single storey rear extension and landscaping works to facilitate the provision of a swimming pool		
Application No:	HGY/2018/1669	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	09/08/2018
Location:	Compton Lodge Compton Avenue N6 4LB		
Proposal:	Construction of a single storey rear extension and landscaping works to facilitate the provision of a swimming pool		
Application No:	HGY/2018/1808	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	10/08/2018
Location:	222 Archway Road N6 5AX		
Proposal:	Installation of a Rapid Charging Point, feeder pillar and associated works on the footway outside 222 Archway Road		
Application No:	HGY/2018/1856	Officer:	Sean McCawley
Decision:	REF	Decision Date:	24/07/2018
Location:	3-5 Church Road N6 4QH		
Proposal:	Construction of a two-storey roof extension comprising 2 x 2 bed apartments on existing flat roof and the replacement of existing staircase windows to match the proposed		
Application No:	HGY/2018/1927	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	07/08/2018
Location:	19 Southwood Avenue N6 5SA		
Proposal:	Single storey rear extension (following demolition of existing)		

Application No:	HGY/2018/1928	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	15/08/2018
Location:	24 Cromwell Avenue N6 5HL		
Proposal:	Erection of rear dormer roof extension in conjunction with installation of 2 x front rooflights and 1 x side rooflight.		
Application No:	HGY/2018/1950	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	13/08/2018
Location:	3 Bishops Road N6 4HP		
Proposal:	Construction of a single storey extension to rear ground floor at rear of house following the removal of an existing rear conservatory extension and part of rear side wall.		
Application No:	HGY/2018/1988	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	24/08/2018
Location:	20 Bishopswood Road N6 4NY		
Proposal:	Conversion of the existing garage into ancillary habitable living accommodation in conjunction with replacement of existing garage doors with windows; installation of rooflight; and associated rendering, as well as alteration to fencing on the other side of the dwelling		
Application No:	HGY/2018/1991	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	03/08/2018
Location:	14 Cholmeley Park N6 5EU		
Proposal:	Replacement timber framed window with double glazing. Like for like profiles, style and pane arrangement		
Application No:	HGY/2018/2012	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	22/08/2018
Location:	3 Sheldon Avenue N6 4JS		
Proposal:	Alterations and single storey extension to existing pool house in rear garden		
Application No:	HGY/2018/2075	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	24/08/2018
Location:	10 Cholmeley Crescent N6 5HA		
Proposal:	Conversion of existing garage to habitable accommodation in conjunction with installation of window to replace existing garage door; amendments to existing single storey rear extension and rear infill extension		
Application No:	HGY/2018/2093	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	16/08/2018
Location:	22 Cromwell Avenue N6 5HL		
Proposal:	Ground floor rear extension and rear infill extension (following demolition of existing)		

LBC Applications Decided: 1

Application No:	HGY/2018/1613	Officer:	Lucy Morrow
Decision:	GTD	Decision Date:	06/07/2018
Location:	The White House 10 Highgate High Street N6 5JL		
Proposal:	Listed Building Consent for removal and replacement of a number of timber framed singled glazed sash and casement windows around the property with new timber framed, heritage double glazed sash and casement windows to match appearance of existing		

NON Applications Decided: 4

Application No:	HGY/2018/1864	Officer:	Samuel Uff
Decision:	REF	Decision Date:	27/06/2018
Location:	3 Southwood Lawn Road N6 5SD		
Proposal:	Non-material amendment to approved plans under planning application ref. HGY/2016/ 1175 to allow for a new boundary wall to front elevation and new entrance gate.		
Application No:	HGY/2018/1943	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	03/07/2018
Location:	11 Highgate Avenue N6 5SB		
Proposal:	Non-material amendment following a grant of planning permission HGY/2017/2795 involving a revised roof profile with flush glazing		
Application No:	HGY/2018/2059	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	13/07/2018
Location:	24 Hornsey Lane Gardens N6 5PB		
Proposal:	Non-material amendment following a grant of planning permission HGY/2017/256 involving insertion of a ground floor side elevation window.		
Application No:	HGY/2018/2332	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	09/08/2018
Location:	Flat A 419 Archway Road N6 4HT		
Proposal:	Non-material amendment following a grant of planning permission HGY/2018/0303 involving an additional skylight		

RES Applications Decided: 4

Application No:	HGY/2018/1462	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	20/08/2018
Location:	6A Grange Road N6 4AP		
Proposal:	Approval of details pursuant to conditions 9 (Construction Management Plan) attached to planning permission HGY/2016/3135		
Application No:	HGY/2018/1845	Officer:	Sean McCawley
Decision:	GTD	Decision Date:	24/07/2018
Location:	2 Bloomfield Road N6 4ET		
Proposal:	Approval of details pursuant to condition 3 (materials) attached to planning permission HGY/2017/3065		
Application No:	HGY/2018/1846	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	17/08/2018
Location:	28 Sheldon Avenue N6 4JT		
Proposal:	Approval of details pursuant to conditions 3 (materials), 4 (hard and soft landscaping) and 8 (tree protection) attached to planning permission HGY/2017/0174		
Application No:	HGY/2018/1848	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	17/08/2018
Location:	28 Sheldon Avenue N6 4JT		
Proposal:	Approval of details pursuant to condition 6 (Construction Management Plan and Construction Logistics Plan) attached to planning permission HGY/2017/0174		

TPO Applications Decided: 7

Application No:	HGY/2018/0754	Officer:	Matthew Gunning
Decision:	REF	Decision Date:	28/06/2018
Location:	Nice Place Compton Avenue N6 4LH		
Proposal:	Works to trees protected by an Area TPO: 10x Oak (T1,T2, T4-T11) - Reduce 30% due to excessive shading, and as part of a routine schedule to ensure the trees are of an appropriate size & structure for their location. 1x Hornbeam (T3) - Reduce 30% due to excessive shading, and as part of a routine schedule to ensure the trees are of an appropriate size & structure for their location.		
Application No:	HGY/2018/0937	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	20/08/2018
Location:	High Point 1 North Hill N6 4BA		
Proposal:	Works to trees protected by TPOs:G27 2 x Sycamore Fell. T39 Beech Remove dead branch at 4m over boundary. T45 Holly Oak Reduce canopy back 2.5m. T59 Lombardy Poplar Reduce back to 8m. Reasons: On-going maintenance(the works to the False Acacia detailed on the application form will be dealt with under a Section 211 Notice)		
Application No:	HGY/2018/1087	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	19/07/2018
Location:	10 Grange Road N6 4AP		
Proposal:	Works to tree protected by a TPO: Norway maple (T1) remove to facilitate drain and sewer works replace with Tilia cordata 'Rancho'.		
Application No:	HGY/2018/1624	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	02/07/2018
Location:	16 Southwood Lawn Road N6 5SF		
Proposal:	Works to tree protected by a TPO: T1-Oak tree- Reduction of crown by approximately 1.5 metres. Removal of dead branches. Cut back from neighbours on right, lift crown to two metres from ground level. Works to other trees specified on application form will be dealt with under a Section 211 Notice		
Application No:	HGY/2018/1912	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	18/07/2018
Location:	15A Cholmeley Park N6 5ET		
Proposal:	Works to trees protected by a TPO: T1 Lime tree: crown reduction to approximately one metre above most recent pruning points.		
Application No:	HGY/2018/1977	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	31/07/2018
Location:	8 Broadlands Road N6 4AN		
Proposal:	Works to tree protected by a TPO: T5 Copper Beech (rear garden left hand side): Crown reduction. Work required- Crown Reduce by removing approximately 2m from all over to eliviate weight from crown		
Application No:	HGY/2018/1990	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	16/08/2018
Location:	31 Stormont Road N6 4NR		
Proposal:	Works to trees protected by TPOs: (T1) - Oak (opposite garage) - Prune by removing all dead, crossing, weak and suppressed branches. (T2) - Oak (Nearest front door) - Prune by removing all dead, crossing, weak and suppressed branches. All works is for routine maintenance.		

Total Applications Decided for Ward: 40

WARD: **Hornsey**

ADV Applications Decided: 1

Application No: **HGY/2018/1813** Officer: Samuel Uff
 Decision: REF Decision Date: 06/08/2018
 Location: Sainsbury's Supermarkets Ltd 35 High Street N8 7QB
 Proposal: Advertisement consent for display of a number of advertisements including: projecting signs and fascia signs (Argos and Sainsburys), vinyl window displays, ATM signage and various car safety signage

CLDE Applications Decided: 1

Application No: **HGY/2018/2106** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 18/07/2018
 Location: 5 Gisburn Road N8 7BS
 Proposal: Certificate of lawfulness for the existing use of the flat on the upper floors of the building as a three bedroom flat, instead of a two bedroom flat as originally approved.

FUL Applications Decided: 12

Application No: **HGY/2017/3211** Officer: Roland Sheldon
 Decision: GTD Decision Date: 25/06/2018
 Location: 9 Nightingale Lane N8 7RA
 Proposal: Erection of a rear dormer, creation of stepped access onto flat roof of rear outrigger and installation of glass balustrades to facilitate the creation of a roof terrace for the upper floor flat, installation of 4 front rooflights.

Application No: **HGY/2018/0210** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 27/07/2018
 Location: 46 Tottenham Lane N8 7ED
 Proposal: Demolition of the existing building and erection of a four-storey block comprising a ground floor D2 (assembly and leisure) use and 2 x 1-bed, 2 x 2-bed and 1 x 3-bed flats across all floors; associated access, cycle parking, amenity space and landscaping.

Application No: **HGY/2018/1418** Officer: Roland Sheldon
 Decision: GTD Decision Date: 06/07/2018
 Location: 78 High Street N8 7NU
 Proposal: Permanent change of use to restaurant (A3) and installation of extract ventilation system.

Application No: **HGY/2018/1439** Officer: Roland Sheldon
 Decision: GTD Decision Date: 25/06/2018
 Location: 40 Hawthorn Road N8 7NA
 Proposal: Single storey ground floor rear extension with roof lantern feature.

Application No: **HGY/2018/1441** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 01/08/2018
 Location: Hornsey Tavern 26 High Street N8 7PB
 Proposal: The proposal is for retention of the existing public house floorspace and erection of an extension to create 8 flats (comprising 1 x 3 bedroom flats; 3 x 2 bedroom flats and 4 x 1 bedroom flats) plus individual private amenity spaces and 12 secure cycle parking spaces.

Application No: **HGY/2018/1689** Officer: Roland Sheldon
 Decision: GTD Decision Date: 03/07/2018
 Location: 8 Priory Road N8 7RD
 Proposal: Retrospective application for change of use of ground floor to Dog Groomers with ancillary retail.

Application No: **HGY/2018/1704** Officer: Roland Sheldon
 Decision: GTD Decision Date: 13/07/2018
 Location: 85 Tottenham Lane N8 9BE
 Proposal: Conversion of existing maisonette into two, 2-bedroom flats.

Application No: **HGY/2018/1712** Officer: Sean McCawley
 Decision: GTD Decision Date: 15/08/2018
 Location: 133 Nelson Road N8 9RR
 Proposal: Replacement of existing windows with new white, double glazed UPVC units.

Application No: **HGY/2018/1715** Officer: Roland Sheldon
 Decision: GTD Decision Date: 24/07/2018
 Location: 24 Harold Road N8 7DE
 Proposal: Demolition of an existing conservatory, and erection of a single storey ground floor side to rear extension.

Application No: **HGY/2018/1854** Officer: Samuel Uff
 Decision: GTD Decision Date: 01/08/2018
 Location: 169A Inderwick Road N8 9JR
 Proposal: Single storey rear extension to ground floor flat

Application No: **HGY/2018/1979** Officer: Samuel Uff
 Decision: REF Decision Date: 07/08/2018
 Location: 82 Tottenham Lane N8 7EE
 Proposal: Creation of second floor roof terrace with associated decking and boundary treatment

Application No: **HGY/2018/2006** Officer: Samuel Uff
 Decision: REF Decision Date: 16/08/2018
 Location: First Floor Flat 14 Nightingale Lane N8 7QU
 Proposal: Installation of external staircase from first floor flat to the rear garden, with associated platform and screening

RES Applications Decided: 4

Application No: **HGY/2016/1645** Officer: Wendy Robinson
 Decision: GTD Decision Date: 04/07/2018
 Location: Hornsey Reuse and Recycling Centre High Street N8 7QB
 Proposal: Approval of details pursuant to Condition 9 (staff cycle parking) attached to planning permission HGY/2013/2019

Application No: **HGY/2018/1805** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 20/08/2018
 Location: Land to the East of Cross Lane N8 7SA
 Proposal: Approval of details pursuant to conditions 20 (sustainable drainage scheme) and 22 (noise and vibration piling method statement) attached to Appeal Reference: APP/Y5420/W/16/3165389 (original Haringey Reference: HGY/2016/0086)

Application No:	HGY/2018/1809	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	01/08/2018
Location:	Land to the East of Cross Lane N8 7SA		
Proposal:	Approval of details pursuant to condition 14 (Air Quality and Dust Management Plan) attached to Appeal Reference APP/Y5420/W/16/3165389 (original Haringey planning reference HGY/2016/0086)		
Application No:	HGY/2018/1840	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	17/08/2018
Location:	Land to the East of Cross Lane N8 7SA		
Proposal:	Approval of details for discharge Conditions 15 (Contamination) and 16 (Remediation - partial discharge) of planning permission APP/Y5420/W/16/3165389 & HGY/2016/0086		

Total Applications Decided for Ward: 18

WARD: **Muswell Hill**

CLUP Applications Decided: 6

Application No:	HGY/2018/1901	Officer:	Sean McCawley
Decision:	PERM DEV	Decision Date:	10/08/2018
Location:	Flat 1 37 Onslow Gardens N10 3JY		
Proposal:	Certificate of lawfulness for the formation of a vehicle crossover.		
Application No:	HGY/2018/2028	Officer:	Neil McClellan
Decision:	PERM DEV	Decision Date:	10/07/2018
Location:	284 Park Road N8 8JY		
Proposal:	Certificate of lawfulness for the erection of a rear roof dormer extension and insertion of a new roof light to the rear roof slope.		
Application No:	HGY/2018/2194	Officer:	Mercy Oruwari
Decision:	PERM DEV	Decision Date:	13/08/2018
Location:	9 Ellington Road N10 3DD		
Proposal:	Certificate of lawfulness for the formation of a rear dormer, loft conversion and hip to gable extension (Proposed)		
Application No:	HGY/2018/2195	Officer:	Mercy Oruwari
Decision:	PERM DEV	Decision Date:	13/08/2018
Location:	22 Park Avenue North N8 7RT		
Proposal:	Certificate of lawfulness for the erection of a proposed outbuilding at the rear of the garden (for use as a home gym).		
Application No:	HGY/2018/2235	Officer:	Laina Levassor
Decision:	PERM DEV	Decision Date:	03/08/2018
Location:	9 Ellington Road N10 3DD		
Proposal:	Certificate of Lawfulness for proposed single storey side and rear extension		
Application No:	HGY/2018/2456	Officer:	Laina Levassor
Decision:	PERM DEV	Decision Date:	21/08/2018
Location:	32 Linden Road N10 3DH		
Proposal:	Certificate of Lawfulness for formation of rear dormer to facilitate a loft conversion and insertion of rooflights		

COND Applications Decided: 1

Application No: **HGY/2017/3118** Officer: Aaron Lau
 Decision: GTD Decision Date: 22/08/2018
 Location: Holly Bank Cottage Holly Bank Muswell Hill N10 3TH
 Proposal: Variation of Condition 2 (plans and specification), Condition 3 (materials), Condition 4 (crossover), Condition 5 (CMP), Condition 6 (bat survey), Condition 7 (external lighting), Condition 8 (landscaping), Condition 9 (contamination) Condition 10 (demolition), Condition 11 (tree protection) and Condition 13 (historic building recording) attached to Appeal Ref. APP/Y5420/W/15/3004833 (planning ref. HGY/2013/2606) to permit: detachment of units 2, 3 and 4, with a 1m gap between each dwelling; alteration of ramp/access within the site to provide level thresholds into each dwelling; refinement of the internal distribution of rooms within each dwelling; and refinement of the fenestration appearance of the dwellings

FUL Applications Decided: 16

Application No: **HGY/2018/1473** Officer: Roland Sheldon
 Decision: GTD Decision Date: 13/07/2018
 Location: 51 Farrer Road N8 8LD
 Proposal: Single storey ground floor rear extension to the existing ground floor flat.

Application No: **HGY/2018/1479** Officer: Roland Sheldon
 Decision: GTD Decision Date: 10/07/2018
 Location: 70 Fortis Green Road N10 3HN
 Proposal: Change of use of the public highway for the placement of 4 tables, 8 chairs and placement of 2 moveable planters.

Application No: **HGY/2018/1480** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 05/07/2018
 Location: 202 Muswell Hill Road N10 3NH
 Proposal: Demolition of existing garage and replacement with a similar single storey building to create a children's playroom, and lowering the existing steep ramp in front of the garage.

Application No: **HGY/2018/1494** Officer: Roland Sheldon
 Decision: REF Decision Date: 05/07/2018
 Location: 76 Woodland Gardens N10 3UB
 Proposal: Demolition of existing dwelling and construction of a new family dwelling.

Application No: **HGY/2018/1562** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 19/07/2018
 Location: 162 Muswell Hill Road N10 3NG
 Proposal: Enclosure of existing front porch with front door and glazing; Installation of roof light on front roof slope.

Application No: **HGY/2018/1709** Officer: Sean McCawley
 Decision: GTD Decision Date: 18/07/2018
 Location: Flat A 33 Palace Road N8 8QL
 Proposal: Creation of roof terrace over existing rear outrigger

Application No: **HGY/2018/1750** Officer: Laurence Ackrill
 Decision: REF Decision Date: 26/07/2018
 Location: 158 Muswell Hill Road N10 3JE
 Proposal: Construction of one 3-bed dwelling with associated car parking and amenity space

Application No:	HGY/2018/1760	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	09/07/2018
Location:	66 Palace Road N8 8QP		
Proposal:	The erection of a part single, part two-storey side extension; new ground floor side elevation window; replacement windows to existing openings in rear elevation; new velux roof window to existing rear outrigger		
Application No:	HGY/2018/1766	Officer:	Sean McCawley
Decision:	REF	Decision Date:	20/08/2018
Location:	Flat A 37 Hillfield Park N10 3QU		
Proposal:	Ground floor single storey rear infill extension and installation of french doors and juliet balcony to first floor rear bedroom.		
Application No:	HGY/2018/1795	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	24/07/2018
Location:	18 Danvers Road N8 7HH		
Proposal:	Demolition of and erection of a single storey ground floor rear extension		
Application No:	HGY/2018/1902	Officer:	Sean McCawley
Decision:	GTD	Decision Date:	10/08/2018
Location:	48 Wood Vale N10 3DN		
Proposal:	Erection of a single storey side/rear extension; replacement of garage door with window to front elevation; new windows to side and rear elevations and installation of air conditioning unit		
Application No:	HGY/2018/2013	Officer:	Sean McCawley
Decision:	GTD	Decision Date:	03/08/2018
Location:	27 Cranley Gardens N10 3AA		
Proposal:	Replacement of existing windows and rear door with new uPVC double glazed windows and rear door.		
Application No:	HGY/2018/2014	Officer:	Sean McCawley
Decision:	GTD	Decision Date:	03/08/2018
Location:	35 Cranley Gardens N10 3AA		
Proposal:	Replacement of existing windows and rear door with new uPVC double glazed windows and rear door.		
Application No:	HGY/2018/2018	Officer:	Sean McCawley
Decision:	GTD	Decision Date:	03/08/2018
Location:	13 Cranley Gardens N10 3AA		
Proposal:	Replacement of existing windows with new uPVC double glazed windows.		
Application No:	HGY/2018/2049	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	24/08/2018
Location:	119 Muswell Hill Road N10 3HS		
Proposal:	Installation of new shopfront and awning and installation of outdoor air conditioning units to rear of premises.		
Application No:	HGY/2018/2239	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	20/08/2018
Location:	34 Linden Road N10 3DH		
Proposal:	Erection of outbuilding in rear garden		

LBC Applications Decided: 1

Application No: **HGY/2018/2046** Officer: Roland Sheldon
 Decision: GTD Decision Date: 24/08/2018
 Location: 119 Muswell Hill Road N10 3HS
 Proposal: Listed Building Consent for formation of openings in party wall. Installation of new shopfront and awning. Installation of outdoor air conditioning units at rear. Interior fit out.

NON Applications Decided: 2

Application No: **HGY/2018/2140** Officer: Matthew Gunning
 Decision: GTD Decision Date: 08/08/2018
 Location: 57 Woodland Rise N10 3UN
 Proposal: Non-material amendment following a grant of planning permission HGY/2016/3900 to removal lightwell access door, reduce bedroom size and drop down floor to create a bigger living area.

Application No: **HGY/2018/2193** Officer: Matthew Gunning
 Decision: GTD Decision Date: 31/07/2018
 Location: 7 Church Crescent N10 3NA

Proposal: Non-material amendment following a grant of planning permission HGY/2016/1184: Amendments to the design of the rear extension, to reduce heat gain (and therefore avoid AC) as well as to create a design which takes more inspiration from the material palette of the existing Edwardian building.

RES Applications Decided: 3

Application No: **HGY/2017/2029** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 06/07/2018
 Location: Vacant Site Between 10 and 12 Muswell Hill Place N10 3RR

Proposal: Approval of details pursuant to condition 6 (Code for Sustainable Homes) & 10 (Remediation Strategy) attached to planning permission HGY/2014/2555

Application No: **HGY/2018/2146** Officer: Matthew Gunning
 Decision: GTD Decision Date: 17/08/2018
 Location: 86 Muswell Hill Road N10 3JR

Proposal: Approval of details pursuant to condition 10 (qualified chartered engineer) attached to planning permission HGY/2014/2345

Application No: **HGY/2018/2159** Officer: Gareth Prosser
 Decision: GTD Decision Date: 02/08/2018
 Location: Land To Rear of 3 New Road N8

Proposal: Approval of details pursuant to conditions 10 (surface water drainage scheme) and 11 (sustainable drainage scheme) attached to planning permission HGY/2016/1562

Total Applications Decided for Ward: 29

WARD: **Noel Park**

ADV Applications Decided: 1

Application No: **HGY/2018/1794** Officer: Sarah Madondo
 Decision: GTD Decision Date: 07/08/2018

Location: Highways Land Outside 469-471 Lordship Lane N22 5DJ

Proposal: Two LED digital screens, one on each side of the InLink.

CLDE Applications Decided: 1

Application No: **HGY/2018/1524** Officer: Sean McCawley
 Decision: GTD Decision Date: 02/08/2018
 Location: 42A High Road N22 6BX
 Proposal: Certificate of Lawfulness for existing use of 42a High Road as four self-contained flats

CLUP Applications Decided: 4

Application No: **HGY/2018/1859** Officer: Marco Zanelli
 Decision: PERM DEV Decision Date: 26/06/2018
 Location: 34 Darwin Road N22 6NR
 Proposal: Certificate of lawfulness for the insertion of three roof lights to the rear roofslope and two rooflights on flat roof of the single storey rear outrigger.

Application No: **HGY/2018/1956** Officer: Jon Skapoullis
 Decision: PERM DEV Decision Date: 05/07/2018
 Location: 31 Burghley Road N8 0QG
 Proposal: Certificate of lawfulness for proposed rear dormers. Single storey rear extension.

Application No: **HGY/2018/1976** Officer: Marco Zanelli
 Decision: PERM DEV Decision Date: 11/07/2018
 Location: 21 Alexandra Road N8 0PL
 Proposal: Certificate of lawfulness for the erection of outbuilding in rear garden.

Application No: **HGY/2018/2225** Officer: Mercy Oruwari
 Decision: PERM DEV Decision Date: 16/08/2018
 Location: 38 Malvern Road N8 0LA
 Proposal: Certificate of lawfulness for the formation of a rear dormer and roof extension including the insertion of rooflights and Juliet balcony proposed use.

EIA1 Applications Decided: 1

Application No: **HGY/2018/2240** Officer: Samuel Uff
 Decision: EIANOTREQ Decision Date: 22/08/2018
 Location: 22-42 High Road N22 6BX
 Proposal: The Town and County Planning (Environmental Impact Assessment) Regulations 2017: Request for EIA Screening Opinion

FUL Applications Decided: 12

Application No: **HGY/2018/0572** Officer: Samuel Uff
 Decision: REF Decision Date: 02/08/2018
 Location: Flat A 38 Alexandra Road N8 0PP
 Proposal: Erection of an outbuilding in rear garden for use as home office / storage

Application No: **HGY/2018/1297** Officer: Roland Sheldon
 Decision: REF Decision Date: 27/06/2018
 Location: 157-159 Hornsey Park Road N8 0JX
 Proposal: Retrospective application for conversion of the first floor of an office into a two-bedroom flat.

Application No:	HGY/2018/1468	Officer:	Sean McCawley
Decision:	GTD	Decision Date:	26/07/2018
Location:	Supermarket 199-201 High Road N22 6DR		
Proposal:	The demolition of existing and erection of a new entrance to arcade fronting High Road and the relocation and replacement of existing refrigeration plant on top deck car park with new energy efficient units		
Application No:	HGY/2018/1541	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	25/06/2018
Location:	246 Lymington Avenue N22 6JN		
Proposal:	Erection of a 3m by 4m conservatory onto the lounge area at the rear of the property.		
Application No:	HGY/2018/1543	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	27/06/2018
Location:	6 Ashley Crescent N22 6LJ		
Proposal:	Like for like replacement of timber front door, frame and toplight		
Application No:	HGY/2018/1559	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	02/08/2018
Location:	Unit 5B Olympia Trading Estate Coburg Road N22 6TZ		
Proposal:	Change of use to a mixed use comprising of food market to include the sale of hot and cold food for consumption on the premises (Use Class Sui Generis) and associated bar (Use Class A4) for a temporary five year period		
Application No:	HGY/2018/1641	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	12/07/2018
Location:	146 Russell Avenue N22 6PT		
Proposal:	Erection of a single storey rear extension and conversion of a rear window into french doors for access to the rear garden		
Application No:	HGY/2018/1644	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	10/07/2018
Location:	76 Hewitt Avenue N22 6QD		
Proposal:	Demolition of existing lean-to extension and erection of single storey rear extension		
Application No:	HGY/2018/1649	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	30/07/2018
Location:	TV House 60-70 Clarendon Road off Hornsey Park Road N8 0DJ		
Proposal:	Proposed replacement of 4 no. roof mounted condenser units in alternate specification & location, together with the installation of 5 no. additional roof mounted condensers - all to the roof of an existing Virgin Media technical site, with associated buildersworks.		
Application No:	HGY/2018/1844	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	13/08/2018
Location:	55 Westbury Avenue N22 6BS		
Proposal:	The change of use from a residential dwelling (Class C3) to an HMO for up to 9 individual tenants (Sui Generis)		

Application No: **HGY/2018/1877** Officer: Christopher Smith
 Decision: GTD Decision Date: 02/08/2018
 Location: Wood Green Post Office, Library Arcade 187-197 High Road N22 6DZ
 Proposal: New shop fronts and changes of elevations to facilitate the creation of Collage Artspace 4.

Application No: **HGY/2018/1922** Officer: Sarah Madondo
 Decision: GTD Decision Date: 24/08/2018
 Location: 10 High Road N22 6BX
 Proposal: Change of use from patisserie shop (A1) to restaurant (A3) and installation of extraction flue to the rear.

LCD Applications Decided: 9

Application No: **HGY/2018/1640** Officer: Sarah Madondo
 Decision: GTD Decision Date: 10/07/2018
 Location: 178 Moselle Avenue N22 6EX
 Proposal: Demolition of existing extension and erection of a single storey rear extension

Application No: **HGY/2018/1789** Officer: Sarah Madondo
 Decision: GTD Decision Date: 03/08/2018
 Location: 56 Pelham Road N22 6LN
 Proposal: Replacement windows and doors

Application No: **HGY/2018/2074** Officer: Jake Atkins
 Decision: GTD Decision Date: 14/08/2018
 Location: 2 Morley Avenue N22 6LY
 Proposal: Replacement of existing front elevation timber windows and doors like for like and existing rear elevation timber windows with PVCu windows.

Application No: **HGY/2018/2076** Officer: Jake Atkins
 Decision: GTD Decision Date: 13/08/2018
 Location: 44 Morley Avenue N22 6LY
 Proposal: Replacement of existing front elevation timber windows and doors like for like and existing rear elevation timber windows with PVCu windows.

Application No: **HGY/2018/2082** Officer: Jake Atkins
 Decision: GTD Decision Date: 14/08/2018
 Location: 60 Gladstone Avenue N22 6LL
 Proposal: Replacement of existing timber windows and doors like for like.

Application No: **HGY/2018/2083** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 23/08/2018
 Location: 142, 146, 148, 154, 155, 156, 158, 161, 163, 166, 172, 174, 179, 187, 191, 201, & 202 Farrant Avenue
 Proposal: ^{N22 6PG} Replacement of the windows and doors of the front and rear elevations.

Application No: **HGY/2018/2085** Officer: Jake Atkins
 Decision: GTD Decision Date: 14/08/2018
 Location: 258 Gladstone Avenue N22 6LE
 Proposal: Replacement of existing front elevation timber windows and doors like for like and existing rear elevation timber windows with PVCu windows.

Application No: **HGY/2018/2095** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 23/08/2018
 Location: 22, 24, 84, 97, 99, 120, 122, 124, & 126 Moselle Avenue N22 6ES
 Proposal: Replacement of the windows and doors of the front and rear elevations.

Application No: **HGY/2018/2096** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 23/08/2018
 Location: 89, 113, 142, 143, 144, 178, 203, 211, 212, 216, 229, & 237 Moselle Avenue N22 6EU
 Proposal: Replacement of the windows and doors of the front and rear elevations.

NON Applications Decided: 1

Application No: **HGY/2018/1995** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 15/08/2018
 Location: Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Coburg Road, Western Road and the Kings Cross / East Coast Mainline, Clarendon Gas Works, Olympia Trading Estate, and 57-89 Western Road N8 & N22
 Proposal: Non-material amendment following a grant of planning permission HGY/2017/3117: 1. Block C1 Ground Floor Layout A reconfiguration of the ground floor layout to incorporate the inclusion of site wide Concierge and Welfare facilities. The reconfiguration includes: - Introduction of Concierge and Welfare facilities at ground floor - Increase in size of entrance lobby - Plant room space reconfiguration - Gas Meter room relocated - LV, Plant and Communications Rooms reconfigured - Retail Unit B reduced in size from 121 sqm to 59 sqm - Retail Unit C reduced in size from 74 sqm to 43 sqm 2. Reconfiguration of doors to Residential Refuse/Store 3. Increase in Cycle Stores 4. Reconfiguration of Car Park layout 5. Reconfiguration of Core/lift layout on all floors 6. Reconfiguration of a two bed apartment on all floors 7. Increased balcony sizes 8. Parapet height increased and balustrade omitted 9. Reconfiguration of Window design 10. Window layout amended on Western and Northern elevation, levels 11, 12, 13 and 11. Replace ground floor retail window with glazed brick detailing to Eastern elevation 12. Recessed brick detailing at ground floor 13. Window heads included at ground floor 14. Entrance Door amendment 15. Roller Shutter to car park 16. Increase Wall height - Southern Elevation 17. Inclusion of Security Gate - Western Elevation 18. Substation layout revision.

PNE Applications Decided: 1

Application No: **HGY/2018/1931** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 08/08/2018
 Location: 17 Ravenstone Road N8 0JT
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m / 3.4m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

RES Applications Decided: 2

Application No: **HGY/2018/1316** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 06/07/2018
 Location: Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Clarendon Road and the Kings Cross N8
 Proposal: Approval of details pursuant to condition 49 (Partial discharge - Scheme to manage surface, foul and contaminated water on the site for each phase of the development - block C7 only) attached to planning permission HGY/2016/0026

Application No: **HGY/2018/2001** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 02/08/2018
 Location: Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Coburg Road, Western Road and the Kings Cross / East Coast Mainline, Clarendon Gas Works, Olympia Trading Estate, and 57-89 Western Road N8 & N22
 Proposal: Approval of details pursuant to condition 57 (Sample Materials - partial discharge - block C1 only) attached to planning permission HGY/2017/3117

TEL Applications Decided: 1

Application No: **HGY/2018/1779** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 06/08/2018
 Location: Highways Land Outside 469-471 Lordship Lane N22 5DJ
 Proposal: Prior Notification for the removal of one (1) existing BT payphone and the erection of one (1) freestanding Inlink providing free ultrafast WiFi and other community services.

TPO Applications Decided: 1

Application No: **HGY/2018/1772** Officer: Sarah Madondo
 Decision: GTD Decision Date: 24/07/2018
 Location: Land between 103 & 123, Gas Holder Station, Hornsey Park Road N8
 Proposal: Works to trees protected by a TPO: 10no. limes - crown lift to 6m over road and 4m over footpath and site. Remove deadwood

Total Applications Decided for Ward: 34WARD: **Northumberland Park****ADV Applications Decided: 3**

Application No: **HGY/2018/1500** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 29/06/2018
 Location: Mowlem Trading Estate Leaside Road N17 0QJ
 Proposal: Advertisement consent for 2 x non-illuminated estate naming signs on forecourt of business premises.

Application No: **HGY/2018/1952** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 10/07/2018
 Location: Units 1-4 Mowlem Trading Estate Leaside Road N17 0QJ
 Proposal: Display of 2 x non-illuminated aluminium fascia signs and 1 x vinyl graphic sign

Application No: **HGY/2018/1981** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 16/07/2018
 Location: 28-48 Northumberland Park N17 0TX
 Proposal: Display of 1 x internally illuminated new Sainsbury's Lettering, 4 x illuminated New Fascia Concession Signs, 1 x Relocated Welcome Wall Panel, 4 x New Welcome Wall Panels, 1 x internally illuminated Store Totem and 3 x Car Park Entrance Signs

CLDE Applications Decided: 1

Application No: **HGY/2018/1896** Officer: Mercy Oruwari
 Decision: REF Decision Date: 14/08/2018
 Location: 15 Bromley Road N17 0AR
 Proposal: Certificate of lawfulness: existing use for 2 self-contained units

COND Applications Decided: 2

Application No: **HGY/2018/1622** Officer: Gareth Prosser
 Decision: GTD Decision Date: 28/06/2018
 Location: 35 Almond Road N17 0PJ
 Proposal: Variation of condition 2 attached to Planning Appeal reference APP/Y5420/W/15/3138762 (original Haringey planning reference HGY/2015/2430).

Application No: **HGY/2018/2224** Officer: Neil McClellan
 Decision: GTD Decision Date: 20/08/2018
 Location: 80A White Hart Lane N17 8HP
 Proposal: Removal of condition 4 attached to planning permission HGY/2014/3456

FUL Applications Decided: 5

Application No: **HGY/2017/2821** Officer: Gareth Prosser
 Decision: GTD Decision Date: 07/08/2018
 Location: Public House 102 Northumberland Park N17 0TS
 Proposal: Part demolition, refurbishment, conversion and extension of existing public house with construction of new residential building containing six apartments and two houses to the rear.

Application No: **HGY/2018/1320** Officer: Kwaku Bossman-Gyamera
 Decision: REF Decision Date: 28/06/2018
 Location: 36 St Pauls Road N17 0NE

Proposal: Demolition of existing commercial garages, removal of the existing crossover, reinstatement of on street parking and the construction of a detached, two bedroom dwelling with basement accommodation.

Application No: **HGY/2018/1522** Officer: Sarah Madondo
 Decision: GTD Decision Date: 27/06/2018
 Location: 162 Church Road N17 8AS

Proposal: Demolition of existing conservatory, kitchen & WC and erection of a single storey extension and replacement of existing windows with similar

Application No: **HGY/2018/1771** Officer: James Hughes
 Decision: GTD Decision Date: 16/08/2018
 Location: 31-41 Worcester Avenue N17 0TU

Proposal: Demolition of six three bedroom residential dwellings at 31 - 41 Worcester Avenue, Tottenham to provide coach and ambulance parking, and disabled car parking serving a future Community Health Centre.

Application No: **HGY/2018/2089** Officer: Jake Atkins
 Decision: GTD Decision Date: 15/08/2018
 Location: 92 Church Road N17 8AJ

Proposal: Replacement of existing windows and rear doors.

LBC Applications Decided: 1

Application No: **HGY/2018/0129** Officer: Lucy Morrow
 Decision: GTD Decision Date: 29/06/2018
 Location: 7 White Hart Lane N17 8DU

Proposal: Listed Building Consent for refurbishment works including replacement windows to rear elevation

NON Applications Decided: 5

Application No: **HGY/2018/1797** Officer: James Hughes
 Decision: GTD Decision Date: 17/07/2018
 Location: Tottenham Hotspur Football Club 748 High Road N17 0AP

Proposal: Non material amendment for deletion on Condition B29 (Articulated Vehicles) to HGY/2015/3000.

Application No: **HGY/2018/1798** Officer: James Hughes
 Decision: GTD Decision Date: 09/07/2018
 Location: Tottenham Hotspur Football Club 748 High Road N17 0AP
 Proposal: Non material amendment for deletion of Condition C9 (Security Shutters) to HGY/2015/3000.

Application No: **HGY/2018/1799** Officer: James Hughes
 Decision: GTD Decision Date: 13/07/2018
 Location: Tottenham Hotspur Football Club 748 High Road N17 0AP
 Proposal: Non material amendment for Deletion of Condition C13 (Green Roof) to HGY/2015/3000.

Application No: **HGY/2018/1817** Officer: James Hughes
 Decision: GTD Decision Date: 18/07/2018
 Location: Tottenham Hotspur Football Club 748 High Road N17 0AP
 Proposal: Non material amendment for amendment of Condition B10 (Fixed Illuminated Signage) to HGY/2015/3000.

Application No: **HGY/2018/2171** Officer: James Hughes
 Decision: GTD Decision Date: 14/08/2018
 Location: Tottenham Hotspur Football Club 748 High Road N17 0AP
 Proposal: Application for Non-Material Amendment following a grant of planning permission Ref HGY/2015/3000 in respect of Condition B14 (External Stadium Screens)

RES Applications Decided: 8

Application No: **HGY/2018/1097** Officer: Neil McClellan
 Decision: GTD Decision Date: 14/08/2018
 Location: 667 High Road N17 8AD
 Proposal: Approval of details pursuant to condition 3 attached to planning permission HGY/2016/2855 (Details of the brickwork, rooflights and proposed windows).

Application No: **HGY/2018/1382** Officer: James Hughes
 Decision: GTD Decision Date: 05/07/2018
 Location: Land to the rear of 790-796 High Road N17 0DH
 Proposal: Approval of details pursuant to condition 10 (CCTV strategy) attached to planning permission HGY/2016/3310

Application No: **HGY/2018/1399** Officer: James Hughes
 Decision: GTD Decision Date: 05/07/2018
 Location: Warmington House 744 High Road N17 0AL
 Proposal: Approval of details pursuant to condition 7 (details of crowd control gating) attached to listed building consent HGY/2017/0632

Application No: **HGY/2018/1401** Officer: James Hughes
 Decision: GTD Decision Date: 09/07/2018
 Location: Warmington House 744 High Road N17 0AL
 Proposal: Approval of details pursuant to condition 12 (Heritage Management Plan) attached to Listed Building Consent HGY/2017/0632

Application No: **HGY/2018/1811** Officer: James Hughes
 Decision: GTD Decision Date: 19/07/2018
 Location: Tottenham Hotspur Football Club 748 High Road N17 0AP
 Proposal: Approval of details pursuant to Condition B24 (Mobile Telecommunications Equipment) attached to planning permission HGY/2015/3000

Application No: **HGY/2018/2020** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 24/07/2018
 Location: Mowlem Trading Estate Leaside Road N17 0QJ

Proposal: Approval of details pursuant to condition 13 (Remediation Report) attached to planning permission HGY/2016/3489

Application No: **HGY/2018/2035** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 25/07/2018
 Location: Mowlem Trading Estate Leaside Road N17 0QJ

Proposal: Approval of details pursuant to condition 10 (remediation of contamination) attached to planning permission HGY/2016/3489

Application No: **HGY/2018/2170** Officer: James Hughes
 Decision: GTD Decision Date: 17/08/2018
 Location: Tottenham Hotspur Football Club 748 High Road N17 0AP

Proposal: Approval of details pursuant to Condition C7 (Waste and Refuse) attached to planning permission HGY/2015/3000

TEL Applications Decided: 1

Application No: **HGY/2018/1935** Officer: Kwaku Bossman-Gyamera
 Decision: RNO Decision Date: 19/07/2018
 Location: 1 Garman Road N17 0UR

Proposal: Notification under the Electronic Communications Code Regulations 2003 to utilise permitted development rights consisting of the addition ancillary equipment, including the installation of 15No. RRH modules and 2No. DC distribution boards on new pole mounts at roof level. 1No. GPS module is to be replaced with 1No. new GPS module.

Total Applications Decided for Ward: 26

WARD: **St Anns**

CLDE Applications Decided: 1

Application No: **HGY/2018/1451** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 17/07/2018
 Location: 98 Avondale Road N15 3SH

Proposal: Certificate of Lawfulness for 4 self-contained flats - Existing Use

CLUP Applications Decided: 7

Application No: **HGY/2018/1762** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 03/07/2018
 Location: 26 Grove Road N15 5HJ

Proposal: Certificate of Lawfulness for the amalgamation of two flats to form a single family dwelling

Application No: **HGY/2018/1867** Officer: Marco Zanelli
 Decision: PERM DEV Decision Date: 27/06/2018
 Location: 146 Harringay Road N15 3HL

Proposal: Certificate of lawfulness for the formation of dormer extensions in rear roof slope and over rear outrigger and insertion of 2 x rooflights to the front roofslope.

Application No:	HGY/2018/2063	Officer:	Marco Zanelli
Decision:	PERM DEV	Decision Date:	18/07/2018
Location:	116 Roslyn Road N15 5JJ		
Proposal:	Certificate of lawfulness for the formation of dormer extensions in rear roof slope and over rear outrigger and insertion of 2 x rooflights to the front roofslope.		
Application No:	HGY/2018/2084	Officer:	Jon Skapoullis
Decision:	PERM DEV	Decision Date:	19/07/2018
Location:	45 Avondale Road N15 3SR		
Proposal:	Certificate of lawfulness for proposed rear dormer, including front roof lights.		
Application No:	HGY/2018/2198	Officer:	Mercy Oruwari
Decision:	PERM DEV	Decision Date:	15/08/2018
Location:	42 Clarence Road N15 5BB		
Proposal:	Certificate of lawfulness for the formation of a rear dormer and roof extension including the insertion of 2 front and 2 rear rooflights - proposed use		
Application No:	HGY/2018/2385	Officer:	Jon Skapoullis
Decision:	PERM DEV	Decision Date:	17/08/2018
Location:	24 Avondale Road N15 3SJ		
Proposal:	Certificate of lawfulness for proposed rear dormers and insertion of 2 x rooflights to the front roofslope.		
Application No:	HGY/2018/2434	Officer:	Marco Zanelli
Decision:	PERM DEV	Decision Date:	22/08/2018
Location:	2 Brampton Road N15 3SX		
Proposal:	Certificate of lawfulness for the formation of dormer in rear roof slope and installation of three roof lights in front roof slope.		

COND Applications Decided: 1

Application No:	HGY/2018/1968	Officer:	Gareth Prosser
Decision:	REF	Decision Date:	27/07/2018
Location:	48 Grand Parade N4 1AG		
Proposal:	Variation of Condition 6 (operating hours) attached to appeal reference APP/Y5420/A/08/2068891 (original planning reference HGY/2007/2507) to change opening hours from 0900hrs - 2300hrs (9am to 11pm) to 0900hrs - 0300hrs (9am to 3am)		

FUL Applications Decided: 9

Application No:	HGY/2018/1335	Officer:	Neil McClellan
Decision:	GTD	Decision Date:	23/07/2018
Location:	26 & 28 Grove Road N15 5HJ		
Proposal:	Erection of two storey rear addition to rear outrigger and single storey side return extension to extend 2 no. flats		
Application No:	HGY/2018/1563	Officer:	Jake Atkins
Decision:	GTD	Decision Date:	28/06/2018
Location:	Seven Sisters Primary School South Grove N15 5QE		
Proposal:	Creation of a 'Mini Pitch' including a new artificial playing surface, the installation of a 3 metre high fence around the perimeter of the pitch incorporating a 1.2 metre high ball stop barrier, 6 metre high floodlights, hard standing areas and a new prefabricated toilet.		

Application No:	HGY/2018/1825	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	08/08/2018
Location:	41 Victoria Crescent N15 5LP		
Proposal:	Rear dormer roof extension and 3no roof lights to front roof slope		
Application No:	HGY/2018/1842	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	25/07/2018
Location:	Ground Floor Flat 9 Terront Road N15 3AA		
Proposal:	Single storey rear extension to ground floor flat (The proposed extension replaces and existing single storey ground floor extension already in place).		
Application No:	HGY/2018/1862	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	24/07/2018
Location:	61 Avondale Road N15 3SR		
Proposal:	Demolition of existing single storey rear extension. Erection of single storey side/rear extension with bi-fold rear doors and associated roof lights.		
Application No:	HGY/2018/1933	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	06/08/2018
Location:	1-2 Edgecot Grove N15 5HD		
Proposal:	Installation of 2x air condensers at rear.		
Application No:	HGY/2018/1975	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	02/08/2018
Location:	Flat 3a Roseberry Gardens N4 1JQ		
Proposal:	Erection of 3m deep, single story rear extension to ground floor flat.		
Application No:	HGY/2018/2088	Officer:	Jake Atkins
Decision:	GTD	Decision Date:	07/08/2018
Location:	35 Ritches Road N15 3TB		
Proposal:	Replacement of existing aluminium windows and timber rear door with new PVCu windows and rear door.		
Application No:	HGY/2018/2155	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	17/08/2018
Location:	77 Woodlands Park Road N15 3SB		
Proposal:	Resubmission of a previously approved scheme Ref: HGY/2015/0362 granted consent on the 12/03/2015. 'Proposed Roof Addition with Dormer Windows to the front & Rear with an addition of a terrace to the front' .		

PNE Applications Decided: 2

Application No:	HGY/2018/1571	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	25/06/2018
Location:	19 Warwick Gardens N4 1JD		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.14m and for which the height of the eaves would be 2.45m		

Application No: **HGY/2018/1721** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 04/07/2018
 Location: 15 Black Boy Lane N15 3AP
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 3.8m, for which the maximum height would be 2.9m and for which the height of the eaves would be 2.9m

RES Applications Decided: 2

Application No: **HGY/2018/1738** Officer: Christopher Smith
 Decision: GTD Decision Date: 10/07/2018
 Location: St Anns Road Police Station 289 St Anns Road N15 5RD
 Proposal: Approval of details pursuant to condition 4 (central dish or aerial system) attached to planning permission HGY/2015/3729

Application No: **HGY/2018/2443** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 17/08/2018
 Location: 19 Ritches Road N15 3TB
 Proposal: Approval of details pursuant to condition 4 (refuse and waste storage and recycling facilities) attached to planning permission HGY/2015/2462

Total Applications Decided for Ward: 22WARD: **Seven Sisters****CLUP Applications Decided: 3**

Application No: **HGY/2018/2122** Officer: Marco Zanelli
 Decision: PERM DEV Decision Date: 19/07/2018
 Location: 264 Hermitage Road N4 1NR
 Proposal: Certificate of lawfulness for the formation of dormer in rear roof slope with 2 Juliet balconies and installation of one roof light in front roof slope.

Application No: **HGY/2018/2208** Officer: Mercy Oruwari
 Decision: PERM REQ Decision Date: 15/08/2018
 Location: 27 Hermitage Road N4 1DF
 Proposal: Certificate of lawfulness for the enlargement of existing ground floor and formation of a first floor rear extension - proposed

Application No: **HGY/2018/2237** Officer: Laina Levassor
 Decision: PERM REQ Decision Date: 02/08/2018
 Location: 109 Wargrave Avenue N15 6TU
 Proposal: Certificate of Lawfulness for proposed first floor rear extension

FUL Applications Decided: 24

Application No: **HGY/2018/1058** Officer: Gareth Prosser
 Decision: GTD Decision Date: 27/07/2018
 Location: 42 Riverside Road N15 6DA
 Proposal: Erection of rear extensions and Type 3 roof extensions to both No's 42 and 44 Riverside Road.

Application No:	HGY/2018/1503	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	25/06/2018
Location:	60 Wargrave Avenue N15 6UB		
Proposal:	Erection of an additional storey known as a 'Type 3' roof extension		
Application No:	HGY/2018/1505	Officer:	Kwaku Bossman-Gyamera
Decision:	REF	Decision Date:	27/06/2018
Location:	127 Craven Park Road N15 6BP		
Proposal:	Erection of a three storey side extension incorporating a "Type 3" roof extension.		
Application No:	HGY/2018/1506	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	04/07/2018
Location:	85 Wargrave Avenue N15 6TU		
Proposal:	Erection of Type 3 loft extension		
Application No:	HGY/2018/1507	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	04/07/2018
Location:	49 Fairview Road N15 6LH		
Proposal:	Erection of additional storey known as a 'Type 3' roof extension		
Application No:	HGY/2018/1508	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	04/07/2018
Location:	18 Lockmead Road N15 6BX		
Proposal:	Erection of additional storey 'Type 3' extension		
Application No:	HGY/2018/1533	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	27/07/2018
Location:	1A-1B Candler Street N15 6HS		
Proposal:	Subdivision of existing maisonette into 2 self-contained flats.		
Application No:	HGY/2018/1567	Officer:	Neil McClellan
Decision:	GTD	Decision Date:	04/07/2018
Location:	Bridge Community Hut Tiverton Play Centre Tewkesbury Road N15 6SE		
Proposal:	Erection of external metal staircase and installation of new means of access at first floor level to facilitate internal disabled access platform lift.		
Application No:	HGY/2018/1827	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	17/07/2018
Location:	Flat A 22 St Johns Road N15 6QP		
Proposal:	Erection of dormer window extension and velux style roof lights to main roof.		
Application No:	HGY/2018/1855	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	25/07/2018
Location:	8 Beechfield Road N4 1PE		
Proposal:	Erection of rear garden single storey side extension		

Application No:	HGY/2018/1934	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	31/07/2018
Location:	95 Wargrave Avenue N15 6TU		
Proposal:	Erection of an additional storey known as a "Type 3" roof extension		
Application No:	HGY/2018/1945	Officer:	Gareth Prosser
Decision:	REF	Decision Date:	26/07/2018
Location:	7 Linkway N4 1QF		
Proposal:	Conversion to 1no 3 bedroom flat and 1no 2 bedroom flat following refusal ref. HGY/2018/1128		
Application No:	HGY/2018/1957	Officer:	Robbie McNaugher
Decision:	REF	Decision Date:	17/08/2018
Location:	66 Plevna Crescent N15 6DW		
Proposal:	Erection of single story rear extension and alteration/insertions of windows.		
Application No:	HGY/2018/1958	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	26/07/2018
Location:	6 Heysham Road N15 6HL		
Proposal:	Erection of rear loft conversion and front rooflights.		
Application No:	HGY/2018/1960	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	31/07/2018
Location:	7 Cadoxton Avenue N15 6LB		
Proposal:	Erection of single storey rear/side extension		
Application No:	HGY/2018/2114	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	21/08/2018
Location:	63 Fairview Road N15 6LH		
Proposal:	Erection of additional storey 'Type 3'		
Application No:	HGY/2018/2116	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	20/08/2018
Location:	70 Lealand Road N15 6JT		
Proposal:	Erection of additional storey 'Type 3'		
Application No:	HGY/2018/2118	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	20/08/2018
Location:	30 Fairview Road N15 6LL		
Proposal:	Erection of an additional storey known as a 'Type 3' roof extension.		
Application No:	HGY/2018/2125	Officer:	Sarah Madondo
Decision:	REF	Decision Date:	21/08/2018
Location:	18 Clifton Gardens N15 6AP		
Proposal:	Erection of rear first floor extension		

Application No: **HGY/2018/2132** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 10/08/2018
 Location: 2 Riverside Road N15 6DA
 Proposal: Erection of additional storey known as a 'Type 3' roof extension.

Application No: **HGY/2018/2187** Officer: Robbie McNaugher
 Decision: REF Decision Date: 22/08/2018
 Location: First Floor Flat 45 Gladesmore Road N15 6TA
 Proposal: Erection of front and rear dormer window to facilitate a loft conversion.

Application No: **HGY/2018/2257** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 17/08/2018
 Location: 20 Finsbury Park Avenue N4 1DQ
 Proposal: Installation of two window replacements

Application No: **HGY/2018/2308** Officer: Kwaku Bossman-Gyamera
 Decision: REF Decision Date: 24/08/2018
 Location: 9 Elm Park Avenue N15 6AL
 Proposal: Change of use from single family dwelling house (Class C3) to Synagogue (Class D1) and including the erection of a type 3 roof extension.

Application No: **HGY/2018/2325** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 24/08/2018
 Location: 134 Fairview Road N15 6TR
 Proposal: Variation of condition 2 attached to approved Planning application HGY/2017/1326 (Amend the approved roof slope from an angle of 20 degrees to 45 degrees)

LCD Applications Decided: 1

Application No: **HGY/2018/1777** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 20/08/2018
 Location: Land Adjoining 123 Crowland Crowland Road N15
 Proposal: Development of the existing disused bowling green into a hard surfaced multi-use games area (MUGA). The provision will include floodlit asphalt surfaced sports pitches with 6 lighting columns (8 lamp heads), a new vehicular maintenance access ramp from Crowland Road into the sports area and new steps and ramp to the side of the parks pavilion building for pedestrian access. Associated drainage works, new fencing and tree removal works. Ramped vehicular access to enable emergency and maintenance vehicle access as well as wheeled access route for disabled users.

PNE Applications Decided: 9

Application No: **HGY/2018/1598** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 12/07/2018
 Location: 3 Franklin Street N15 6QH
 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/2018/1642** Officer: Laina Levassor
 Decision: PN REFUSED Decision Date: 10/07/2018
 Location: 17 Lockmead Road N15 6BX
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

Application No:	HGY/2018/1657	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	04/07/2018
Location:	95 Wargrave Avenue N15 6TU		
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/2018/1869	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	27/07/2018
Location:	63 Fairview Road N15 6LH		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m		
Application No:	HGY/2018/1963	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	06/08/2018
Location:	134 Fairview Road N15 6TR		
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/2018/1985	Officer:	Laina Levassor
Decision:	PN REFUSED	Decision Date:	08/08/2018
Location:	82 Wargrave Avenue N15 6UA		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 5m, for which the maximum height would be 3m and for which the height of the eaves would be 3m		
Application No:	HGY/2018/2050	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	08/08/2018
Location:	130 Wargrave Avenue N15 6UA		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.6m and for which the height of the eaves would be 3m		
Application No:	HGY/2018/2054	Officer:	Laina Levassor
Decision:	PN REFUSED	Decision Date:	20/08/2018
Location:	40 Clifton Gardens N15 6AP		
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/2018/2179	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	20/08/2018
Location:	61 Wellington Avenue N15 6AX		
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: 10

Application No:	HGY/2018/1601	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	04/07/2018
Location:	Land rear of Plevna Crescent N15		
Proposal:	Approval of details pursuant to condition 3 (Details and samples of materials for external surfaces) attached to planning permission HGY/2017/2036		
Application No:	HGY/2018/1602	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	29/06/2018
Location:	Land rear of Plevna Crescent N15		
Proposal:	Approval of details pursuant to condition 7 (Cycle parking design) attached to planning permission HGY/2017/2036		

Application No:	HGY/2018/1603	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	09/07/2018
Location:	Land rear of Plevna Crescent N15		
Proposal:	Approval of details pursuant to condition 8 (Electric charging details) attached to planning permission HGY/2017/2036		
Application No:	HGY/2018/1604	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	18/07/2018
Location:	Land rear of Plevna Crescent N15		
Proposal:	Approval of details pursuant to condition 16 (Living roof details) attached to planning permission HGY/2017/2036		
Application No:	HGY/2018/1605	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	11/07/2018
Location:	Land rear of Plevna Crescent N15		
Proposal:	Approval of details pursuant to condition 18 (Scheme of surface water drainage works) attached to planning permission HGY/2017/2036		
Application No:	HGY/2018/1606	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	06/07/2018
Location:	Land rear of Plevna Crescent N15		
Proposal:	Approval of details pursuant to condition 21a (desk study) and condition 21b (site investigation) attached to planning permission HGY/2017/2036		
Application No:	HGY/2018/1608	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	01/08/2018
Location:	Land rear of Plevna Crescent N15		
Proposal:	Approval of details pursuant to condition 35 (Details of sound insulation) attached to planning permission HGY/2017/2036		
Application No:	HGY/2018/1972	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	06/08/2018
Location:	79 Gladesmore Road N15 6TL		
Proposal:	Approval of details pursuant to condition 1 (external materials) attached to Enforcement appeal reference APP/Y5420/C/16/3166221		
Application No:	HGY/2018/2068	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	06/08/2018
Location:	1 Craven Park Road N15 6AA		
Proposal:	Approval of details pursuant to condition 5 (cycle parking facilities) attached to planning permission HGY/2016/2730		
Application No:	HGY/2018/2069	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	08/08/2018
Location:	1 Craven Park Road N15 6AA		
Proposal:	Approval of details pursuant to condition 6 (Method of Construction Statement) attached to planning permission HGY/2016/2730		

Total Applications Decided for Ward: 47

WARD: **Stroud Green**

CLUP Applications Decided: 2

Application No: **HGY/2018/1899** Officer: Marco Zanelli
 Decision: PERM DEV Decision Date: 03/07/2018
 Location: 5 Granville Road N4 4EJ
 Proposal: Certificate of lawfulness for the erection of outbuilding in rear garden.

Application No: **HGY/2018/2232** Officer: Mercy Oruwari
 Decision: PERM DEV Decision Date: 20/08/2018
 Location: Flat 4 West Court Inderwick Road N8 9JX
 Proposal: Certificate of lawfulness for a proposed temporary change of use of part of the living room to be used as a workstation for a professional chauffeur operations office (Use Class C3).

COND Applications Decided: 2

Application No: **HGY/2018/1417** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 03/07/2018
 Location: Land Adjacent to 83 Stapleton Hall Road N4 4RH
 Proposal: Variation of condition 1 (Approved Plans) attached to planning permission HGY/2017/0790 in order to enlarge the footprint of the basement.

Application No: **HGY/2018/1519** Officer: Sean McCawley
 Decision: GTD Decision Date: 06/07/2018
 Location: 86 Victoria Road N4 3SW
 Proposal: Variation of condition 2 attached to planning permission HGY/2017/2596 to allow for addition of 2 no. dormer windows to south west elevation to create additional space within the upstairs bedrooms, and removal of a window to the north west elevation; and of condition 4 attached to planning permission HGY/2017/2596 to amend the wording of Condition 4 (first floor windows to be fitted with obscure glazing) for consistency with the above proposed change to Condition 2

FUL Applications Decided: 15

Application No: **HGY/2018/1385** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 26/07/2018
 Location: 81 Ridge Road N8 9NR
 Proposal: Demolition of existing garage to be replaced with a new three bedroom three storey house comprising of a basement level and associated private amenity space.

Application No: **HGY/2018/1467** Officer: Samuel Uff
 Decision: GTD Decision Date: 27/06/2018
 Location: 2nd Floor Flat 4 Lorne Road N4 3RT
 Proposal: Proposed rear dormer roof extension and front rooflights

Application No: **HGY/2018/1491** Officer: Samuel Uff
 Decision: GTD Decision Date: 26/06/2018
 Location: Flat 1 7 Nelson Road N8 9RX
 Proposal: Single storey rear and infill extension in conjunction with a reconfiguration of the ground floor

Application No: **HGY/2018/1492** Officer: Samuel Uff
 Decision: GTD Decision Date: 03/07/2018
 Location: Ground Floor Flat 12 Lorne Road N4 3RT
 Proposal: Single storey side / rear extension and alterations to existing extension

Application No:	HGY/2018/1493	Officer:	Samuel Uff	Decision Date:	27/06/2018
Decision:	GTD				
Location:	34 Mount Pleasant Crescent N4 4HP				
Proposal:	Single storey rear infill extension.				
Application No:	HGY/2018/1497	Officer:	Samuel Uff	Decision Date:	05/07/2018
Decision:	GTD				
Location:	25 Mayfield Road N8 9LL				
Proposal:	Erection of a single storey rear and side infill extension following demolition of existing				
Application No:	HGY/2018/1730	Officer:	Matthew Gunning	Decision Date:	09/07/2018
Decision:	GTD				
Location:	13 Mount Pleasant Villas N4 4HH				
Proposal:	Demolishing an existing rear, ground floor extension with roof terrace and creating a side infill and 'wrap-around' extension at ground floor level to the rear.				
Application No:	HGY/2018/1850	Officer:	Samuel Uff	Decision Date:	27/07/2018
Decision:	GTD				
Location:	Flat A 10 Granville Road N4 4EL				
Proposal:	Replacement windows (timber sash front and PVCu side and rear) to lower ground flat only				
Application No:	HGY/2018/1893	Officer:	Conor Guilfoyle	Decision Date:	23/08/2018
Decision:	GTD				
Location:	Flat A 63 Upper Tollington Park N4 4DD				
Proposal:	Erection of single storey rear 'wraparound' extension				
Application No:	HGY/2018/1905	Officer:	Sean McCawley	Decision Date:	30/07/2018
Decision:	GTD				
Location:	36 Ossian Road N4 4EA				
Proposal:	Demolition of existing balcony. Construction of new ground floor conservatory with screened terrace above.				
Application No:	HGY/2018/1911	Officer:	Sean McCawley	Decision Date:	06/08/2018
Decision:	GTD				
Location:	7A Connaught Road N4 4NT				
Proposal:	Alterations to existing single storey rear extension including the raising in height of part of the roof, replacement of glazed roof with new membrane roof, rebuilding of external wall and the insertion of 3no. rooflights				
Application No:	HGY/2018/1930	Officer:	Roland Sheldon	Decision Date:	14/08/2018
Decision:	GTD				
Location:	29 Inderwick Road N8 9LB				
Proposal:	Erection of single storey ground floor side infill extension.				
Application No:	HGY/2018/1964	Officer:	Sean McCawley	Decision Date:	20/08/2018
Decision:	GTD				
Location:	62 Mayfield Road N8 9LP				
Proposal:	Conversion of redundant office and laundry spaces to a 1 bed unit.				

Application No: **HGY/2018/2029** Officer: Laurence Ackrill
 Decision: REF Decision Date: 09/08/2018
 Location: Flat B 194 Stroud Green Road N4 3RN
 Proposal: Conversion of maisonette flat into 2 x studio flats

Application No: **HGY/2018/2038** Officer: Roland Sheldon
 Decision: GTD Decision Date: 23/08/2018
 Location: Flat A 131 Stapleton Hall Road N4 4RB
 Proposal: Erection of single storey ground floor rear extension.

RES Applications Decided: 3

Application No: **HGY/2018/1776** Officer: Roland Sheldon
 Decision: GTD Decision Date: 08/08/2018
 Location: 171 Mount View Road N4 4JT
 Proposal: Approval of details pursuant to condition 5 (Basement Impact Assessment) attached to planning permission HGY/2017/3387

Application No: **HGY/2018/1973** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 13/07/2018
 Location: 53 Ferme Park Road N4 4EB
 Proposal: Approval of details pursuant to condition 4 (secure and covered cycle parking facilities) attached to planning permission HGY/2016/3155

Application No: **HGY/2018/2037** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 30/07/2018
 Location: 1 Granville Road N4 4EJ
 Proposal: Approval of details pursuant to condition 3 (external materials) attached to planning permission HGY/2017/3507

TPO Applications Decided: 1

Application No: **HGY/2018/1915** Officer: Matthew Gunning
 Decision: GTD Decision Date: 02/08/2018
 Location: 23A Albert Road N4 3RR
 Proposal: Works to tree protected by a TPO Repollarding of 1 x London Plane tree

Total Applications Decided for Ward: 23WARD: **Tottenham Green****ADV Applications Decided: 2**

Application No: **HGY/2018/1645** Officer: Samuel Uff
 Decision: GTD Decision Date: 13/07/2018
 Location: Shop 72 West Green Road N15 5NS
 Proposal: Advertising consent for display of fascia sign and window display advertisements

Application No: **HGY/2018/2105** Officer: Sarah Madondo
 Decision: GTD Decision Date: 13/08/2018
 Location: Highways Land outside Apex House 820 Seven Sisters Road N15 5PQ
 Proposal: Display of an internally illuminated digital LED screen to both sides of the proposed free standing InLink

CLDE Applications Decided: 1

Application No: **HGY/2018/1860** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 05/07/2018
 Location: 45 Hanover Road N15 4DL
 Proposal: Certificate of lawfulness: existing use of 2 self-contained units

CLUP Applications Decided: 7

Application No: **HGY/2018/1729** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 27/06/2018
 Location: 166 Seaford Road N15 5DS
 Proposal: Certificate of Lawfulness for the formation of a proposed rear dormer and dormer extension over rear outrigger to facilitate a loft conversion and rooflights

Application No: **HGY/2018/1980** Officer: Neil McClellan
 Decision: PERM DEV Decision Date: 05/07/2018
 Location: 12 Bedford Road N15 4HA
 Proposal: Certificate of Lawfulness for the proposed amalgamation of two existing ground-floor self-contained studio flats into 1 self-contained 1-bedroom flat.

Application No: **HGY/2018/2073** Officer: Marco Zanelli
 Decision: PERM DEV Decision Date: 19/07/2018
 Location: 10 Earlsmead Road N15 4DA
 Proposal: Certificate of lawfulness for demolition of existing single storey rear extension and replacement with single storey rear extension.

Application No: **HGY/2018/2112** Officer: Marco Zanelli
 Decision: PERM DEV Decision Date: 18/07/2018
 Location: 26 Mansfield Avenue N15 4HW
 Proposal: Certificate of lawfulness for the formation of dormer in rear roof slope with Juliet balcony and installation of three roof lights in front roof slope.

Application No: **HGY/2018/2236** Officer: Laina Levassor
 Decision: PERM REQ Decision Date: 03/08/2018
 Location: 10 Loobert Road N15 4LQ
 Proposal: Certificate of Lawfulness for proposed single storey/infill rear extension

Application No: **HGY/2018/2347** Officer: Mercy Oruwari
 Decision: PERM DEV Decision Date: 21/08/2018
 Location: 77 Antill Road N15 4AR
 Proposal: Certificate of lawfulness for the formation of a rear dormer, a roof extension including the insertion of rooflights and single storey rear extension (Proposed).

Application No: **HGY/2018/2468** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 21/08/2018
 Location: 48 Montague Road N15 4BD
 Proposal: Certificate of Lawfulness for formation of rear dormer to facilitate a loft conversion and insertion of rooflights

COND Applications Decided: 2

Application No: **HGY/2017/3168** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 16/07/2018
 Location: 2A Talbot Road N15 4DH
 Proposal: Variation of condition 2 (In accordance with the plans) attached to planning permission HGY/2013/2008

Application No: **HGY/2018/0871** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 13/07/2018
 Location: Land adjacent to no.34 Colless Road and 1 Wakefield Road N15 4NN
 Proposal: Variation of Condition 2 (approved plans) attached to planning permission HGY/2016/0900 to raise the roof for house A to match height of house B and small basement extension to house A and B including insertion of bay at ground and lower ground floor level on the north elevation.

CONM Applications Decided: 1

Application No: **HGY/2018/0120** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 07/08/2018
 Location: Mono House 50-56 Lawrence Road N15 4EG
 Proposal: Variation of condition 2 (in accordance with the plans) attached to planning permission reference HGY/2016/2824

FUL Applications Decided: 10

Application No: **HGY/2017/2438** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 17/07/2018
 Location: 26 Jansons Road N15 4JU
 Proposal: Construction of 1 x 3-storey building comprising 2 x 1-bed flat.

Application No: **HGY/2018/0015** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 17/08/2018
 Location: Land to Rear of 2 Summerhill Road N15 4HD
 Proposal: Erection of a part 2 part single storey block comprising 3 x 1-bed flats with associated access, cycle parking amenity space and landscaping.

Application No: **HGY/2018/1199** Officer: Gareth Prosser
 Decision: GTD Decision Date: 20/07/2018
 Location: Vehicle Repair Workshop rear 196 West Green Road N15 5AG

Proposal: Erection of dormer windows and rooflights facilitate loft conversion to the approved 2-storey rear block to provide 2 new bedrooms to flat 7

Application No: **HGY/2018/1459** Officer: Sarah Madondo
 Decision: GTD Decision Date: 09/08/2018
 Location: Church 202-204 Page Green Terrace N15 4NP

Proposal: Erection of a mansard roof extension, installation of an accessible lift and refurbishment of the fire damaged areas of the building to support the current D1 use

Application No: **HGY/2018/1546** Officer: Sarah Madondo
 Decision: GTD Decision Date: 04/07/2018
 Location: 39 Birstall Road N15 5EN
 Proposal: Erection of side and rear single storey extension

Application No: **HGY/2018/1652** Officer: Sarah Madondo
 Decision: GTD Decision Date: 24/07/2018
 Location: 132 Seaford Road N15 5DS
 Proposal: Demolition of existing lean-to and erection of a single storey extension for kitchen and dining area.

Application No: **HGY/2018/2115** Officer: Sarah Madondo
 Decision: GTD Decision Date: 15/08/2018
 Location: 20 Beaconsfield Road N15 4SJ
 Proposal: Loft conversion including rear dormer extension and 2 front conservation style Velux roof windows

Application No: **HGY/2018/2128** Officer: Sarah Madondo
 Decision: GTD Decision Date: 20/08/2018
 Location: 39 Hanover Road N15 4DL
 Proposal: The construction of a garden shed/studio to the rear of the garden.

Application No: **HGY/2018/2259** Officer: Sarah Madondo
 Decision: GTD Decision Date: 22/08/2018
 Location: First Floor Flat 110 Antill Road N15 4BA
 Proposal: Replacement of existing windows and rear door with uPVC double glazed windows and rear door.

Application No: **HGY/2018/2310** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 24/08/2018
 Location: 10 Beaconsfield Road N15 4SJ
 Proposal: Proposed replacement of windows, doors, soffits, fascials to multi-occupancy dwelling.

NON Applications Decided: 2

Application No: **HGY/2018/2041** Officer: Christopher Smith
 Decision: GTD Decision Date: 06/08/2018
 Location: Apex House 820 Seven Sisters Road N15 5PQ
 Proposal: Non-material amendment following a grant of planning permission HGY/2017/0967 to amend the wording of condition 5.

Application No: **HGY/2018/2042** Officer: Christopher Smith
 Decision: GTD Decision Date: 06/08/2018
 Location: Apex House 820 Seven Sisters Road N15 5PQ
 Proposal: Non-material amendment following a grant of planning permission HGY/2017/0967 to amend the wording of condition 3.

PNC Applications Decided: 1

Application No: **HGY/2018/1132** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 02/08/2018
 Location: 86 West Green Road N15 5NS
 Proposal: Prior Approval for change of use from Office (B1) to Residential (C3) to provide 8 residential units on ground (part); first and second floors.

RES Applications Decided: 1

Application No: **HGY/2018/2047** Officer: Valerie Okeyi
 Decision: GTD Decision Date: 07/08/2018
 Location: Mono House 50-56 Lawrence Road N15 4EG
 Proposal: Approval of details pursuant to condition 10 (sustainable drainage scheme) attached to planning permission HGY/2018/0120

TEL Applications Decided: 1

Application No: **HGY/2018/2289** Officer: Kwaku Bossman-Gyamera
 Decision: PN GRANT Decision Date: 10/08/2018
 Location: Highways Land outside Apex House 820 Seven Sisters Road N15 5PQ
 Proposal: Removal of the existing BT payphone and the erection of (1) freestanding InLink providing free ultrafast WiFi and other community services and with excess space returned to the community.

Total Applications Decided for Ward: 28WARD: **Tottenham Hale****CLUP Applications Decided: 2**

Application No: **HGY/2018/1705** Officer: Laina Levassor
 Decision: NOT DEV Decision Date: 05/07/2018
 Location: 16 Shelbourne Road N17 9YH
 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/2018/2354** Officer: Marco Zanelli
 Decision: PERM DEV Decision Date: 10/08/2018
 Location: 25 Buller Road N17 9BH
 Proposal: Certificate of lawfulness for the formation of dormer with Juliet balcony in rear roof slope and installation of three roof lights in front roof slope.

FUL Applications Decided: 6

Application No: **HGY/2018/1659** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 20/07/2018
 Location: 57 Shelbourne Road N17 0JU
 Proposal: Formation of a vehicular access

Application No: **HGY/2018/1737** Officer: Gareth Prosser
 Decision: GTD Decision Date: 03/08/2018
 Location: 11 Pymmes Close N17 9XB
 Proposal: Installation of a new Bike Store to benefit the residents of Pymmes Close

Application No: **HGY/2018/1756** Officer: Jake Atkins
 Decision: GTD Decision Date: 03/08/2018
 Location: 39 Carew Road N17 9BA
 Proposal: Ground Floor single storey rear garden extension.

Application No: **HGY/2018/2123** Officer: Kwaku Bossman-Gyamera
 Decision: REF Decision Date: 14/08/2018
 Location: 67 Seymour Avenue N17 9RG
 Proposal: Change of use from single dwelling house in to 2 x residential flats. (Retrospective)

Application No: **HGY/2018/2129** Officer: Sarah Madondo
 Decision: REF Decision Date: 23/08/2018
 Location: 69 Lansdowne Road N17 0NN
 Proposal: Formation of a vehicle crossover

Application No: **HGY/2018/2258** Officer: Sarah Madondo
 Decision: GTD Decision Date: 23/08/2018
 Location: 26 Seymour Avenue N17 9EB
 Proposal: Erection of a single storey rear infill extension

NON Applications Decided: 3

Application No: **HGY/2018/1564** Officer: James Hughes
 Decision: GTD Decision Date: 11/07/2018
 Location: 1 Station Square Station Road N17 9JZ
 Proposal: Non-Material Amendment following a grant of planning permission HGY/2016/3932 to introduce minor alterations to the building façades and elevations

Application No: **HGY/2018/2188** Officer: Martin Cowie
 Decision: GTD Decision Date: 20/08/2018
 Location: Hale Wharf Ferry Lane N17 9NF
 Proposal: Application for Non-Material Amendments to Condition A8 attached to the Hybrid Planning Permission Reference: HGY/2016/1719

Application No: **HGY/2018/2210** Officer: James Farrar
 Decision: GTD Decision Date: 09/08/2018
 Location: Cannon Factory and Ashley House Ashley Road N17 9LJ
 Proposal: Non-material amendments to Condition 6 (Approved Drawings) following a grant of outline planning permission HGY/2016/4165

PNC Applications Decided: 1

Application No: **HGY/2018/0701** Officer: Neil McClellan
 Decision: PN GRANT Decision Date: 20/07/2018
 Location: Coleraine Works 18 Poynton Road N17 9SN
 Proposal: Prior approval for change of use from B1(c) (print works) to C3 (dwellings) to create 4 no. apartments.

PNE Applications Decided: 3

Application No: **HGY/2018/1591** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 11/07/2018
 Location: 213 Shelbourne Road N17 9YD
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 3m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

Application No: **HGY/2018/1646** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 04/07/2018
 Location: 19 Shelbourne Road N17 0JX
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 2.9m

Application No: **HGY/2018/2052** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 08/08/2018
 Location: 76 Lansdowne Road N17 9XL
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 4m and for which the height of the eaves would be 3m

RES Applications Decided: 13

Application No: **HGY/2018/1069** Officer: Martin Cowie
 Decision: GTD Decision Date: 14/08/2018
 Location: Hale Wharf Ferry Lane N17 9NF
 Proposal: Approval of details pursuant to condition A32 (Piling Method Statement) of the Hale Wharf Hybrid Planning Permission (HW HPP) Ref: HGY/2016/1719

Application No: **HGY/2018/1239** Officer: Martin Cowie
 Decision: GTD Decision Date: 17/07/2018
 Location: Hale Wharf Ferry Lane N17 9NF
 Proposal: Approval of details pursuant to condition A28 (Biodiversity Enhancement Plan: full discharge of condition) of the Hale Wharf Hybrid Planning Permission (HW HPP) Ref: HGY/2016/1719

Application No: **HGY/2018/1306** Officer: James Hughes
 Decision: GTD Decision Date: 09/08/2018
 Location: 1 Station Square Station Road N17 9JZ
 Proposal: Approval of details pursuant to condition 9 (Technical Feasibility of the Bridging Structure) attached to planning permission HGY/2016/3932

Application No: **HGY/2018/1338** Officer: James Hughes
 Decision: GTD Decision Date: 02/07/2018
 Location: 1 Station Square Station Road N17 9JZ
 Proposal: Approval of details pursuant to condition 8 (Impact Piling Method Statement) attached to planning permission HGY/2016/3932

Application No: **HGY/2018/1345** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 28/06/2018
 Location: First and Second Floors 522-528 High Road N17 9SX
 Proposal: Approval of details pursuant to condition 2 (Construction Management Plan (CMP) and Construction Logistics Plan (CLP)) attached to planning permission HGY/2017/3176

Application No: **HGY/2018/1380** Officer: James Hughes
 Decision: GTD Decision Date: 02/07/2018
 Location: 1 Station Square Station Road N17 9JZ
 Proposal: Approval of details pursuant to condition 20 (Details of Air Quality and Dust management Plan) attached to planning permission HGY/2016/3932

Application No:	HGY/2018/1391	Officer:	James Hughes
Decision:	GTD	Decision Date:	17/07/2018
Location:	1 Station Square Station Road N17 9JZ		
Proposal:	Approval of details pursuant to condition 3 (samples of materials) attached to planning permission HGY/2016/3932		
Application No:	HGY/2018/1696	Officer:	Jake Atkins
Decision:	GTD	Decision Date:	28/06/2018
Location:	Burlington Court 43 Burlington Road N17 9UF		
Proposal:	Approval of details pursuant to conditions 3 (Samples of materials) and 4 (refuse and waste storage and recycling) attached to planning permission HGY/2017/2273		
Application No:	HGY/2018/1986	Officer:	James Hughes
Decision:	GTD	Decision Date:	27/07/2018
Location:	1 Station Square Station Road N17 9JZ		
Proposal:	Approval of details pursuant to condition 22 (registration of Non-Road Mobile Machinery (NRMM) and plant) attached to planning permission HGY/2016/3932		
Application No:	HGY/2018/2026	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	24/08/2018
Location:	168 Park View Road N17 9BL		
Proposal:	Approval of details pursuant to condition 3a (Demolition Management Plan and Demolition Logistics Plan) attached to planning permission HGY/2015/3398 (as amended by HGY/2017/2512		
Application No:	HGY/2018/2139	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	07/08/2018
Location:	SW Plot Hale Village Ferry Lane N17		
Proposal:	Approval of details pursuant to condition 20 (drainage system) attached to planning permission HGY/2017/2005.		
Application No:	HGY/2018/2166	Officer:	James Farrar
Decision:	GTD	Decision Date:	10/08/2018
Location:	Berol Yard Ashley Road N17 9LJ		
Proposal:	Approval of details pursuant to Condition 25 (Pre commencement - Archaeology (Written Scheme of Investigation) attached to planning permission HGY/2017/2044.		
Application No:	HGY/2018/2167	Officer:	James Farrar
Decision:	GTD	Decision Date:	14/08/2018
Location:	Berol Yard Ashley Road N17 9LJ		
Proposal:	Approval of details pursuant to Condition 29 (Pre commencement - Land Contamination - Part A and B) attached to planning permission HGY/2017/2044.		

TEL Applications Decided: 2

Application No:	HGY/2018/1969	Officer:	Kwaku Bossman-Gyamera
Decision:	RNO	Decision Date:	19/07/2018
Location:	Near corner of Burdock Road Watermead Way N17 9AZ		
Proposal:	Notification under the Electronic Communications Code Regulations 2003 (as amended) to utilise permitted development rights consistings of the replacement of 1No. existing equipment cabinet with 3no. new equipment cabinets and development ancillary thereto		

Application No: **HGY/2018/2134** Officer: Kwaku Bossman-Gyamera
 Decision: RNO Decision Date: 19/07/2018
 Location: Northumberland Park Depot Marsh Lane N17 0XE
 Proposal: Notification under the Electronic Communications Code Regulations 2003 (as amended) to utilise permitted development rights for the installation of 9 No. antennas pole mounted to the existing mast at a height of 27 metres to centre line, 3 No. 0.3 metre dishes, 2 no. GPS antenna, to be located on the existing 60 metre mast, and 4No. cabinets to be located at ground level.

Total Applications Decided for Ward: 30

 WARD: **West Green**

ADV Applications Decided: 1

Application No: **HGY/2018/1843** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 12/07/2018
 Location: Surgery 326 Philip Lane N15 4AB
 Proposal: Externally illuminated 2 no. Fascia signage above entrance and front window. New projecting sign.

CLDE Applications Decided: 4

Application No: **HGY/2018/1326** Officer: Neil McClellan
 Decision: GTD Decision Date: 17/07/2018
 Location: 290-292 West Green Road N15 5QR
 Proposal: Certificate of Lawfulness for the existing use of the building as a D1 Hall for hire

Application No: **HGY/2018/1839** Officer: Laina Levassor
 Decision: GTD Decision Date: 02/08/2018
 Location: 212 Langham Road N15 3NB
 Proposal: Certificate of Lawfulness for existing use of 212 Langham Road as four self-contained flats

Application No: **HGY/2018/2033** Officer: Laina Levassor
 Decision: GTD Decision Date: 02/08/2018
 Location: 21 Waldeck Road N15 3EL
 Proposal: Certificate of Lawfulness for use of property as a HMO for 5 occupants (C4 Use Class).

Application No: **HGY/2018/2465** Officer: Laina Levassor
 Decision: REF Decision Date: 22/08/2018
 Location: Flat E 71 Belmont Avenue N17 6AX
 Proposal: Certificate of Lawfulness for existing use of 'Flat E' 71 Belmont Avenue as Self-Contained Unit

CLUP Applications Decided: 2

Application No: **HGY/2018/1886** Officer: Marco Zanelli
 Decision: PERM DEV Decision Date: 28/06/2018
 Location: 76 Downhills Way N17 6BD
 Proposal: Certificate of lawfulness for a single storey rear extension and the formation of dormer in rear roof slope and installation of three roof lights in front roof slope.

Application No: **HGY/2018/1895** Officer: Mercy Oruwari
 Decision: PERM DEV Decision Date: 11/07/2018
 Location: 44 Sandringham Road N22 6RB
 Proposal: Certificate of lawfulness for the formation of a rear dormer including the insertion of 2 front and 2 rear rooflights - proposed use

FUL Applications Decided: 21

Application No: **HGY/2018/0579** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 03/08/2018
 Location: Haringey Professional Development Centre Downhills Park Road N17 6AR
 Proposal: Replace existing windows and doors; remove plant and install new plant, flues and a lift overrun on the roof; increase height and appearance of some of the boundary fences and erect new sheds, bin store and a substation in association with use as specialist Autism Spectrum Disorder school.

Application No: **HGY/2018/0876** Officer: Lucy Morrow
 Decision: GTD Decision Date: 18/07/2018
 Location: 228 Westbury Avenue N22 6RU
 Proposal: Demolition of existing garage and garden store, and erection of new three bedroom house on a currently vacant site. The house will be at the end of the terrace on Westbury Avenue and attached to 228 Westbury Avenue.

Application No: **HGY/2018/1191** Officer: Gareth Prosser
 Decision: GTD Decision Date: 30/07/2018
 Location: Flat C 268 Boundary Road N22 6AJ
 Proposal: Refurbishment of 3 existing flats, and extension to rear of Coach House at first floor.

Application No: **HGY/2018/1499** Officer: Sarah Madondo
 Decision: GTD Decision Date: 12/07/2018
 Location: 46 Rusper Road N22 6RA
 Proposal: Reduction of existing unauthorized 6 meter extension to 3 meters

Application No: **HGY/2018/1529** Officer: Sarah Madondo
 Decision: GTD Decision Date: 29/06/2018
 Location: 24 Rusper Road N22 6RA
 Proposal: Erection of single storey rear extension with roof-lights

Application No: **HGY/2018/1531** Officer: Sarah Madondo
 Decision: REF Decision Date: 19/07/2018
 Location: 211 Lordship Lane N17 6AA
 Proposal: Erection of a single storey rear extension

Application No: **HGY/2018/1633** Officer: Sarah Madondo
 Decision: GTD Decision Date: 25/07/2018
 Location: 39 Walpole Road N17 6BE
 Proposal: Demolition of existing outbuilding and erection of a replacement outbuilding to provide home office and storage space.

Application No:	HGY/2018/1708	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	11/07/2018
Location:	45a Carlingford Road N15 3EJ		
Proposal:	Erection of a single storey rear extension.		
Application No:	HGY/2018/1714	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	03/08/2018
Location:	5 Hawke Park Road N22 6RE		
Proposal:	Loft conversion with rear dormer.		
Application No:	HGY/2018/1801	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	15/08/2018
Location:	69 Downhills Park Road N17 6AS		
Proposal:	Erection of single storey side and rear extension, loft conversion incorporating a hip to gable and rear dormer, and remodelling of existing Studios 1, 2, 3 and 4.		
Application No:	HGY/2018/1841	Officer:	Kwaku Bossman-Gyamera
Decision:	REF	Decision Date:	15/08/2018
Location:	Flat E 71 Belmont Avenue N17 6AX		
Proposal:	Formation of a rear dormer window to create additional new studio flat at second floor level (Retrospective)		
Application No:	HGY/2018/1865	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	19/07/2018
Location:	15 Belmont Road N15 3LS		
Proposal:	Conversion of the existing dwelling house into three self-contained flats. Consisting of 1 x 3 bed; 1 x 2 bed; 1 x 1 bed.		
Application No:	HGY/2018/1866	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	19/07/2018
Location:	75 Carlingford Road N15 3EJ		
Proposal:	Proposed window, door, soffit and fascia replacement scheme.		
Application No:	HGY/2018/1868	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	17/07/2018
Location:	48 Graham Road N15 3NJ		
Proposal:	Proposed window and door replacement to domestic dwelling.		
Application No:	HGY/2018/1875	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	16/07/2018
Location:	134A Langham Road N15 3LX		
Proposal:	Infill of existing small window and construction of new external door at ground floor level of side elevation at rear of property.		
Application No:	HGY/2018/1939	Officer:	Kwaku Bossman-Gyamera
Decision:	REF	Decision Date:	24/07/2018
Location:	98 Walpole Road N17 6BL		
Proposal:	Change of use from single dwelling house C3 to House in Multiple Occupation (HMO) for up to 6 individual tenants (C4) (Retrospective).		

Application No: **HGY/2018/2120** Officer: Sarah Madondo
 Decision: GTD Decision Date: 16/08/2018
 Location: 300 Philip Lane N15 4AB
 Proposal: Erection of single storey rear extension, dropped kerb to provide off-street parking for 2 vehicles and reinstatement of gable roof to front bay window with the addition of 2 rooflights.

Application No: **HGY/2018/2127** Officer: Gareth Prosser
 Decision: REF Decision Date: 07/08/2018
 Location: Store at rear 170-172 Langham Road N15 3LX
 Proposal: Demolition of existing derelict buildings and erection of 1 storey office development

Application No: **HGY/2018/2282** Officer: Sarah Madondo
 Decision: GTD Decision Date: 23/08/2018
 Location: 406 West Green Road N15 3PX
 Proposal: Retention of shop frontage and a shop area of 30.44sqm and conversion of remainder of existing Ground Floor into studio flat

Application No: **HGY/2018/2320** Officer: Sarah Madondo
 Decision: GTD Decision Date: 24/08/2018
 Location: 1 Vincent Villas Vincent Road N15 3QJ
 Proposal: Demolition of existing single storey rear extensions and erection of a new single storey rear extension.

Application No: **HGY/2018/2321** Officer: Sarah Madondo
 Decision: GTD Decision Date: 24/08/2018
 Location: West Green Warden's Office Philip Lane N15 4AB
 Proposal: Removal of existing retractable awning and installation of pergola awning motorized including new folding windows and fixed glass panels at the bottom.

NON Applications Decided: 3

Application No: **HGY/2018/1694** Officer: Neil McClellan
 Decision: GTD Decision Date: 16/07/2018
 Location: 3A Rusper Road N22 6QY
 Proposal: Non-material amendment following a grant of planning permission HGY/2018/0624 for a new pitched roof extension over the property's existing single storey flat roof extension. The proposed amendment seeks to enlarge the approved roof extension.

Application No: **HGY/2018/1734** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 16/07/2018
 Location: Keston Centre Keston Road N17 6PW
 Proposal: Non-material amendment following a grant of planning permission HGY/2016/3309 involving alterations to the proposed community centre

Application No: **HGY/2018/1735** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 16/07/2018
 Location: Keston Centre Keston Road N17 6PW
 Proposal: Non-material amendment following a grant of planning permission HGY/2016/3309 involving alterations to the proposed houses and blocks of flatted accommodation and alterations to the northern entrance to the site

RES Applications Decided: 3

Application No:	HGY/2017/3258	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	21/08/2018
Location:	Keston Centre Keston Road N17 6PW		
Proposal:	Discharge of condition 17 (Air Quality and Dust Management Plan) attached to planning permission HGY/2016/3309		
Application No:	HGY/2018/2036	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	20/08/2018
Location:	Keston Centre Keston Road N17 6PW		
Proposal:	Partial discharge of details pursuant to condition 5 (landscape management plan) in relation to the Community Centre attached to planning permission HGY/2016/3309.		
Application No:	HGY/2018/2177	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	21/08/2018
Location:	Keston Centre Keston Road N17 6PW		
Proposal:	Partial discharge of details pursuant to condition 26 (Refuse) in relation to the Community Centre & Nursery attached to planning permission HGY/2016/3309		

Total Applications Decided for Ward: 34

WARD: **White Hart Lane**

CLUP Applications Decided: 5

Application No:	HGY/2018/1876	Officer:	Marco Zanelli
Decision:	PERM DEV	Decision Date:	02/07/2018
Location:	5 Great Cambridge Road N17 7LG		
Proposal:	Certificate of Lawfulness for a single storey rear extension.		
Application No:	HGY/2018/1890	Officer:	Mercy Oruwari
Decision:	PERM DEV	Decision Date:	19/07/2018
Location:	5 Cavell Road N17 7BJ		
Proposal:	Certificate of lawfulness for the formation of a full width rear dormer extension and associated alterations to the roof.		
Application No:	HGY/2018/2305	Officer:	Laina Levassor
Decision:	PERM DEV	Decision Date:	20/08/2018
Location:	42 The Roundway N17 7EY		
Proposal:	Certificate of Lawfulness for proposed single storey rear extension		
Application No:	HGY/2018/2362	Officer:	Neil McClellan
Decision:	PERM DEV	Decision Date:	10/08/2018
Location:	23 Stockton Road N17 7HX		
Proposal:	Certificate of Lawfulness for a proposed loft conversion comprising a hip to gable extension, rear dormer and 2 front roof lights, and for a ground floor rear extension.		
Application No:	HGY/2018/2403	Officer:	Laina Levassor
Decision:	PERM DEV	Decision Date:	21/08/2018
Location:	3 Siward Road N17 7PJ		
Proposal:	Certificate of Lawfulness for proposed single storey rear extension		

FUL Applications Decided: 4

Application No: **HGY/2018/1381** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 05/07/2018
 Location: 38 Wateville Road N17 7PT
 Proposal: Single storey rear extension (Retrospective)

Application No: **HGY/2018/1523** Officer: Lucy Morrow
 Decision: GTD Decision Date: 26/06/2018
 Location: 183 Tower Gardens Road N17 7PB
 Proposal: Single storey rear extension - revised application (following refusal under application ref: HGY/2017/3333)

Application No: **HGY/2018/1560** Officer: Neil McClellan
 Decision: GTD Decision Date: 01/08/2018
 Location: 15 & 17 Kevelioc Road N17 7PR
 Proposal: Subdivision of a 5-bedroom dwellinghouse to create 2 separate terraced houses, including the insertion of new roof lights to the rear roof slope and conversion of the roof to living space, other associated internal changes and provision of amenity space, cycle parking and refuse storage.

Application No: **HGY/2018/1561** Officer: Neil McClellan
 Decision: GTD Decision Date: 01/08/2018
 Location: 15 & 17 Kevelioc Road N17 7PR
 Proposal: Erection of ground floor extensions and subdivision of existing 5-bedroom dwellinghouse to create 2 separate 3-bedroom houses, with associated amenity space, cycle and refuse storage (alternative scheme to HGY/2018/1560).

NON Applications Decided: 1

Application No: **HGY/2018/1722** Officer: Tobias Finlayson
 Decision: REF Decision Date: 06/07/2018
 Location: 500 White Hart Lane N17 7NA
 Proposal: Non-material amendment following a grant of Reserved Matters Permission HGY/2018/0047 following Outline Permission HGY/2016/0828 (amended by HGY/2017/2833) to amend the wording of condition 20 to change the trigger from "prior to first occupation" to "within 3 months of completion" of each relevant part of the development

PNE Applications Decided: 3

Application No: **HGY/2018/1778** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 12/07/2018
 Location: 4 Stockton Gardens N17 7HY
 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/2018/1858** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 06/08/2018
 Location: 232 The Roundway N17 7DA
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.7m and for which the height of the eaves would be 3m

Application No: **HGY/2018/2121** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 20/08/2018
 Location: 15 Flexmere Road N17 7AU
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

RES Applications Decided: 10

Application No:	HGY/2017/3149	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	16/07/2018
Location:	Parking Area Adjoining 74-78 Fenton Road N17		
Proposal:	Approval of Details pursuant to Condition 10 (Contamination Remediation) & 10 (Boiler details) attached to planning permission HGY/2016/1321		
Application No:	HGY/2018/1580	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	26/06/2018
Location:	500 White Hart Lane N17 7NA		
Proposal:	Approval of details pursuant to part of condition 12 (Piling Method Statement) for sheet piling for blocks 1 and 3, attached to planning permission HGY/2016/0828 (amended by HGY/2017/2833)		
Application No:	HGY/2018/1835	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	18/07/2018
Location:	500 White Hart Lane N17 7NA		
Proposal:	Approval of details pursuant to Condition 6 (Details of the type and location of secure and covered cycle parking facilities) attached to planning permission HGY/2016/0828		
Application No:	HGY/2018/1872	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	17/08/2018
Location:	500 White Hart Lane N17 7NA		
Proposal:	Approval of details pursuant to conditions 14 (detailed maintenance schedule for the SuDs) and 15 (drainage works) attached to planning permission HGY/2018/0047		
Application No:	HGY/2018/1881	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	17/08/2018
Location:	500 White Hart Lane N17 7NA		
Proposal:	Approval of details pursuant to condition 3 (Balcony Screening) of reserved matters permission HGY/2018/0047		
Application No:	HGY/2018/1882	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	17/08/2018
Location:	500 White Hart Lane N17 7NA		
Proposal:	Approval of details pursuant to condition 4 (Hard landscape) of reserved matters permission HGY/2018/0047		
Application No:	HGY/2018/1885	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	17/08/2018
Location:	500 White Hart Lane N17 7NA		
Proposal:	Approval of details pursuant to condition 9 (Surface Water Drainage) of Outline Permission HGY/2016/0828		
Application No:	HGY/2018/1965	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	14/08/2018
Location:	500 White Hart Lane N17 7NA		
Proposal:	Approval of details pursuant to condition 10 part A (site wide energy network CIBSE/ADE Heat Networks Code of Practice) attached to planning permission HGY/2018/0047		
Application No:	HGY/2018/2011	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	02/08/2018
Location:	500 White Hart Lane N17 7NA		
Proposal:	Submission of part details relating to Condition 8 (Archaeology: Stage 1 written scheme of investigation) of reserved matters permission HGY/2018/0047		

Application No: **HGY/2018/2022** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 06/08/2018
 Location: 500 White Hart Lane N17 7NA
 Proposal: Approval of details pursuant to condition 2 (samples of materials) attached to planning permission HGY/2018/0047

Total Applications Decided for Ward: 23

WARD: **Woodside**

CLDE Applications Decided: 1

Application No: **HGY/2018/1770** Officer: Laina Levassor
 Decision: GTD Decision Date: 05/07/2018
 Location: 13 Gathorne Road N22 5ND
 Proposal: Certificate of Lawfulness for existing use of 13 Gathorne Road as two self-contained flats

CLUP Applications Decided: 1

Application No: **HGY/2018/2355** Officer: Marco Zanelli
 Decision: PERM DEV Decision Date: 10/08/2018
 Location: 80 Sylvan Avenue N22 5HY
 Proposal: Certificate of lawfulness for the formation of dormer in rear roof slope and installation of one roof light in front roof slope.

FUL Applications Decided: 8

Application No: **HGY/2018/1210** Officer: Neil McClellan
 Decision: GTD Decision Date: 08/08/2018
 Location: 542-546 Lordship Lane N22 5BY
 Proposal: Retrospective application for retention of A1 retail unit with ancillary hot food takeaway counter and installation of replacement flue system to rear elevation

Application No: **HGY/2018/1488** Officer: Samuel Uff
 Decision: GTD Decision Date: 25/06/2018
 Location: 51 Selborne Road N22 7TH

Proposal: Change of use of ground floor professional services (A2 use class) and first floor residential (C3 use class) into four self-contained flats (consisting 1 x 1 bed, 1 x 2 bed and 2 x studio flats), in conjunction with an increase in ridge height of side wing and associated rear dormer roof extension, two-storey side infill extension and insertion of 1 x front and 1 side rooflights and alterations and subdivision of rear garden, with associated boundary treatment / access (amended proposal to approved permission HGY/2018/1216)

Application No: **HGY/2018/1761** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 02/08/2018
 Location: Flat A 41 Park Avenue N22 7HA

Proposal: Proposed refurbishment and alteration of the existing rear single storey extension and the addition of a side infill extension.

Application No: **HGY/2018/1851** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 20/07/2018
 Location: 734 Lordship Lane N22 5JP

Proposal: Change of use from launderette (Sui Generis) to a barber/ beauty salon and nail bar (A1/ Sui Generis (mixed use) use class.

Application No: **HGY/2018/1870** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 20/08/2018
 Location: Flat A 40 Woodside Road N22 5HT
 Proposal: Formation of a rear dormer window to existing first floor flat.

Application No: **HGY/2018/1873** Officer: Kwaku Bossman-Gyamera
 Decision: REF Decision Date: 12/07/2018
 Location: 30 New Road N22 5ET
 Proposal: Formation of a rear dormer extension.

Application No: **HGY/2018/2109** Officer: Kwaku Bossman-Gyamera
 Decision: REF Decision Date: 22/08/2018
 Location: 30 Barratt Avenue N22 7EZ
 Proposal: Loft Conversion/Extension with 'L' Shape Dormer/Front Roof Windows

Application No: **HGY/2018/2111** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 22/08/2018
 Location: 30 Barratt Avenue N22 7EZ
 Proposal: Loft Conversion/Extension with Rear Dormer/Front Roof Windows

PNE Applications Decided: 2

Application No: **HGY/2018/1723** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 04/07/2018
 Location: 36 St Albans Crescent N22 5NB
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 5.9m, for which the maximum height would be 2.75m and for which the height of the eaves would be 2.3m

Application No: **HGY/2018/2051** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 20/08/2018
 Location: 29 Lyndhurst Road N22 5AX
 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 3.9m and for which the height of the eaves would be 2.3m

RES Applications Decided: 2

Application No: **HGY/2018/1791** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 14/08/2018
 Location: Woodside House, Woodside Park High Road N22 8JZ
 Proposal: Approval of details pursuant to condition 5 (Proposed Cycle Parking) attached to planning permission HGY/2017/1823)

Application No: **HGY/2018/1937** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 22/08/2018
 Location: Land adjacent to 2 Canning Crescent N22 5BF
 Proposal: Approval of details pursuant to condition 9 (completion of the remediation detailed in the method statement, and a report that provides verification that the required works have been carried out) attached to planning permission HGY/2015/2609

TEL Applications Decided: 1

Application No: **HGY/2018/2021** Officer: Kwaku Bossman-Gyamera
 Decision: RNO Decision Date: 19/07/2018
 Location: Rooftop Communications Station, River Park House 225 High Road N22 8HQ
 Proposal: Notification under the Electronic Communications Code Regulations 2003 (as amended) to utilise permitted development rights for proposed installation comprises of the replacement of 3No. existing antennas with 3No. new antennas and ancillary works thereto.

Total Applications Decided for Ward: 15

WARD: **Bounds Green**

CLUP Applications Decided: 1

Application No: **HGY/2018/2231** Officer: Mercy Oruwari
 Decision: PERM DEV Decision Date: 20/08/2018
 Location: 37 Torrington Gardens N11 2AB
 Proposal: Certificate of lawfulness for the formation of a rear dormer including the insertion of 2 front rooflights - proposed use

Total Applications Decided for Ward: 1

WARD: **Not Applicable - Outside Borough**

OBS Applications Decided: 11

Application No: **HGY/2018/0756** Officer: Neil McClellan
 Decision: RNO Decision Date: 28/06/2018
 Location: 290 Stamford Hill N16 6TZ
 Proposal: Erection of a single storey side and rear extension at first-floor level; enlargement of first floor rear window (Observations to London Borough of Hackney - their reference 2017/4691)

Application No: **HGY/2018/0757** Officer: Neil McClellan
 Decision: RNO Decision Date: 28/06/2018
 Location: Redland Hotel 418 Seven Sisters Road N4 2LX
 Proposal: Erection of three storey building to rear, with front and rear lightwells [following demolition of existing single storey rear extension]; erection of single storey front extension containing lift and steps; landscaping to include access ramp and stairs; erection of cycle and refuse stores to the front set back; to facilitate the creation of 8 separate residential units.(Observations to L.B. Hackney: their reference: 2017/4577)

Application No: **HGY/2018/1625** Officer: Matthew Gunning
 Decision: RNO Decision Date: 12/07/2018
 Location: 71 Olinda Road N16 6TS
 Proposal: Proposed erection of rear roof extension (observations to L.B. Hackney. Hackney Reference: 2018/1425)

Application No: **HGY/2018/1626** Officer: Matthew Gunning
 Decision: RNO Decision Date: 12/07/2018
 Location: 78 Olinda Road N16 6TS
 Proposal: Ground floor rear side extension (observations to L.B. Hackney. Hackney Reference: 2018/1412)

Application No: **HGY/2018/1916** Officer: Matthew Gunning
 Decision: RNO Decision Date: 12/07/2018
 Location: 13 Goring Road N11 2BU
 Proposal: Single storey rear extension (observations to L.B. Enfield - their reference 18/01754/HOU)

Application No:	HGY/2018/1917	Officer:	Matthew Gunning
Decision:	RNO	Decision Date:	31/07/2018
Location:	71 Olinda Road N16 6TS		
Proposal:	Erection of front and rear dormer (observations to L.B. Hackney - their reference 2018/1539)		
Application No:	HGY/2018/1938	Officer:	Robbie McNaugher
Decision:	RNO	Decision Date:	16/07/2018
Location:	1 Leadenhall Street EC3V 1AB		
Proposal:	Request for observations to City of London for site at 1 Leadenhall Street, to request Scoping Opinion for Environmental Impact Assessment for an application is to be submitted for planning permission to demolish the existing building and construct a 31 storey building for office use (Class B 1) with retail floorspace (Class A1-A4), an office lobby and loading bay at ground floor, an area of retail floorspace (Class AI -A3) at fourth floor level, a publicly accessible terrace at fourth floor level, five levels of plant on the top floors, one level of plant (with mezzanine level) at the mid-levels, and one level of ancillary basement plant (with mezzanine level), and cycle parking and cycle facilities at mezzanine level. (Observations to City of London)		
Application No:	HGY/2018/2149	Officer:	Matthew Gunning
Decision:	RNO	Decision Date:	31/07/2018
Location:	Carriageway Shed Park Village East and Granby Terrace Overbridge Satellite Compound NW1 3SB		
Proposal:	Observations to L.B. Camdern (their reference 2018/3241/HS2): Lorry routes associated with demolition, site clearance and other enabling works for HS2 at the Carriageway Shed, Park Village East and Granby Terrace Overbridge Satellite Compound. Incorporating routes via: -Transport for London Road Network (TLRN) -Great Portland Street, Albany Street, Osnaburgh Terrace and Osnaburgh Street -Granby Terrace -Vardell Street and Harrington Street -Harrington Square		
Application No:	HGY/2018/2156	Officer:	Matthew Gunning
Decision:	RNO	Decision Date:	31/07/2018
Location:	1 Goodwyns Vale N10 2HA		
Proposal:	Single storey rear extension following the demolition of existing outrigger (observations to L.B. Barnet - their reference: 18/3778/HSE)		
Application No:	HGY/2018/2157	Officer:	Matthew Gunning
Decision:	RNO	Decision Date:	31/07/2018
Location:	420 Seven Sisters Road N4		
Proposal:	Display of an externally illuminated advertisement (h:14m x w: 11m x d:05.m) on a scaffolding shroud at the corner of Seven Sisters Road and Green Lanes for a temporary period from 21/01/2019 until 20/07/2020 during the construction works approved with planning permission 2015/0844 dated 13/07/2016. (Observations to L.B. Hackney - their reference 2018/1366)		
Application No:	HGY/2018/2158	Officer:	Matthew Gunning
Decision:	RNO	Decision Date:	31/07/2018
Location:	308 Seven Sisters Road N4 2AG		
Proposal:	Conversion of existing upper floors to residential use to comprise 2xstudios, 2x1 bed flats, and 1x2 bed flat; rear extensions to first, second, and third floors; front extensions to second and third floors; elevational changes to front (observations to L.B. Hackney - their reference 2018/1446)		

Total Applications Decided for Ward: 11

Total Number of Applications Decided: 572

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