

NOTICE OF MEETING

PLANNING SUB COMMITTEE

Monday, 12th November, 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 14 below.

5. DECLARATIONS OF INTEREST

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

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

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

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

6. MINUTES (PAGES 1 - 10)

To confirm and sign the minutes of the Planning Sub Committee held on 8 October 2018.

To confirm and sign the minutes of the Planning Sub Committee held on 9 July 2018, as amended following the discussion at the meeting on 10 September 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/2018/2353 CANNON FACTORY AND ASHLEY HOUSE (PAGES 11 - 62)

Proposal: Reserved Matters of appearance, landscaping, layout, scale and access and discharge of Condition 1 of outline planning application HGY/2016/4165 for the Demolition of the existing buildings at Cannon Factory and Ashley House and erection of three buildings to provide 3,171 sqm of commercial floorspace (GEA) (Class A1/A3/B1/D1), and 256 residential units (Class C3), new public realm, landscaped amenity space, car and cycle parking and all associated works.

Recommendation: GRANT

9. HGY/2018/2351 HALE WHARF (PAGES 63 - 120)

Proposal: Application for the approval of reserved matters for Buildings C, D, E, F, H, I and J of Hale Wharf to provide 245 homes, non-residential uses, public realm, private amenity space, play space, car parking and associated works pursuant to Conditions B4, B6, B7 and B15 of planning permission HGY/2016/1719, concerning appearance, landscaping, layout, scale and access (Haringey Planning Reference HGY/2018/2351)

Recommendation: GRANT

10. PRE-APPLICATION BRIEFINGS

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

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

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

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

11. PPA/2018/0012 ASHLEY PARK (PAGES 121 - 128)

Proposal: Detailed planning application for up to 97 residential units, new public realm, associated amenity space, cycle and disabled car parking.

12. UPDATE ON MAJOR PROPOSALS (PAGES 129 - 140)

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

13. APPLICATIONS DETERMINED UNDER DELEGATED POWERS (PAGES 141 - 190)

To advise the Planning Committee of decisions on planning applications taken under delegated powers for the period 24 September – 31 October 2018.

14. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at item 4 above.

15. DATE OF NEXT MEETING

10 December 2018

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

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

Friday, 02 November 2018

**MINUTES OF THE MEETING OF THE PLANNING SUB
COMMITTEE HELD ON MONDAY, 8TH OCTOBER, 2018, 7.00 -
9.15 pm**

PRESENT:

**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**

231. FILMING AT MEETINGS

Noted.

232. PLANNING PROTOCOL

Noted.

233. APOLOGIES

None.

234. URGENT BUSINESS

None.

235. DECLARATIONS OF INTEREST

None.

236. MINUTES

RESOLVED

- That the minutes of the Planning Committee held on 10 September 2018 be approved.

237. HGY/2018/1472 44-46 HIGH ROAD

The Committee considered an application for: Demolition of the existing building and erection of 3-9 storey buildings providing residential accommodation (Use Class C3) and retail use (Use Classes A1-A4) plus associated site access, car and cycle parking, landscaping works and ancillary development.

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

Officers and the Applicant responded to questions from the Committee:

- It was not unusual for developments close to good public transport links to have majority one or two bed dwellings. However, since the application had been lodged, it had been amended to increase the two bed dwellings and decrease the one beds.
- It was proposed that the retail units would be split and marketed as smaller units to address the changing demands for retail space.
- The three bed houses had private amenity space, with an internal courtyard on the first floor. These courtyards contained rooflights to provide daylight to the kitchen / living spaces below. This was an increasingly common solution to dense housing areas. These houses would also be exempt from paying service charges as they did not share the communal facilities of the flats.
- There were only two rooms in the whole development which would not achieve BRE standards for daylight levels.
- A review mechanism had been built in to ensure that any extra profit made would be split between the Council and the developer.
- It was unfair to describe the communal courtyard area as a canyon. The area received lots of daylight and sunlight, which had been tested to BRE standards. The minimum space required for child play space was 260sqm, and the space provided by the courtyard was 480sqm.
- There had been no objections raised in relation to air pollution.
- The density was higher than the London Plan guidelines, however the Committee needed to be mindful that the development was in a metropolitan area within walking distance of two tube stations and buses.
- The second Quality Review Panel meeting were supportive of the proposals and were broadly happy with the high road frontage. The flats from the podium upwards were set back from the high road, which ensured that the building was not in one block.
- There was one flat which did not meet the minimum requirements for sunlight, however it still received more than the recommended daylight levels.
- BRE standards recommend that amenity space received 2 hours of sunlight in 50% of the area on Spring Equinox – the plans showed that the communal amenity space would receive considerably more than the minimum recommendation.

Councillor Rice moved that the application be rejected on the grounds that it failed to provide significant affordable housing. Councillor Bevan seconded the motion, but added that it should also be refused on the grounds that the application failed to address the concerns raised by the Quality Review Panel.

The Chair moved that the application be refused, and following a vote with seven in favour and four against, it was

RESOLVED that the application be refused.

238. HGY/2018/0187 THE GOODS YARD

The Committee considered an application for: Hybrid Application with matters of layout, scale, appearance, landscaping and access within the site reserved for residential-led mixed use redevelopment to comprise the demolition of existing buildings/structures and associated site clearance and erection of new buildings/structures and basement to provide residential units, employment (B1 Use), retail (A1 Use), leisure (A3 and D2 Uses) and community (D1 Use) uses, with associated access, parking (including basement parking) and servicing space, infrastructure, public realm works and ancillary development. Change of use of No. 52 White Hart Lane (Station Master's House) from C3 use to A3 use.

The Chair asked members if there were any late declarations of interest to make. Councillor Bevan confirmed that he had responded to the consultation and raised concerns, however he stated that he would consider the application with an open mind.

The Planning Officer gave a short presentation highlighting the key aspects of the report and set out the background to the non-determination appeal.

A representative of the Peacock Industrial Estate addressed the Committee. Regeneration was welcomed in the area, but not at the expense of the existing tenants of the industrial estate. He requested that the applicants provide a boundary wall so that the area was protected, and that compulsory purchase orders would not be made.

Richard Serra, Head of Planning for Tottenham Hotspur agreed to consider the request for a boundary wall, and informed the Committee that Compulsory Purchase Orders were not for consideration by the Committee.

Officers and the Applicants responded to questions from the Committee:

- The Applicant explained that they had attempted to engage with the Planning Service, but had not been successful in identifying the missing planning obligations.
- Officers did not feel it was the case that the Applicant did not want to deliver, but rather that they had a different view on what was deliverable.
- The Committee were advised that regarding employment re-provision, that they should only consider land which was on the Applicant's site, and not adjoining properties.

Councillor Williams moved that the Committee accept the recommendations set out by officers in the report.

Following a vote, with ten for, zero against, and one abstention, it was

RESOLVED

- i) That should the development proposed in the subject of the report have been determined by the Planning Sub Committee, the Committee would have resolved to REFUSE hybrid planning permission for the following reasons:
- 1) In the absence of a full viability appraisal, the ability of the development to deliver the maximum reasonable amount and type of affordable housing, and to meet the requirements of Policy NT5, is unable to be determined. The proposal therefore fails to provide its contribution to the estate renewal required in NT5 and fails to meet the housing aspirations of Haringey's residents. The development proposal is contrary to the revised NPPF, London Plan Policies 3.9, 3.11 and 3.12, Draft London Plan Policies H5 and H6, Policy SP2, Policies DM 11 and DM 13, and Policies AAP3 and NT5.
 - 2) In the absence of a S106 agreement securing proportionate planning obligations, the development proposal makes an insufficient contribution to infrastructure and other obligations, including those specifically required by the High Road West Master Plan Framework and Site Allocation NT5. This insufficient contribution jeopardizes the viability and deliverability of the NT5 site. The development proposal is contrary to the revised NPPF, London Plan Policy 8.2, Draft London Plan Policy DF1, Strategic Policies SP16 and SP17, Policy DM48 and Policies AA1, AAP11 and NT5.
 - 3) The proposed access from White Hart Lane will give rise to a development that fails to improve connectivity and permeability for pedestrians and cyclists. The development fails to enhance White Hart Lane Station as a transport interchange. The development makes an insufficient contribution to place making and legible, pedestrian-focused Healthy Streets. The proposal is contrary to the revised NPPF, London Plan Policies 6.9 and 6.10, Draft London Plan Policy T1, Policy SP7 and Policies DM31, AAP7 and NT5.
 - 4) In the absence of a planning obligations agreement, the planning balance between harm to heritage assets and public benefit is not able to be determined and the less than substantial planning harm to heritage assets has been given appropriate weight. The development proposal is therefore contrary to the revised NPPF, London Plan Policy 7.9, Draft London Plan Policy HC1, Policy SP12, Policies AAP5, DM9 and NT5.
- ii) That authorisation be delegated to the Head of Development Management and/or Assistant Director - Planning to:
- 1) Refer this report to the Mayor for information
 - 2) Continue to defend the Council's position at appeal "including negotiation and approval of any planning obligation and conditions, and complete (if applicable) the planning obligation."
 - 3) Engage with the applicant to agree a Statement of Common Ground (SoCG) prior to the Planning Inquiry.

Summary of Reasons for the Recommendation

- The provision of a mixed use scheme comprising housing and commercial uses is acceptable in principle however concerns remain around the outline nature of the proposal and its comprehensiveness in relation to the site allocation NT5 and the High Road West Master Plan Framework (HRWMF).
- The access to the site is unacceptable and will undermine the public realm and the Council's regeneration objectives for White Hart Lane. Balancing planning harm against amenity impacts is not possible in the absence of a planning obligations agreement, as the benefits of the scheme to the wider locality cannot be quantified.
- The lack of re-provision of social housing is not acceptable. In addition, the applicant has failed to consider the early phasing of the site as set out in the HRWMF in articulating the affordable position. This demonstrates a lack of comprehensiveness. The development proposal undermines affordable housing delivery in the locality.
- In the absence of securing planning obligations, a range of conventional planning issues remain unaddressed and would result in harm. The proposal would result in 'less than substantial harm' to heritage assets which is not outweighed by public benefits without such obligations.

239. UPDATE ON MAJOR PROPOSALS

RESOLVED that the report be noted.

240. APPLICATIONS DETERMINED UNDER DELEGATED POWERS

RESOLVED that the report be noted.

241. NEW ITEMS OF URGENT BUSINESS

None.

242. DATE OF NEXT MEETING

12 November 2018

CHAIR: Councillor Vincent Carroll

Signed by Chair

Date

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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, Yvonne Say, 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 provided access to a small amount of on street parking, and for emergency or refuse vehicles. The road at the northern part of the site was gated, on the other side of which was green belt land.
- 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

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS

Application: HGY/2018/2353

Ward: Tottenham Hale

Address: Cannon Factory and Ashley House

Proposal: Reserved Matters of appearance, landscaping, layout, scale and access and discharge of Condition 1 of outline planning application HGY/2016/4165 for the Demolition of the existing buildings at Cannon Factory and Ashley House and erection of three buildings to provide 3,171 sqm of commercial floorspace (GEA) (Class A1/A3/B1/D1), and 256 residential units (Class C3), new public realm, landscaped amenity space, car and cycle parking and all associated works.

Applicant: Notting Hill Genesis

Ownership: Private

Case Officer Contact: James Farrar

Date received: 01/08/2018 **Last Amended:** n/a

Plans and Drawing Number: see paragraph 10

Documents:

Energy Statement; EIA Compliance Statement; Environmental Wind Assessment (July 2018); Daylight, Sunlight and Overshadowing Assessment (July 2018); Transport Addendum

1.1 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- Outline planning permission (ref: HGY/2016/4165) was granted following a resolution by the Planning Sub-committee in July 2017 for the demolition of the existing buildings at Cannon Factory and Ashley House and erection of three buildings to provide up to 3,600sqm of commercial floorspace (GEA) (Class A1/A3/B1/D1), up to 265 residential units (Class C3), new public realm, landscaped amenity space, car and cycle parking and all associated works.
- The wider Ashley Road South masterplan, of which this forms an important first step, has undergone rigorous testing since 2015 evolving in detail to form a well-considered new neighbourhood. The form, scale, massing and appearance of the proposed mansion blocks are appropriate to the site's

changing urban context. The quality of the scheme is considered to be high.

- The development of the site as set out in this reserved matters application is in accordance with the principles and parameters of the outline planning permission (and non-material amendments). The reserved matters of scale, layout, appearance and landscaping as proposed are considered acceptable.

1.2 Whilst this is an application for reserved matters, which with reference to the council's Scheme of delegation would not automatically be brought before committee, given the scale of the scheme officers consider that the proposal should be determined by the Planning sub-committee.

2. RECOMMENDATION

2.1 That the Committee resolve to GRANT planning permission and that the Head of Development Management or the Assistant Director Planning is authorised to issue the planning permission and impose conditions and informatives as set out below.

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) PRIOR TO ABOVE GROUND WORKS: Samples of external materials
- 3) PRIOR TO ABOVE GROUND WORKS: Schedule of Materials, Colours and Finishes

Informatives – Summary (the full text of recommended informatives is contained in Section 9 of this report)

- 1) Working with the applicant (LBH Development Management)
- 2) Hours of construction work (LBH Development Management)
- 3) Party Wall Act (LBH Development Management)
Planning Sub-Committee Report
- 4) Designing out crime – certified products (Metropolitan Police)
- 5) Public sewers (Thames Water)
- 6) Surface water (Thames Water)
- 7) Minimum pressure and flow rate (Thames Water)
- 8) Water main crossing the site (Thames Water)
- 9) Large water main adjacent the site (Thames Water)
- 10) Sprinkler installation (London Fire Brigade)
- 11) Asbestos survey (LBH Environmental Health)
- 12) Naming of new development (LBH Transportation)

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4.0 PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS

5.0 CONSULTATION RESPONSE

6.0 LOCAL REPRESENTATIONS

7.0 MATERIAL PLANNING CONSIDERATIONS

8.0 CIL

9.0 RECOMMENDATION

APPENDICES:

Appendix 1: Internal and external consultation responses

Appendix 2: Assessment against Design Guidelines

Appendix 3: Plans and images

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1. **Proposed development**

3.1.1. The Reserved Matters Application seeks approval for the detailed design (appearance, landscaping, layout, scale and access) for the Cannon Factory Ashley House site (known as buildings 2, 2A and 3 of the wider masterplan for the area), approved by outline planning permission (HGY/2016/4165).

3.1.2. The proposed buildings detailed in the Reserved Matters submission comprise the following:

- Building 2 will comprise 359sqm of commercial floorspace within use class D1 on the ground floor and 15 residential units on the upper three floors. This building will be located next to Down Lane Park at the western end of the Ashley House site.
- Building 2A will comprise 239sqm of commercial floorspace on the ground floor and 79 residential units spread over the ground and upper six floors. This building will occupy the majority of the Ashley House site and border the Ashley Link to the south and Ashley Road to the east. The building has been designed to create a courtyard style building that mirrors Building 1A (subject to the Ashley Gardens planning approval - ref: HGY/2017/2045). The commercial floorspace is located on the ground floor at the eastern end of the building and will have active frontages onto Ashley Road.
- Building 3 will comprise 2,260.8sqm of commercial floorspace spread over the ground and first floors with 162 residential units spread over the second to sixteenth floors. It has a large ground floor podium level with the building stepping in at the first-floor level.

3.1.3. The development's scale, quantum and mix are consistent with the parameters approved in the Outline permission.

3.2. **Site and Surroundings**

Ashley Road South Masterplan

3.2.1. The Ashley Road South Masterplan comprises this outline application on behalf of Notting Hill Housing and the two Berkeley Square Developments applications. The wider masterplan (see images below) proposes seven new buildings: Buildings 1, 1A, 2, 2A, 3, 4; the Ada National College for Digital Skills; and, the redevelopment and extension of Berol House for commercial and residential use.

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

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



Illustrative masterplan for Ashley Road South

3.3. Relevant Planning history

- 3.3.1. In May 2018 (following the July 2017 committee resolutions and the signing of the s.106) the Local Planning Authority issued outline planning permission for the demolition of the existing buildings at Cannon Factory and Ashley House and erection of three buildings to provide up to 3,600sqm of commercial floorspace (GEA) (Class A1/A3/B1/D1), up to 265 residential units (Class C3), new public realm, landscape amenity space, car and cycle parking all associated works.
- 3.3.2. A minimum and maximum quantum of development was approved across the Cannon Factory and Ashley Road site as part of the planning permission. The land use quantum applied for is specific to each plot and is as follows:

Maximum residential units	Up to 265
Proposed Residential	Building 2/2A – 97 units Building 3 – 168 units
Affordable Housing	50% affordable housing provision with a tenure split of: - 70% intermediate (shared ownership 28% income band 3; 34% income band 5; 38% income band 6) - 30% affordable rent.
Maximum non-residential floorspace	Up to 3,600sqm (Use Classes A1, A3, B1, D1)
Proposed non-residential floorspace	Scheme Total: Maximum: 3,600sqm (GEA) (3,290 sqm (GIA)) (Class A1/A3/B1/D1)
	Building 2/2A – 725 sqm (minimum 600sqm) Building 3 – 2,565 sqm (minimum 2,000sqm)
Maximum Heights (AOD heights)	Building 2 (the Pavilion) – Up to 25.4m AOD Building 2A (Ashley House) – Up to 34.950m AOD (up to 35.950m AOD with flue)
	Building 3 (Cannon Futon Factory) – up to 63.725m AOD (up to 64.725m AOD with flue)

Table 1: quantum of development proposed

- 3.3.3 It is noted that since the outline permission was granted, the scheme is coming forward as a 100% affordable housing scheme; the additional affordable housing being provided over-and-above S106 requirements, facilitated by land receipts and overage in relation to the strategic development partnership (SDP) with Argent Related (referred to as the SPD sites), for which a planning application is pending consideration. This provides an additional 113 units (60 of which will be at LLR and 53 shared ownership). The receipts from the SPD sites in connection with this development then takes the wider delivery of affordable housing across Tottenham Hale to approximately 39% overall.
- 3.3.4 In June 2018 the Local Planning Authority agreed several non-material amendments to the outline application which sought minor amendments to the approved parameter plans. These changes related to clarifying inconsistencies in the building footprint and other design alterations to the layout and access arrangements. The original planning permission was not reissued and still stands but the non-material amendments *and* the original planning permission should be read together. These changes are outlined below.

	Approved drawing no.	Proposed change
1.	Building Footprint Parameters – Drawing 004	Minor amendments proposed to the projecting balconies zone on the east and west elevation of the building.
2.	Building Heights Maximum Parameters - Drawing 005	Reversion to originally proposed blanket height of 25.400 across the entirety of the building.
3.	Access Parameter – Drawing 006	Addition of entrance arrows into buildings 2A and 3. Existing service locations will be moved slightly.
4.	Land Use Parameter Ground Floor – Drawing 007	Revised extent of non-residential uses to reflect reserved matters scheme.
5.	Land Use Parameter First Floor – Drawing 008 and Land Use Typical Floor – Drawing 009	Residential use is illustrated across the full width of the building.
6.	Proposed Levels Ground Floor Parameter – Drawing 0017	Proposed uniform level of +09.000 across the entirety of the building (partly +09.100)
7.	Landscape	Amendment to the labelling to allow for

	Parameters Ground Floor Level – Drawing 449/102	playspace to be located within the western end of the Ashley Link. Car parking zone has also been moved to the northern side of this area of public realm.
8.	Landscape Parameters – Roof Level Drawing 449/103	Swap in the accessible/non-accessible roof space on Building 2A. The heights listed for Building 2 have been updated to reflect change to Parameter Plan 005.

- 3.3.3. Pre-application discussions are also underway in respect of the site called Ashley Park, directly opposite Buildings 2 & 2A (proposed). This proposal, also by Notting Hill Genesis, includes up to 85 homes and commercial space. The site sits directly on Ashley Link and would complete development either side of the proposed landscaped route.
- 3.3.4. A planning application was submitted in January 2017 in relation to 18 Ashley Road (reference HGY/2017/0116), to the north of this application site but within the Ashley Road Masterplan area. The application was for a temporary change of use of building from light industrial B1 use to D2 use incorporating a climbing wall facility, yoga studio, ancillary cafe and offices, and B1 light industrial use. The application was granted, subject to a range of planning conditions.
- 3.3.5. The Tottenham Hale Strategic Development Partnership (SDP) with Argent Related, if granted planning permission, will secure the comprehensive delivery of a new District Centre at the heart of Tottenham Hale and a significant part of the first phase of the Tottenham Housing Zone. The planning application by Argent Related was submitted in August 2018 (reference HGY/2018/0268).

Applicant's Consultation

- 3.3.6. The applicant has undertaken pre-application public consultation prior to the submission of the application and presented the emerging detailed scheme to the Planning Sub-Committee.
- 3.3.7. Two public consultation events were held prior to the submission of the outline planning application (20 July 2016 and 10 November 2016). These consultations covered the wider Ashley Road South Masterplan site ('ARMS') and were in collaboration with Berkeley Square Developments ('BSD') and its proposals for the Ashley Gardens and Berol Yard sites. Comments received during the two previous public exhibitions were considered and a number of changes to the outline scheme were made to reflect the comments received. The outline scheme was also subject to a Development Management Forum, extensive pre-application discussions and a Members Briefing, all of which informed the outline scheme's development.

3.3.8. The applicant has submitted a Statement of Community Involvement prepared by Lichfields dated August 2018, in accordance with the Council's Statement of Community Involvement. The scheme has also previously been considered by Haringey's Quality Review Panel (QRP). A chronology of pre-application engagement is below:

- Four pre-application meetings with LBH officers
- Pre-application briefing to the Planning Sub-Committee on 9th July
- A public exhibition was held on Tuesday 6 March 2018 from 3:30pm to 7pm at The Larder in Protheroe House, Chesnut Road, Tottenham
- A total of 5,415 invitations were distributed.

3.3.9. The following issues were raised at the pre-application briefing:

- The accessibility and extent of greenspace provision within the site, in particular how the communal roofspace will work;
- The detailed design of the commercial space frontages;
- Fire safety considerations and how building regulations will be achieved.
- Queries on the overall level of affordable housing provision; and
- The usability of the playspace provision.

4. CONSULTATION RESPONSE

4.1. The following were consulted regarding the application:

Internal:

- LBH Transportation Group – no objections subject to planning conditions
- LBH Pollution – a number of planning conditions are recommended
- LBH Waste Management – RAG rating of green

External:

- London Fire Brigade – no objection
- Transport for London – Borough Planning – no objections subject to further details of parking secured via existing condition
- Environment Agency – standing advice
- Transport for London (Crossrail 2) – no comments
- Natural England – no objection
- Thames Water Utilities – comments on ongoing work around wastewater capacity
- Historic England - Greater London Archaeology Advisory Service – no comments

4.2. 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.

5. LOCAL REPRESENTATIONS

5.1 The following were consulted:

- Neighbouring properties consulted by letter
- Resident's Association consulted by letter
- 3 planning site notices were erected in the vicinity of the site
- 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: 8
- Objecting: 0
- Supporting: 7
- Others: 1

5.3 The full text of representations from adjoining occupiers (and the officer response) is set out at Appendix 1 for reference.

5.4 The issues raised in representations from adjoining occupiers are summarised below:

- Exciting investment and improvement plans bringing new homes, jobs and businesses to Tottenham Hale
- Welcome the investment in Tottenham Hale
- No objection to plans but requesting clarification with regards to capacity on London Underground

6 MATERIAL PLANNING CONSIDERATIONS

6.1 Key Planning Policy Context

6.2 London Plan 2016 Policy 3.4 (Optimising Housing Potential) and emerging policies in the new draft London Plan (2018) indicate that a rigorous appreciation of housing density is crucial to realising the optimum potential of site but it is only the start of planning housing development, not the end. The Mayor's SPG - Housing encourages higher density mixed use development in Opportunity Areas. This approach to density is reflected in the Tottenham AAP and other adopted and local policy documents.

6.3 The new NPPF should be considered alongside London Plan 2016 policies 3.5 (Quality and Design of Housing), 7.4 (Local Character), 7.5 (Public Realm), and 7.6 (Architecture), Local Plan 2017 policies SP11 (Design) and DM1 (Delivering High Quality Design). Policy DM1 of the Development Management DPD states that all development must achieve a high standard of design and contribute to

the distinctive character and amenity of the local area. Furthermore, developments should respect their surroundings by being sympathetic to the prevailing form, scale, materials and architectural detailing. 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.

6.4 **Environmental Impact Assessment**

- 6.5 A reserved matters application is a 'subsequent application' where the outline was accompanied by an Environmental statement (ES) in accordance with the Town and Country Planning (EIA) Regulations 2017. In the preparation of the application, consideration must be given to whether the environmental information already provided to the Council in the form of the ES (as updated) remains adequate to identify the significant effects of the development.
- 6.6 Officers agree with the conclusions of the Compliance Report that the information is adequate and that, pursuant to Regulation 9(2), that the Council can take into account the Environment Statement (as updated) in making a decision on the reserved matters application. The Compliance Statement is supported by the following additional technical assessments:
- Transport Assessment Addendum (prepared by WSP)
 - Microclimate Assessment (prepared by WSP)
 - Air Quality Assessment (prepared by WSP)
 - Daylight/Sunlight Assessment (prepared by Lichfields)
- 6.7 The National Planning Practice Guidance makes clear that reserved matters are those aspects of a proposed development which an applicant can choose not to submit details of with an outline planning application, (i.e. they can be 'reserved' for later determination). These are defined in Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 as 'Access', 'Appearance', 'Landscaping', 'Layout' and 'Scale'.
- 6.8 Outline planning permission (ref: HGY/2016/4165) was granted with all matters reserved however, it did establish the principles of the proposed development, including the provision of residential development, the quantum of non-residential floorspace and scale parameters.
- 6.9 It is also important to note that the outline permission and associated s106 agreement secured the quantum and tenure mix of affordable housing provision (50% affordable housing) as well as the dwelling mix and target rents being a percentage of local market rents.

6.10 Given the above, the reserved matters for consideration under the current application are scale, layout, appearance and landscaping.

6.11 **Scale**

6.11.1 London Plan 2016 Policy 3.4 and emerging policies in the new draft London Plan (2018) indicate that a rigorous appreciation of housing density is crucial to realising the optimum potential of site but it is only the start of planning housing development, not the end. The Mayor's SPG Housing encourages higher density mixed use development in Opportunity Areas. This approach to density is reflected in the Tottenham AAP and other adopted and emerging local policy documents.

6.11.2 The density of the proposed development was considered at outline application stage and remains within the London Plan's indicative range for 'urban' and 'central' sites with a PTAL of 5-6a. The proposed density, taking into account the wider masterplan-led approach, and compliance with the parameters established at Outline stage, is supported.

6.11.3 The proposed buildings have been carefully designed to fit within the approved parameter plans controlling maximum building heights (reference: 1824-JMP-02-XX-DR-A-0005 Rev H). Building 3 is the tallest building across the ARSM site. It is a part-9, part-17 storey building. The 9-storey element forms the Ashley Road frontage and the eastern Burdock Road frontage with the 17-storey element located at the corner of Burdock Road and Watermead Way.

6.11.4 The building forms an urban block and rises to a maximum of 63.275m AOD at the north eastern corner. Building 2 forms a linear mansion block which, in conjunction with Building 1A, will enclose a central communal space for residents. It is a medium scale urban block that rises to a maximum height of 38.850m (AOD) at the western end of the site.

6.11.5 Building 2 is the smallest building within the application site. It forms a 'pavilion' style building that mediates between the scale of the park and Building 2A. It rises to a maximum of 23.175m AOD.

6.11.6 The proposed scale of the buildings is consistent with the design approach established in the outline parameters which steps down the building heights towards the south western end of the masterplan area toward Down Lane Park with the tallest elements located nearest to Watermead Way. Overall, the proposed development will yield a density that is comfortably within London Plan matrix guidelines, optimises the site potential given identified constraints, remains within the Outline (including non-material amended) scale parameters and is therefore acceptable and in accordance with relevant policy.

6.11.7 *Daylight, sunlight and overshadowing*

- 6.11.8 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 continues this approach and requires developments to ensure a high standard of privacy and amenity for its users and neighbours.
- 6.11.9 The Mayor's Housing SPG indicates that BRE guidelines on assessing daylight and sunlight should be applied sensitively to higher density development in London, particularly in central and urban settings, recognising the London Plan's strategic approach to optimise housing output (Policy 3.4) and the need to accommodate additional housing supply in locations with good accessibility suitable for higher density development (Policy 3.3). Quantitative standards on daylight and sunlight should not be applied rigidly within built up urban areas without carefully considering the location and context and standards experienced in broadly comparable housing typologies in London.
- 6.11.10 The applicant has provided an updated Daylight, Sunlight and Overshadowing assessment in support of the Reserved Matters Application which includes the effect of the proposals on neighbouring dwellings. The assessment follows a detailed Environmental Statement chapter covering the daylight, sunlight and overshadowing assessment undertaken for the outline planning application and a subsequent Addendum Environmental Statement analysis. These have been prepared in accordance with Council policy following the methods explained in 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".
- 6.11.11 The assessment has considered the effects of the reserved matters application for the Cannon Factory/Ashley House development on the levels of daylight and sunlight received by the existing neighbouring properties and emerging residential accommodation of the Ashley Road South masterplan. It has also considered the levels of natural light that will be experienced within the proposed residential units across the detailed development proposals itself and sun/shadow levels to its proposed amenity spaces, as well as overshadowing to the proposed amenity spaces of the Berol Yard & Ashley Gardens development and the areas of public realm across the wider masterplan.
- 6.11.12 A focus has been on optimal room layouts, balcony configurations and window sizes in order to maximise the levels of interior daylight within the main habitable rooms of the proposed units. For example, avoiding north facing single-aspect units and increasing the number of dual-aspect living/kitchen/diners across the proposed development.
- 6.11.13 For sunlight, the majority of the existing neighbouring residential properties are situated to the south and south-east of the application sites;

consequently, most of the windows and properties assessed in terms of daylight will be unaffected by the scheme in terms of sunlight availability. For the properties which have been tested by the applicant, all of the windows which serve the existing neighbouring properties and face within 90° of due south (100%) will comply with the BRE guide levels for both annual and winter sunlight availability. With regards to the emerging Berkeley Square Development, the majority of the residential units (c. 53% and c. 64%) will be fully compliant with the annual and winter sunlight criteria when considered in the context of the entire masterplan. These are good levels of compliance for sun-lighting for a large scale higher density development, bearing in mind the BRE standard was developed for more sub-urban settings, and the results represent an improvement when compared with the assessment carried out for the earlier planning application in relation to the BSD development.

6.11.14 The vast majority of the rooms assessed within the existing neighbouring properties will be fully compliant with the BRE guide levels for VSC in relation to both the effects of the NHH development in isolation (c. 99%) and with the Ashley Road South masterplan/neighbouring consented schemes in place (c. 92%).

6.11.15 With regards to the impacts of the approved, but yet unbuilt BSD development, the vast majority of the residential units (c. 90% and c. 72%) will be fully compliant with the BS/BRE guide levels for ADF and DD respectively when considered in the context of the entire masterplan. These are again very good levels of compliance for interior daylighting for a large-scale higher density development, and the results represent an improvement when compared with the assessment carried out for the planning application in relation to the BSD development.

6.11.16 With regards to the daylight levels within the proposed residential units of the detailed NHH development proposals, the vast majority of the rooms will comply with the BS/BRE guide levels for interior daylighting. Out of the 709 rooms tested, 671 (c. 95%) and 658 (c. 93%) will comply with the BS/BRE guide levels for ADF and DD respectively when tested with the scheme in isolation while 608 (c. 86%) and 541 (c. 76%) will comply with the BS/BRE guide levels for ADF and DD respectively in the context of the Ashley Road South masterplan/neighbouring consented schemes. Furthermore, 584 (c. 82%) and 493 (c. 70%) proposed habitable rooms will fully comply with the BS/BRE guide levels for ADF and DD respectively in the wider context of the Tottenham Hale DCF. The majority of those rooms which fall below the BS/BRE guide levels do so marginally and are predominantly bedrooms, which the BRE guide considers as less important than main habitable rooms in daylight terms.

6.11.17 The results of the sunlight analyses for the proposed units demonstrate that more than half of the windows which face within 90° of due south will fully comply with the BRE guide levels for Cannon Factory and Ashley House:

Daylight, Sunlight and Overshadowing Assessment annual sunlight criteria and the majority of the windows will comply with the winter sunlight criteria. The windows which will experience sunlight levels below the BRE guide levels are mainly positioned within the generous balconies.

6.11.18 Finally, all the amenity spaces and areas of public realm will be well sunlit during the summer months when considered in the context of the wider Tottenham Hale DCF. This is a very good level of compliance for a development in a fast growing dense urban area.

6.11.19 Overall, the results of the assessment demonstrate that the vast majority of the proposed units and open spaces within the detailed scheme for the Cannon Factory/Ashley House site will experience good levels of interior daylight and sunlight availability for an urban development project of the scale and character proposed. It is therefore concluded that the proposed development will not give rise to any materially unacceptable daylight and sunlight effects in the context of the BRE guidelines and relevant planning policy.

6.11.20 *Environmental Wind*

6.11.21 A further Wind Microclimate Assessment has been provided to assess the impacts based upon the reserved matters application. In terms of the baseline scenario, the results indicate that the wind environment is within the recommended criteria for safety in accordance with best practice. Similar results are indicated for the second (surrounding Ashley Road South masterplan) and third (cumulative assessment) scenarios, highlighting that with the proposed scheme in place most areas remain suitable for standing and sitting.

6.11.22 Furthermore, the additional massing introduced by the proposed development, identifies some wind deceleration which is a beneficial effect of the surrounding masterplan. The Wind Microclimate Assessment also considers wind comfort levels within communal amenity spaces within proposed development. The amenity spaces are well sheltered by the surrounding masterplan and remain within comfort thresholds, with the exception of the Building 3 roof terrace. In this location further mitigation is required in order to make it a usable, safe and comfortable space. This required mitigation has been incorporated into the proposed landscape proposals submitted as part of the reserved matters application (see appearance section).

6.11.23 It is therefore concluded that the detailed reserved matters proposals will not give rise to any materially unacceptable environmental impacts in terms of the daylight, sunlight, overshadowing or environmental wind experienced by the existing and emerging neighbouring properties and open spaces in the context of the BRE guidelines and relevant planning policy. The reduced scale of the proposals compared to the approved outline development parameters result in a

modest improvement in the detailed scheme's impacts on neighbouring properties.

6.11.24 **Layout**

6.11.25 The proposed buildings (Buildings 2, 2A and 3) are sited within the area approved for development on the Building Footprints Maximum Parameters Plan (reference: 1824-JMP-02- XX-DR-A-0004 Rev F).

6.11.26 Buildings 2 and 2A are located on the Ashley House site and Building 3 is on the Cannon Factory site. The proposed buildings will comprise the following:

- Building 2 will comprise 387.09sqm of commercial floorspace within use class D1 on the ground floor and 15 residential units on the upper three floors. This building will be located next to Down Lane Park at the western end of the Ashley House site.
- Building 2A will comprise 279.13sqm of commercial floorspace on the ground floor and 79 residential units spread over the ground and upper six floors. This building will occupy the majority of the Ashley House site and border the Ashley Link to the south and Ashley Road to the east. The building has been designed to create a courtyard style building that mirrors Building 1A (subject to the Berkeley Square Development's Ashley Gardens planning permission - ref: HGY/2017/2045). The commercial floorspace is located on the ground floor as the eastern end of the building and will have active frontages onto Ashley Road.
- Building 3 will comprise 2,504.85sqm of commercial floorspace spread over the ground and first floors with 162 residential units spread over the second to sixteenth floors. It has a large ground floor podium level with the building stepping in at the first-floor level.

6.11.27 The mansion block layout remains consistent with the masterplan-led approach adopted for Ashley Road South assessed at Outline stage. The layout accords with the approach and parameters established at Outline stage and remains a positive response to the creation of a new neighbourhood in this part of Tottenham Hale. It will create a visual landmark within Tottenham Hale and optimise the site's potential. The scale, massing and layout of the development is considered to achieve a high standard of design.

6.11.28 **Appearance**

6.11.29 The revised NPPF should be considered alongside London Plan 2016 policies 3.5, 7.4 and 7.6, Local Plan 2017 policy SP11 and policy DM1 of the Development Management DPD 2017. Policy DM1 states that all development must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. Furthermore, developments should

respect their surroundings by being sympathetic to the prevailing form, scale, materials and architectural detailing. 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.

- 6.11.30 The revised NPPF should be considered alongside London Plan Policies 3.5, 7.4 and 7.6, Local Plan Policy SP11, and Policy DM1. The revised NPPF adds further emphasis on the need to manage 'value engineering' and the erosion of design qualities at the delivery stage, stating in Chapter 12:

"Local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme." (Para 130, NPPF, 2018).

- 6.11.31 Policy DM1 states that all development must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. Strategic Policy SP11 (Design) requires all new development to 'enhance and enrich Haringey's built environment and create places and buildings of high quality'.

- 6.11.32 The Draft New London Plan (Policy D2) reinforces the importance of maintaining design quality throughout the development process from the granting of planning permission to completion of a development. It states that what happens to a design after planning consent can be instrumental to the success of a project and subsequent quality of a place.

Quality Review Panel

- 6.11.33 The Quality Review Panel has reviewed this scheme and the wider Ashley Road South Masterplan on a number of occasions. In its most recent Chair's Review, it concluded:

"The Quality Review Panel notes that the scheme is very important within the broader Tottenham context, and welcomes the aspiration to deliver 100% affordable housing through additional grant funding. It feels that the scheme has generally responded well to previous feedback, and promises high quality development. It highlights some remaining areas with scope for further improvement, and feels that if these are addressed then it is able to offer its support for the reserved matters application. The success of this large-scale development will be very reliant on the quality of materials and construction details; in this regard, the panel would support officers in securing this through appropriate planning conditions. Further details on the panel's views are provided below."

Quality Review Panel Chair's Comment	Officer Response
<ul style="list-style-type: none"> • The parameter plans approved as part of the 2017 outline planning permission establish the silhouette of the buildings, demonstrating: layout; height scale and quantum; non-residential floorspace; residential accommodation; landscape parameters; Ashley Road; access and movement. The design guidelines comprise codes that identify the proposed design qualities of the scheme. • Accommodation layout, architectural expression, detailed landscape and public realm design will fall within the scope of the current Reserved Matters application. • Consideration in detail of the other buildings within the overall site (Buildings 1, 1A, 4, Berol House and NCDS) was not undertaken at this review. 	Noted.
<p><i>Building 2 (Ashley House site)</i></p> <ul style="list-style-type: none"> • The panel supports the way that detail of Building 2 has continued to develop since the previous review. It feels that the proposals for the pavilion block are now much more successful in reflecting the spirit of the proposed National College of Digital Skills, which will be located to the east of the site. • It notes that whilst the dynamic geometry of the original McAslan proposal was fluid in form, the current proposals strike a more successful balance between dynamism and buildability. • The quality of materials and construction, for example the texture and hue of bricks, and detailing of the decorative metal screening, will be essential to the success of the completed scheme. The panel would support planning officers in securing this through planning conditions. 	<p>Support noted.</p> <p>Officers agree with the need for appropriate conditions to secure details of materials and decorative screening. These are incorporated into proposed planning conditions.</p>
<ul style="list-style-type: none"> • The panel generally feels that Building 2A has responded well to the previous 	Noted.

feedback, in terms of the materiality and enhanced weight and tone of the facades.

- It notes that as identified at the previous review, the bin stores of building 2A are located immediately alongside the main entrances, and remain very visually prominent in comparison.
- The panel would encourage the design team to provide an additional internal access door to the bin stores from the residential lobby, to limit access externally, and minimise nuisance from the external doors being opened or being left open.
- The external bin store doors will need to be very robustly designed, with high specification elements and finishes to ensure that wear or damage to the doors is minimised.
- The ground floor accommodation would benefit from enhanced privacy, through careful consideration of the interface between the building edge and the private (and semi-private) realms. The panel would encourage the design team to explore how this might be achieved within the constraints of the existing ground floor threshold levels.

In relation to the comments regarding the bin store, the applicant has incorporated an additional internal access door to the bin stores from the residential lobby of Building 2A (see updated drawing ref: ACF-BPTW-02-GF-DR-A-1047 rev C03).

The ground floor units are all served by landscape buffer between the building line/private amenity space and the public realm, in accordance with the approved Design Guidelines. These wide buffers are considered more than sufficient to provide an appropriate level of privacy between the public realm and the ground floor units. However, to further enhance privacy levels, higher plant species could be introduced as part of the planted buffers which would further screen the terraces. This is particularly an option for the 4m wide buffers in front of the central part of the building. This can be satisfactorily addressed as part of the planting specification to be prepared to discharge condition 42 (landscaping details).

<p><i>Building 3 (Cannon Futon Factory site)</i></p> <ul style="list-style-type: none"> • It feels that Building 3 has also responded well to the previous feedback. The vertical bays are now much more successful in visual terms, and the scheme provides good accommodation. The panel welcomes the aspiration to achieve 100% affordable housing. • The articulation of the top of the tower and block elements work well. The panel would encourage further exploration of how the double storey base could be made more distinctive and visually substantial. Options for exploration include: increasing the depth of the brick band above the double storey, to give it greater visual weight, or increasing the dimension of the brick piers. • As mentioned above, the quality of materials and construction details will be essential to the success of the scheme; this will be extremely important as the tower element will be prominent in local views. 	<p>Support noted. To clarify, a minimum of 50% affordable housing is proposed.</p> <p>Planning conditions to secure details of materials are proposed.</p>
<ul style="list-style-type: none"> • Subject to successful resolution of the remaining issues outlined above, the panel offers its support for the reserved matters application. 	<p>Noted.</p>

6.11.34 The Design Guidelines (Amended) document (April 2017) established a range of design principles for the detailed design based on the site’s constraints and opportunities and detailed design analysis of the surrounding area. The Design Guidelines included the following topics:

- Massing
- Roofscape
- Balcony, roof and amenity strategy
- Frontages
- Façade Treatment
- Materials
- Residential Design Quality
- Transport and parking
- Refuse and servicing

6.11.35 In terms of compliance with the Design Guidelines some of the elements are mandatory whilst others are more flexible and allow a degree of flexibility. This is to provide a degree of certainty whilst allowing for a variety of design solutions. A full assessment of the appearance of the proposals against the mandatory requirements is appended to this report.

6.11.36 Building 2 will form a high-quality new building of distinct character located at the west of the site. The building form has evolved considerably through the design process, and the applicant has worked positively with officers to 'sculpt' the building so that it forms a high-quality building adjacent to Down Lane Park, reflecting the form of the approved National College of Digital Skills (NCDS) building at the opposing western end of the masterplan area.

6.11.37 It is intended that the ground floor will be occupied by a nursery/community facility. The building's southern elevation provides a community facility entrance and addresses the Ashley Link with the western elevation allowing the community facility fronting the park to 'spill-out' into the park. The eastern elevation contains a more formal aesthetic which addresses the neighbouring Building 2A. The ground floor level includes the residential entrance with a communal amenity space above at first floor level. The massing of the upper three floors is twisted with horizontal articulation to exploit views of Down Lane Park. The Reserved Matters proposal is defined by horizontal planes on each floor, providing projections towards the park. The horizontal banding of the balconies and sun louvres creates a juxtaposition with the vertical expression on Building 2a.

6.11.38 Building 2A forms part of a larger courtyard building formed with the neighbouring Building 1A development by Berkeley Square Developments (approved in May 2018) and takes hints and cues from its partner building, particularly in relation to the roofscape and lower commercial element. Building 2A fronts the Ashley Link to the south with two main residential entrances. The eastern elevation fronts Ashley Road and contains a small commercial unit on the ground floor, occupying the corner of Ashley Road and Ashley Link.

6.11.39 Building 3 is the tallest residential building within the masterplan area and wraps the north-eastern boundary to form a courtyard space. The building can be broken down into three separate elements: the tower, the lower residential element and the commercial space. The tower will be a prominent way finder and act as a visible marker for the wider surroundings. Commercial floorspace will be provided on the ground and first floors. The elevations will be brick and the balconies will be recessed along the Watermead Way and Burdock Road elevations.

6.11.40 **Access**

Existing/ Proposed Access

- 6.11.41 Two approved accesses were created within the red line boundary of the outline/main application. The first access is the vehicular access on Burdock Road (facilitating access to the undercroft car parking situated within Building B3) and the other access creates an access to Buildings 2 and 2A along a new green link.
- 6.11.42 Footways adjacent to Building B3 on Burdock Road have been included on the red line of the main application, intended as an area to be improved, as per terms of the s106 agreement of the Outline planning permission.
- 6.11.43 Further changes to drawing ref: 484-CLA-XX-GF-DR-L-1200 (rev P04); 484-CLA-XX-GF-DR-L-1100 (rev P04) have been provided to address a number of issues raised by the Highway Authority and outlined below. The revised plans adequately address the issues raised and works on the public highway will form part of the s.278 highways agreement, implemented before the occupation of the buildings.
- 6.11.44 The changes include:
- Reduction in the crossover width to comply with Council policy;
 - Further details of the door opening to confirm no obstruction on the highway;
 - Details of the proposed parking/loading bay located along and near to this access;
 - Confirmation of visibility splays (positioning of the trees may interfere with visibility splays) requiring changes to preliminary design as part of the s.278 agreement.
 - Swept paths to show in/out movements of the largest vehicles intended to use this area to park.
- 6.11.45 The extent of the public highway on Burdock Road, with both of its adjacent footways, is approximately 19m wide. The carriageway is 7.2m and footway width on the opposite side of this development is 3.2m. The rest of the footway is within the red line boundary and forms part of the planning application.
- 6.11.46 The existing Ashley Road public highway is 12m wide, divided as 8m carriageway with a 2m footway on each side. Full details will be agreed through the s.278 agreement.
- 6.11.47 The conceptual design shows that a 2m footway on the opposite side is shown will be left as existing, the carriageway is narrowed to 5.2 m and the 6.8 m of the footway is part of the improved landscaping fronting the building 2A.
- 6.11.48 The red line boundary includes most of the Ashley Road, which is a public highway (starting from building B2A up to the end of building B3). The

public footway narrows to 4.6m at the end of building 2A, with trees and loading bays earmarked, as per drawing ref: 1100 revP04. As this will form part of the s278 works, the proposed design may require further refinement to meet the requirements of the local Highway Authority (works to be implemented before the occupation).

6.11.49 Landscaping

6.11.50 A comprehensive landscaping masterplan has been prepared by Churchman's for the entire masterplan area. Ashley Link will be predominantly focussed around pedestrian movement but will need to accommodate a small number of vehicles at the eastern end. The western end of Ashley Link will incorporate doorstep play elements, next to Down Lane Park and the proposed nurse in Building 2. The Ashley Link will contain areas of soft landscaping with seating and tree planting and planted strips will line the link at the northern and southern edges.

6.11.51 The details for Ashley Link pick up on the outline application by establishing a green link that forms part of the wider Green Grid network. The character of the link is green in nature with a central band of planting forming an important pedestrian route from the park to the college. The vehicle width has been kept to the minimum required of 3.7m for service vehicles.

6.11.52 The proposals for the Burdock Road frontage of Building 3 includes a widened pavement to create a more generous pedestrian environment with improved street trees. The widened pavement will provide spill out space for the ground floor commercial unit on the corner of Burdock Road and Ashley Road. The street trees will have a light canopy so to not shade the north facing units.

6.11.53 Ashley Road is proposed to be improved to promote a more pedestrian friendly environment. Vehicle flow is intended to be northerly direction only to reduce the number of vehicles occupying the street with a cycle contraflow in the southerly direction. The carriageway will be reduced in width and the pavements widened for an increased pedestrian safe zone. A new line of street trees and street furniture is proposed on the western pavement.

6.11.54 The courtyard space to the north of Building 2A will ultimately be integrated with the courtyard of Building 1A when delivered. The Cannon Factory/Ashley House element of the courtyard is mostly in shade and consequently designed as a woodland shade garden with appropriate species. The podium garden to the south of Building 3 will contain the doorstep play for the building as well as raised planters with large multi-screening shrubs and communal seating areas. The roofspace on Building 2A will be primarily for residents to use as a shared amenity space on the western block, with the central and eastern roofspace constituting a green roof. The roofspace at Building 3 is intended to be predominantly communal space on the lower

elements with seating and low-level planting. The roofspace on the tallest element will constitute a green roof.

Sustainable Urban Drainage and Flooding

- 6.11.55 London Plan (2011) Policy 5.13 (Sustainable drainage) and Local Plan (2013) Policy SP5 (Water Management and Flooding) require developments to utilise Sustainable Urban Drainage Systems (SUDS) unless there are practical reasons for not doing so, and aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible in line with the drainage hierarchy. The new draft London Plan (2018) reinforces this approach and also promotes the use of blue roofs for rainwater harvesting.
- 6.11.56 The 2016 Flood Risk Assessment set out that all attenuation would be provided within a combination of permeable paving and rain gardens. During development of the drainage strategy there have been changes in how surface water runoff is attenuated, these are detailed below.
- 6.11.57 In order to achieve the required volume of attenuation and ensure gravity discharge, the detailed design now includes blue roofs to Buildings 2, 2A and 3. This is in line with the emerging Draft New London Plan which promotes the use of blue roofs in its drainage hierarchy and is supported.
- 6.11.58 A planning condition is attached to the outline planning permission requiring details of the SUDS system and further details of drainage will be submitted to the Local Planning Authority for approval in due course. The applicant has provided details of the drainage plans in advance of this submission and this confirms no below ground crates are proposed as part of the drainage strategy. Surface water runoff would be directed to the permeable subbase via rain gardens. This will also allow surface water to be drained to the porous sub-base. This will ensure the paving and its build-up will attenuate surface water, in accordance with the outline planning permission Design Guidelines.
- 6.11.59 The clarifications regarding the approach to the drainage strategy support the approach agreed at Outline stage and further details of the strategy have been provided to confirm this in advance of the forthcoming discharge of condition application. Overall, the landscaping proposals are considered to be of a high quality and consistent with adopted and emerging planning policies. Further details of planting, screening, play space and drainage are secured as part of conditions attached to the outline planning permission.

7. Conclusions

- 7.1 The principle of development, including quantum and level of affordable housing have been approved under the outline permission. The development of the site

as set in this reserved matters application is in accordance with the principles and parameters of the outline planning permission as well and the Council's strategic direction for this area. Overall, the reserved matters of scale, layout, appearance and landscaping as proposed are considered acceptable.

- 7.2 The wider Ashley Road South masterplan, of which this forms an important first step, has undergone rigorous testing since 2015 evolving in detail to form a well-considered new neighbourhood. The form, scale, massing and appearance of the proposed mansion blocks are appropriate to the site's changing urban context. The quality of the scheme is considered to be high.
- 7.3 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

8 COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 8.11.1 Based on the information given on the plans, the Mayoral CIL charge will be **£513,240** and the Haringey CIL charge will be **£175,995**. This is an estimated figure based on the plans and 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. The applicant may apply for relief as a Registered Provider of social housing following on from the grant of planning permission.

9 RECOMMENDATIONS

- 9.11 **GRANT PERMISSION** subject to the following conditions:

10 CONDITIONS AND INFORMATIVES

CONDITIONS

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

The approved plans comprise drawing numbers and documents:

Building 2

Building 2 Ground and First Floor ACF-BPTW-01-ZZ-DR-A-1044 C02

Building 2 - Second and Third Floor DR ACF-BPTW-01-ZZ-DR-A-1045 C02

Building 2 - Roof Plan ACF-BPTW-01-04-DR-A-1046 C02

Building 2 - Elevations ACF-BPTW-01-ZZ-DR-A-2026 C02

Building 2 West/East section ACF-BPTW-01-ZZ-DR-A-3006 C01

Building 2A - Ground Floor ACF-BPTW-02-GF-DR-A-1047 C03

Building 2A - Floor 01, 02, 03, 04 ACF-BPTW-02-ZZ-DR-A-1048 C02
Building 2A - Fifth Floor ACF-BPTW-02-05-DR-A-1052 C02 Building 2A –
Sixth Floor ACF-BPTW-02-06-DR-A-1053 C02 Building 2A-
Seventh Floor ACF-BPTW-02-07-DR-A-1054 C02
Building 2A - Roof Level ACF-BPTW-02-08-DR-A-1055 C02
Building 2A - North & South Elevations ACF-BPTW-02-ZZ-DR-A-2028 C02
Building 2A - East & West Elevations ACF-BPTW-02-ZZ-DR-A-2029 C02
Building 2A – East/West section ACF-BPTW-02-ZZ-DR-A-3006 C01

Building 3

Building 3 - Ground Floor ACF-BPTW-03-GF-DR-A-1060 C02
Building 3 - First Floor ACF-BPTW-03-01-DR-A-1061 C02
Building 3 - Levels 02, 03, 04, 05, 06, 07 ACF-BPTW-03-ZZ-DR-A-1062 C02
Building 3 - Eighth Floor ACF-BPTW-03-08-DR-A-1063 C02
Building 3 - Ninth Floor ACF-BPTW-03-09-DR-A-1064 C02
Building 3 - Levels 10, 11, 12, 13, 14, 15 ACF-BPTW-03-ZZ-DR-A-1065 C02
Building 3 - Sixteenth Floor ACF-BPTW-03-16-DR-A-1066 C02
Building 3 - Roof Plan ACF-BPTW-03-17-DR-A-1067 C02
Building 3 - North Elevation ACF-BPTW-03-ZZ-DR-A-2009 rev. C03
Building 3 - East Elevation ACF-BPTW-03-ZZ-DR-A-2010 C03
Building 3 - South Elevation ACF-BPTW-03-ZZ-DR-A-2011 C03
Building 3 - West Elevation ACF-BPTW-03-ZZ-DR-A-2012 C03
Building 3 - Internal South Elevation ACF-BPTW-03-ZZ-DR-A-2017 C02
Building 3 - Courtyard Elevations ACF-BPTW-03-ZZ-DR-A-2018 C03
Building 3 - West/East Section ACF-BPTW-03-ZZ-DR-A-3009 C01
Building 3 - North/South Section ACF-BPTW-03-ZZ-DR-A-3008 C01

Landscaping

Landscape Key Plan and Section Location Plan (Ground Floor) 484-CLA-XX-
GF-DR-L-0001 P04
Landscape Key Plan and Section Location Plan (Roof Level) 484-CLA-XX-01-
DR-L-0002 P04
Landscape Site Plan Ground Floor Level 484-CLA-XX-GF-DR-L-1000 P04
Landscape General Arrangement Ground Floor Detailed Plan 1 of 2 (South)
484-CLA-XX-GF-DR-L-1100 P04
Landscape General Arrangement Ground Floor Detailed Plan 2 of 2 (North)
484-CLA-XX-GF-DR-L-1200 P04
Landscape Drainage and Levels Detailed Plan 1 of 2 (South) 484-CLA-XX-GF-
DR-L-1101 P04
Landscape Drainage and Levels Detailed Plan 2 of 2 (North) 484-CLA-XX-GF-
DR-L-1201 P04
Landscape Softworks Plan 1 of 2 (South) 484-CLA-XX-XX-DR-L-5100 P04
Landscape Softworks Plan 2 of 2 (North) 484-CLA-XX-XX-DR-L-5200 P04
Landscape Site Plan Roof Level 484-CLA-XX-01-DR-L-1000 P04

Landscape Roof Level Detailed Plan 1 of 2 (South) 484-CLA-XX-07-DR-L-1100
P04 Landscape Roof Level Detailed Plan 2 of 2 (North) 484-CLA-XX-09-DR-L-1200
P04 Site Sections - Ashley Link 484-CLA-XX-XX-DR-L-2001 P03
Site Sections - Building 2A Courtyard Sections 484-CLA-XX-XX-DR-L-2002 P03
Site Sections - Ashley Road 484-CLA-XX-XX-DR-L-2003 P03
Site Sections - Burdock Road 484-CLA-XX-XX-DR-L-2004 P03
Site Sections - Building 3 Podium / Berol Yard 484-CLA-XX-XX-DR-L-2005 P03
Site Sections - Building 2a Roof Terrace 484-CLA-XX-07-DR-L-2001 P03
Site Sections - Building 3 Roof Terrace 1 of 2 484-CLA-XX-09-DR-L-2001 P04
Site Sections - Building 3 Roof Terrace 2 of 2 484-CLA-XX-09-DR-L-2002 P03

2. PRIOR TO ABOVE GROUND WORKS: Samples of external materials

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

REASON: To safeguard the appearance of the development and the character of the area generally and to enable the Local Planning Authority to properly consider and control the development, having regard to Local Plan 2017 policy SP11 and policy DM1 of the Development Management DPD 2017, coupled with the requirements of the National Planning Policy Framework 2018.

3. PRIOR TO ABOVE GROUND WORKS: Schedule of Materials, Colours and Finishes

A schedule of external materials, indicating types, colours and finishes of bricks and tiles and decorative metal screening to be used in respect of the development hereby approved, shall be submitted to and approved in writing by the Local Planning Authority, and the approved materials shall be used in the implementation of the development and thereafter so retained.

REASON: To safeguard the appearance of the development and the character of the area generally and to enable the Local Planning Authority to properly consider and control the development, having regard to Local Plan 2017 policy SP11 and policy DM1 of the Development Management DPD 2017 and the requirements of the National Planning Policy Framework 2018.

INFORMATIVES

Original Planning Permission

The original planning permission HGY/2016/4165 still stands and all its conditions and informatives still apply, in particular the play space, wheelchair units, planting, passive ventilation and SuDS conditions include ongoing requirements. This approval and that permission should be read together.

Working with the applicant (LBH Development Management)

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) Order 2015 (as amended) to foster the delivery of sustainable development in a positive and proactive manner.

Hours of construction work (LBH Development Management)

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.

Party Wall Act (LBH Development Management) Planning Sub-Committee Report

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.

Designing out crime – certified products (Metropolitan Police)

INFORMATIVE: In meeting the requirements of Approved Document Q pursuant to the building regulations, the applicant may wish to seek the advice of the Police Designing Out Crime Officers (DOCOs) concerning certified products. The services of the Police DOCOs are available free of charge and can be contacted via docomailbox.ne@met.police.uk or 0208 217 3813.

Surface water (Thames Water)

INFORMATIVE: 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.

Minimum pressure and flow rate (Thames Water)

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.

Sprinkler installation (London Fire Brigade)

INFORMATIVE: The authority strongly recommends that sprinklers are considered for new development and major alterations to existing premises particularly where the

proposals relate to schools and care homes. Sprinklers systems installed in buildings can significantly reduce the damage caused by fire and the consequential costs 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 sprinklers systems in order to save money save property and protect the lives of the occupier. Please note that it is our policy to regularly advise our elected members about this issue.

Asbestos survey (LBH Environmental Health)

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.

Naming of new development (LBH Transportation)

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

Appendix 1 – neighbour response summary

Comments		Officer comments
Pleased with the plans; welcome investment into the area to bring new homes, new businesses and new jobs.		Support noted.
After decades of no investment in Tottenham Hale this development is more than welcome.		Support noted.
New homes, jobs and businesses are welcome.		Support noted.
Good to see high quality homes being built in Tottenham Hale.		Support noted.
No objections but hope Tottenham Hale will handle the extra capacity as the station is already congested in the mornings.		Support noted. The principle of growth of this scale at Tottenham Hale has been established through the policy framework and outline permission.
I agree with the proposals, including no social housing on what is a premium site next to a major London station. Tottenham already has enough social housing.		The proposal does in fact include provision for affordable rent, secured via the s.106 agreement.
Welcome improvement to Tottenham Hale.		Support noted.
Positive comments relating to adjacent Argent Related scheme and local campaign opposing development.		Support for new homes noted.
Support all aspects of the planning application. Tottenham already has enough social housing.		The proposal does in fact include provision for affordable rent, secured via the s.106 agreement.
The application is supported.		Noted.
External Consultee Responses		
London Fire Authority	The Commissioner is not satisfied with the proposals, for the following reasons: <ul style="list-style-type: none"> Insufficient information provided in relation to access and facilities for fire 	To provide further detail on the access arrangement for firefighters the Design Statement has been updated to include details of the Fire Vehicle

	<p>fighters, as set out in Section B5 Approved Document B</p>	<p>Access Routes (see Section 5.11). In addition, for reference we also enclose a Fire Safety Strategy for the development prepared by NGH's fire consultants, IFC.</p>
<p>LBH - Pollution</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)). <p>Ensure that where provision needs to be made to reduce emissions from a development, this is usually made on-site.</p> <p>An updated air quality assessment by WSP referenced number 70037708; dated July 2018 was submitted with this application. The original outline application was</p>	<p>The planning conditions recommended have been applied to the Outline Planning Permission and remain in force.</p>

	<p>accompanied by an Air Quality Assessment as part of the Environmental Statement (December 2016), which was subsequently reviewed and updated in the April 2017. The only significant alteration to the outline planning permission with respect to air quality is that the energy strategy has been revised and different plant is now proposed. Therefore, an updated assessment of operational phase impacts using emissions data for the new plant has been undertaken and is presented herein. In addition, the Air Quality Neutral Assessment has also been updated.</p> <p>The Proposed Development will include two gas fired energy centres, one in Block 2A and the other in Block 3.</p> <p>The energy centre in Block 2A will contain four 235kW boilers and the energy centre in Block 3 will have four 377kW boilers. For both energy centres, it has been assumed that three boilers will be in use all of the time, with the fourth providing a back-up.</p> <p>For the outline planning permission, the proposed energy strategy included three 864kW gas fired boilers in each of Blocks 2A and 3, with two assumed to be operational all of the time and the third used for standby.</p> <p>Performance against the Building Emission Benchmarks for NOx emissions was found to be compliant, as was performance against the Transport Emission</p>	
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	<p>Benchmarks for Nox and PM10. Therefore, the Proposed Development is 'air quality neutral'.</p> <p>The following comments are made with consideration of the air quality assessment information that has been submitted:</p> <ul style="list-style-type: none">• Information used to model the air pollution impacts has still not been provided such as: (1) number of parking spaces to inform no. of vehicle trips per day to be included in the model; (2) no vehicle movements attributed to the commercial aspect of the development and (3) Consideration of the flue height located in Ashley House, Block 2A which is shown to terminate at 34m high and the impact of the efflux gases on the neighbouring site which is to be redeveloped as part of the area masterplan. <p>The assessment revealed exceedances of the annual mean objective level in places. The borough is an Air Quality Management Area therefore the Band B emission standards must apply to the CHP units proposed. I therefore recommend the following conditions before any development commences:</p> <ul style="list-style-type: none">• Combustion and Energy Plant• Contaminated Land• Method of Piling• Management and Control of Dust	
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London Underground	No comment to make.	
Natural England	<p>No objection.</p> <p>European sites – Lee Valley Special Protection Area</p> <p>Based on the plans submitted, Natural England considers that the proposed development will not have likely significant effects on the Lee Valley Special Protection Area and has no objection to the proposed development.</p> <p>Further advice – Green Infrastructure</p> <p>Natural England are pleased to see the Green Infrastructure proposals incorporated in this application. We welcome proposals to improve green links from the development site to the nearby Down Lane Park which should benefit biodiversity and public access to nature. We recommend that developer contributions to enhance and maintain Down Lane Park are considered in order to secure a high quality green space, thus generating further social, economic and environmental benefits for the local area. We would also like to draw your attention to other development proposals in the</p> <p>Tottenham Hale area. We believe that a joint/interlinked approach to the Green Infrastructure of these developments would create more opportunities for net gains for the environment and public access and help mitigate against the cumulative impacts of these schemes. Connecting green streets and public realms from these development proposals towards Down Lane Park will</p>	

	contribute to the Tottenham Green Grid strategy and allow cleaner, more biodiverse and accessible routes to natural open spaces.	
Thames Water	<p>Water: The reserved matters don't affect us therefore we have no comments to make.</p> <p>Waste: We are currently carrying out a growth study which aims to enhance the existing foul sewer network to accommodate flows from proposed developments across the Tottenham Hall area. Initial assessment indicates limited capacity of foul water network and need of reinforcement for predicted growth. It is important the Local Planning Authority and the developer work closely with to us to ensure suitable sewerage infrastructure is in place to serve the new development.</p>	
Greater London Archaeological Advisory Service (GLAAS)	<p>No objection</p> <p>On the basis of the information provided, we do not consider that it is necessary for this application to be notified under the GLAAS Charter.</p>	
Transport for London (TfL)	<p>TfL still have concerns over car parking layout and access, this needs to be addressed before the developer undergoes construction. However, TfL are satisfied the issue will be addressed at a later date through the provision of a Parking Management Plan, which has been secured under condition 48.</p> <p>TfL are satisfied the bus stop on Westmead Way is not going to be affected by construction before the replacement bus stand on Ashley Road has been installed. However, if this situation changes the bus</p>	

	stand on Ashley Road will need to be installed before works can commence.	
TfL (Crossrail 2 Safeguarding)	No comment on this application.	
LB Waste Management	No additional comments to those supplied on the original application HGY/2016/4165. RAG rating green.	

Appendix 2 Assessment against mandatory Design Guidelines*Massing*

Mandatory principle	Compliance
1. Building 2A 1 Vertical subdivision of building mass on a consistent basis across its full length;	✓
2. Vertical extrusion/modulation of building mass;	✓
3. Introducing setbacks to enhance the townscape and visual amenity;	✓
4. Clearly articulated and consistent ground floor architectural treatment.	✓
Building 3 should follow the same principles as above but with the addition of: Clear differentiation of the taller building from the adjoining medium rise elements so the taller element is anchored at ground level	✓
<i>Building 2 must acknowledge the following massing principles:</i>	✓
1. Introducing setbacks to enhance the townscape and visual amenity;	✓
2. Clearly articulated and consistent ground floor architectural treatment;	✓
3. Rotate the ground floor to exploit ground views towards the park;	✓
4. Horizontal articulation above ground level;	✓
5. Cantilevered elements can be used to enhance the articulation of the massing, provided they stay within the minimum parameters. The parameters allow for a larger cantilever on the second level along the southern edge of the building.	✓

Roofscapes

In terms of roofscapes, the mandatory Design Guidelines are as follows.	✓
1. Roof plant equipment and lift overruns must be grouped or well screened and designed to ensure their visual impact is minimised from adjacent buildings and streets.	✓
2. If not concealed by parapets, plant equipment must be within roof enclosures.	✓
3. Green and brown roofs must be integrated within the overall design of the building and landscape.	✓
4. Solar panels (or similar systems) must be integrated within the overall design of the building and roofscape	✓
5. Parapets must be an extension of and fully integrated with the design of the building façade. This includes the continuity of material treatment.	✓
6. Buildings with frontage onto existing and proposed streets must have lift/stair cores	✓

Balcony Strategy

The following mandatory design guidelines are relevant to the balcony strategy.	✓
1. Projecting balconies must have a minimum depth of 1.5m.	✓
2. Recessed balconies should be considered along the Watermead Way frontage and must have the ability to be enclosed to protect them from wind, noise and pollution.	✓
3. Balcony size should reflect the size of the dwelling and must be consistent with the London Plan guidance.	✓
4. Balconies and roof terraces will have level access from the associated dwelling.	✓

Terrace and roof level amenity strategy

The following mandatory design guidelines are relevant to the terrace and roof level amenity strategy.	✓
1. Screens must be provided between terraces to provide occupants with privacy.	✓
2. Terraces must be at least 2m deep measured from the apartment facade to the facade of the floor below.	✓
3. Floor paving or decking materials must be durable and slip resistant.	✓
4. Communal areas and non-communal areas must be clearly and safely demarcated by means of screens/planting etc	✓
5. Appropriate lighting and signage must be used to ensure safety and this should be integrated into the design solution	✓

Façade treatment

The following mandatory design guidelines are relevant to façade treatment.	✓
1. There must be a regular rhythm of openings relating to the full width and height of the commercial frontages.	✓
2. Residential lobbies should be as transparent as possible when viewed from the street.	✓
3. The upper volume of buildings must have a strong vertical emphasis created with the use of full height punched window openings	✓
4. Colour and graphics must be used sparingly on the building façades.	✓

Frontages

The following mandatory design guidelines are relevant to frontages strategy.	
1. Access doors for bikes stores, bins, fire escapes, louvre vents, dry risers, and vehicular openings must be well integrated into the ground floor design.	✓
2. Building 2 & 2A must have a single storey base articulation with single storey commercial space at ground floor.	✓
3. Residential units on the ground floor (Building 2A) must have their own defensible space to facilitate visual privacy and private amenity. This shall be provided by means of planting and/or screens/railings to define the space	✓
4. Building 3 must have a two-storey base articulation with double storey commercial space at ground floor.	✓
5. The maximum length of inactive frontage is 46.3m and this will not be exceeded.	✓
6. Entrances to residential cores and commercial spaces must be well lit, transparent, and welcoming, and must take into account Secured by Design guidelines.	✓
7. All entrances must be located along and facing existing street frontages or new streets and pedestrian areas.	✓
8. All entrances must follow Secure by Design principles.	✓
9. Separate entrances must be provided for residential and commercial uses	✓
10. Residential entrances must be highly visible with consideration to natural surveillance and overlooking from dwellings and other uses.	✓
11. The minimum width of the entrance corridor must be 1.5m	✓
12. Privacy must be designed into residential entrance points, whilst balancing the requirement for security. A level of transparency shall be provided for daylight penetration into lobbies.	✓
13. Other services, such as waste or cycle storage, must be integrated into the building design	✓
14. Recessed entrances at ground level within the pedestrianised area also provide a degree of separation between residents and other building users.	✓
15. Residential entrances must be easily identified within the mixed-use environment.	✓

Materials

1. Selected materials must be fit for purpose	✓
2. The primary facade material will be brick	✓
3. A small palette of paviers will be pre-selected for use on roofs and terraces which are accessible to residents and building users.	✓
4. Building finishes and materials for the courtyard elevations (Building 2A) should be selected to enhance daylight into the dwellings and the perception of space. i.e Large expanses of dark brickwork or dark non-reflective materials (e.g. zinc cladding) must not be used.	✓

Residential Quality

1. All new units must provide the space that can reasonably meet day to day needs as a home, while allowing for a good level of accessibility and adaptability. All units must comply with London Plan Space Standards	✓
2. The new neighbourhood and buildings must be designed to minimise opportunities for crime and anti-social behaviour, providing residents and users with an increased sense of security	✓
3. All dwellings must have adequate access to private and communal amenity space. All private amenity space shall be provided in accordance with the London Plan standards	✓
4. The design of all dwellings must take into consideration any potential noise, privacy and air quality issues, particularly those associated with Watermead Way and in the vicinity of non-residential uses.	✓
5. The proposal must embrace tenure diversity and incorporate the “tenure blind” principle that there should not be any differentiation in the appearance of market and affordable homes.	✓
6. The proposal must minimise the number of single-aspect dwellings, which must be a maximum of 51%. The design of single-aspect units will need to demonstrate that all habitable rooms and the kitchen are provided with adequate ventilation, privacy, daylight, and the orientation enhances amenity, including views. All single-aspect apartments with views over Down Lane Park should be limited to one-bedroom homes, and, wherever possible, provide a more generous spatial provision. Larger apartments (those provided accommodation for more than 4 people) shall, where possible, be double aspect. The minimum proportion of double aspect units must be 49%.	✓
7. Any areas where overlooking may be possible (e.g. boundary between Buildings 2 and 2A) must be designed to minimise any potential issues that could be derived from their situation. Possible solutions may include opaque windows, staggered positions of windows or lack of windows in certain elevations.	✓

Appendix 3 Plans and Images

[separate file]

Appendix 4 Plans and images



View of Building 2 from the park



View of Building 2 from Ashley Link



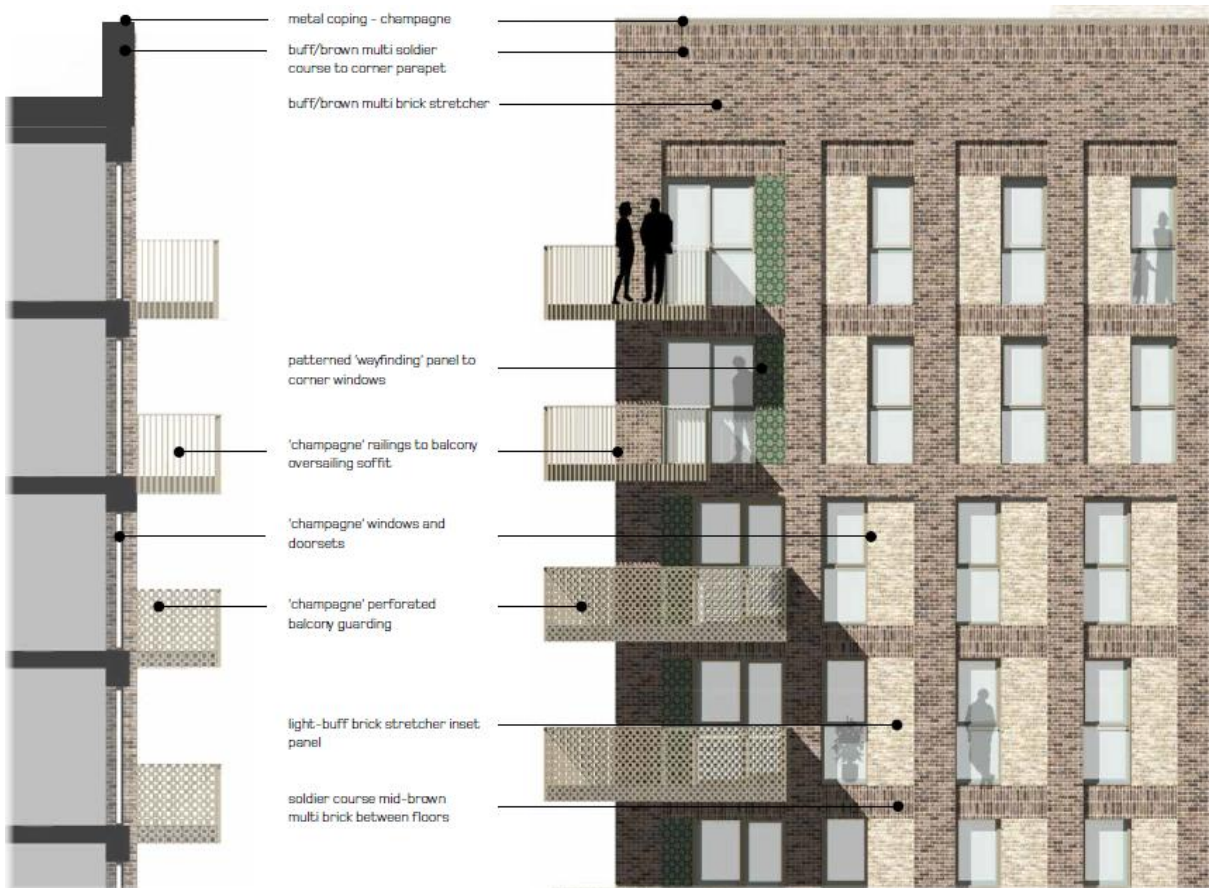
Ashley Link elevation



Ashley Road elevation



Parkside Elevation of Building 2A



Bay Study – Building 2a



Corner of Ashley Road



Burdock Road elevation



Watermead Way elevation (Building 3)



Ashley Road elevation (Building 3)



Ashley Road (Building 3)



Corner of Burdock Road (Building 3)



Scheme in context of wider masterplan



Ashley Link



Layout of Ashley Link

Planning Sub Committee

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS

Application: HGY/2018/2351

Ward: Tottenham Hale

Address: Hale Wharf, Ferry Lane, London, N17 9NF

Proposal: Application for the approval of reserved matters for Buildings C, D, E, F, H, I and J of Hale Wharf to provide 245 homes, non-residential uses, public realm, private amenity space, play space, car parking and associated works pursuant to Conditions B4, B6, B7 and B15 of planning permission HGY/2016/1719, concerning appearance, landscaping, layout, scale and access (Haringey Planning Reference HGY/2018/2351)

Applicant: Michael Orr, Muse Developments Ltd.

Ownership: Private.

Case Officer Contact: Martin Cowie.

Date received: 01/08/2018 **Last Amended:** 01/10/18

Plans and Drawing Numbers: See Appendix 1.

Documents: See Appendix 1.

1.1 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- A 'hybrid' planning application – part full, part outline (ref: HGY/2016/1719) was granted permission by the Mayor of London (following the signing of a Section 106 agreement) in June 2017. The outline element included a density of up to 256 residential units and 1,300 sqm of flexible retail or business uses, buildings of up to 10 storeys and pedestrian/cycle footbridges, access, landscaping and public realm works.
- The development of the site as proposed in this Reserved Matters application accords with the principles and parameters of the outline element of the hybrid planning permission. The Reserved Matters relating to the layout, scale, access, appearance and landscaping of the development proposed are considered acceptable.
- The form, scale, massing and appearance of the proposed buildings are appropriate to the site's changing urban context. The quality of the scheme is considered to be high.

- 1.2 Whilst this is an application for reserved matters, which with reference to the council's Scheme of delegation would not automatically be brought before committee, given the scale of the scheme officers consider that the proposal should be determined by the Planning sub-committee.

2. RECOMMENDATION

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

Conditions – Summary (the full text of recommended conditions is contained in Section 10 of this report)

- 1) COMPLIANCE: Time limit for implementation (LBH Development Management)
- 2) Details of cycle storage
- 3) Details of signage

Informatives – Summary (the full text of recommended informatives is contained in Section 10 of this report)

- 1) Original Planning Permission
- 2) Working with the applicant (LBH Development Management)
- 3) Designing out crime – certified products (Metropolitan Police)
- 4) Naming of new development (LBH Transportation)

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- 9.0 CIL
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APPENDICES:

- Appendix 1: Plan and drawing numbers and documents
- Appendix 2: Neighbour, internal and external consultation responses
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3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1. Proposed development

3.1.1. The application seeks approval for the all Reserved Matters (layout, scale, access, appearance and landscaping) for the majority of the land within Phases 2/3 of the outline component approved by the hybrid planning permission last year (HGY2016/1719). It comprises 7 buildings – C, D, E, F, I and J along with areas of amenity, landscaping and public realm. Phase 1, including buildings A and B benefits from detailed consent granted by the hybrid consent.

3.1.2. The proposed buildings detailed in this submission comprise:

- 245 units (equating to 22,592 sqm) within blocks ranging from 4 to 10 storeys in height;
- 177 affordable units (34 affordable rent and 143 shared ownership) providing total affordable offer for development and representing 35%;
- Building C - 10 storey brick residential building, comprising 54 private sale market units and 111sqm of retail floorspace (Use Class A3–A5) at ground floor level, fronting on to the public square area forming part of Phase 1 to the south. The ground floor also comprises residential lobby, bin and cycle stores along with plant;
- Buildings D and E - 8 storey brick buildings, and Building F comprising 7 storey building, all for residential uses. All three buildings largely comprise shared ownership units, with a small number of private sale market units. Front doors to the two storey homes at ground and first floor level and located along the eastern boundaries, providing active frontages onto the central public realm space of the site. No bedroom accommodation is provided at ground level;
- Buildings H, I and J - four storey brick buildings, including all of the affordable rent homes within two storey family housing. These buildings also provide a number of front doors onto the central spine of the development;
- Areas of landscaping, public realm and play space;
- 58 parking spaces, comprising 50 blue badge spaces, 6 spaces for the business barges and 3 car club spaces;

3.1.3 The development's scale, quantum and mix are consistent with the parameters and design guidance approved in the outline element of the hybrid permission.

3.2. Site and Surroundings

3.2.1. The application site at Hale Wharf is located off the A503 Ferry Road at Tottenham Hale and comprises land bound by the River Lee Navigation Channel to the west and the River Lee Flood Relief Channel to the east. It forms a long and narrow strip of land measuring approximately 2.28 hectares. Phase 1 forms the southern component of the site. Phases 2/3, which form the site for

this RMA, extends to 1.28ha in size. A plan of the site is attached in Appendix 4 at the end of this report.

- 3.2.2. The site has been cleared as part of the development preparatory works but formerly accommodated multiple light industrial units and a 5 storey office building and restaurant at its southern end.
- 3.2.3. The main access remains from the A503 Ferry Lane at the southern end of the application site and leads directly into Phase 1. Public transport links include Tottenham Hale Station, approximately 250-300m to the west and bus stops on Ferry Lane opposite the site.
- 3.2.4. The site is surrounded by the controlled waters of the River Lee Navigation Channel to the west including a lock and moorings and the River Lee Flood Relief Channel to the east, which form part of the Blue Ribbon network under the London Plan. In addition, the application site and its surrounding areas form part of the Lee Valley Regional Park. The Paddock, a Community Nature Park and area of Green Belt, is located to the east of the application site across the River Lee Flood Relief Channel.
- 3.2.5. The Paddock and the River Lee channels to the east and west of the application site form part of a large composite Metropolitan Site of Importance for Nature Conservation (SINC). The associated areas to the SINC also include Walthamstow Marshes and Reservoirs, located approximately 15m to the east of the application site across the Flood Relief Channel from its closest point. These form part of the Lee Valley Special Protection Area (SPA), Ramsar site, Important Bird Area and Walthamstow Reservoirs Site of Special Scientific Interest (SSSI).
- 3.2.6. To the south of the Site, either side of the River Lea and to the south of Ferry Lane, existing established residential communities are located comprising largely lower rise buildings between two and five storeys in height.
- 3.2.7. The site is within the Tottenham Housing Zone and the Upper Lee Valley Opportunity Area. The area around Tottenham Hale station is undergoing significant development and regeneration, and it is envisaged that the area to the west of the station will become a District Town Centre. Recent developments in the area include a mix of residential and commercial uses, student housing, small scale retail, hotel, and community buildings up to 10 storeys in height, at Hale Village.
- 3.2.8. The Tottenham Hale Strategic Development Partnership (SDP) with Argent Related, if granted permission, will secure the comprehensive delivery of the proposed new District Centre and a significant part of the first phase of the Tottenham Housing Zone. A planning application by Argent Related for this project is was submitted in August 2018 and is currently under consideration.

4. PLANNING BACKGROUND

4.1 Hybrid planning permission

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

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

- 4.1.1 The application was accompanied by an illustrative masterplan which outlined how the site could be redeveloped, including overall layout, density, building typology, orientation and public realm, having regard to its constraints, opportunities and relevant planning policy context.
- 4.1.2 In support of the hybrid planning application an Environmental Impact Assessment (EIA) was submitted, which described the likely effects of the proposed development (across all phases), the scope for reducing potential adverse effects through appropriate mitigation and opportunities for enhancement and improvement. As part of this EIA, a number of technical surveys and assessments were carried out, including transport assessment, energy and sustainability strategies, arboricultural assessments, flood risk assessment, below ground drainage strategy, air quality, noise and vibration, ecology, ground contamination, archaeology, townscape, daylight and sunlight assessments, microclimate assessments and lighting.
- 4.1.3 The permission is subject to a Section 106 Agreement and a number of planning conditions which control the form and implementation of the

redevelopment of the Hale Wharf Site, including the outline component under consideration.

4.1.4 The Section 106 obligations agreed include:

- **Affordable housing** - A minimum of 177 units (35% of overall units) to be affordable, with 20% affordable rent and 80% shared ownership by habitable room. Details of affordability and review mechanisms secured up to 50% of the scheme or level of grant funding;
- **Open space contribution** - £500,000 towards improvements to The Paddock;
- **Local labour scheme management contribution** - £30,000;
- **Bus capacity contribution** - £50,000 to TfL;
- **Traffic management order amendment contribution** - £1,000;
- **Parking enforcement/management contribution** - £6,000;
- **Travel Plan monitoring** - £3,000;
- **S106 monitoring** costs (up to 5% of total contributions);
- **Private rental sector housing** - minimum 15 year covenant and clawback mechanism;
- **Phasing and Infrastructure Plan** – ensure delivery of bridges;
- **Employment Training Plan** – promote local labour and training during construction;
- **Transport** – Travel Plan, parking management plan, access improvements and pedestrian crossing on Ferry Lane;
- **Energy Strategy** – connection to Hale Village energy centre or on-site centre;
- **Block K** – marketing plan for commercial purposes.

4.1.5 The planning conditions cover a series of key documents, parameter plans and design guidance which together with the illustrative masterplan, define the quantum and scale of the development and associated facilities and assist in guiding its detailed siting, design and appearance.

4.1.6 More specifically, these parameter plans cover details such as levels, ground and upper floor development zones, building heights, access and public realm, car parking and phasing. The design guidance includes Design Codes, illustrative plans and elevations providing information in relation to uses, typology, roofs, gaps between buildings, appearance, parking, courtyard and waterside areas, refuse and servicing arrangements.

4.1.7 These parameter plans and design documents include:

- Development Specification
- Proposed Site Levels Parameter Plan;

- Development Zones at Ground Level Parameter Plan;
- Development Zones at Upper Levels Parameter Plan;
- Building Heights Parameter Plan;
- Access and Public Realm Parameter Plan;
- Car Parking Parameter Plan;
- Hale Wharf Bridge Parameter Plan;
- Design Codes (as contained in the Design and Access Statement – DAS).
- Design approach and Design principles for Bridges 1 and 2 (as contained in the DAS).

4.2 Masterplan approach

- 4.2.1 The illustrative masterplan submitted with the hybrid consent breaks the site up into 3 development zones which progressively reduce in scale towards the north, and create a central landscaped access and courtyard through to the green open space to the north of the site.
- 4.2.2 A main vehicular and pedestrian access via Ferry Lane would lead into ‘urban zone’ comprising the tallest buildings (8-21 storeys) would be formed in the southern portion of the site responding to the urban context of Ferry Lane. This is where most public activity would be concentrated and would include a public square, the main pedestrian bridge landing area and commercial uses at ground floor level.
- 4.2.3 The ‘central connecting zone’ would provide medium rise buildings (4-10 storeys) arranged around a public access route and central courtyard with landscaping, formal doorstep playspace and parking.
- 4.2.4 A northern ‘park zone’ would accommodate buildings of lower height (4-6 storeys) and a green landscaped space in the northern tip of the site responding to the Green Belt edge and the need to safeguard the sensitive areas of ecological value. The Paddock bridge would provide a crossing over the River Lee Flood Relief Channel to east.
- 4.2.5 This indicative plan has formed the basis for the detailed approval of the first phase of the development as part of the hybrid consent and the consideration of the remaining phases to be approved as part of this current submission.

4.3 Matters already approved

- 4.3.1 Full planning consent for Phase 1, comprising a total of 249 residential units in two buildings referred to as A and B was consented under the hybrid permission, and development is due to commence on this phase shortly.
- 4.3.2 Building A is part 8 and part 21 storeys in height, accommodating 141 market units and 170sq.m of ground floor retail space. Building B is part 11 and part 16

storeys high and accommodate 108 private sector rented units and 105sq.m of ground floor office space and a further 32sq.m for the estate office.

- 4.3.3 Phase 1 also includes a new public square at the main entrance to the site, adjacent to the lock and providing a landing area for the proposed new main pedestrian bridge (Bridge 1) over the River Lee Navigation.
- 4.3.4 On the 20 April 2018 a Reserved Matters application for this bridge and a smaller bridge (Bridge 2) over the Pymmes Brook was granted consent (ref: HGY/2018/0606). Bridge 1 links Hale Wharf with the neighbouring development at Hale Village, providing an improved route through the site, whilst also carrying the heat network pipes to connect the two sites. Bridge 2 provides a pedestrian and cycle link from the Lea Valley Walk to the towpath along the River Lee Navigation to further enhance local connectivity and amenity.

4.4 Matters to be approved

- 4.4.1 Outline planning consent was granted for Phase 2/3 comprising buildings referred to as C, D, E, F, H, I, J and K for the remaining residential units (up to 256 units), including 100% of the affordable housing provision, and up to 200sqm of retail floorspace (within Building C). The Hybrid permission consented a flexible use for Building K, which can either deliver 1,100sqm of B1 office floorspace **or** residential floorspace. Before the final use for Building K can be established the building is required to be marketed as office for a minimum of 6 months. This exercise is currently being carried out, and once completed, a separate Reserved Matters application will be submitted for detailed planning consent for the confirmed use and detailed design of this building.
- 4.4.2 The outline component consents a bridge landing point for a further pedestrian bridge (Bridge 3), which will link the Hale Wharf site to The Paddock over the Flood Relief Channel. Bridge 3 is not consented under the hybrid permission, and a separate full planning application is currently under consideration for the detailed design of this bridge.

4.5 Pre-application consultation/engagement

- 4.5.1 The proposals were subject to a Development Management Forum on 18 July 2018, a Pre-Planning Sub-Committee briefing on and extensive pre-application discussions which have informed the scheme's development.
- 4.5.2 In addition, the initial proposals were considered by the Quality Review Panel (QRP) on two occasions. The QRP reports are included in Appendix 3.
- 4.5.3 The applicant had also undertaken pre-application public consultation prior to the submission including newsletters and a drop-in exhibition on 19 July 2018.

5. CONSULTATION RESPONSE

5.1 The following were consulted regarding the application:

Internal:

- LBH Transportation Group – no objections.
- LBH Pollution – no objections. No additional impacts arising further to hybrid application in respect to air quality and land contamination;
- LBH Waste Management – no further comments. RAG rating of green for waste storage and collection.
- LBH Nature Conservation and Landscaping – proposals are satisfactory.
- LBH Sustainable Urban Drainage – no objections.
- LBH Regeneration – no objections.

External:

- London Fire Brigade – satisfied with the proposals.
- Transport for London (London Underground) – no comments.
- Environment Agency – no objections.
- Transport for London (Crossrail 2) – no comments.
- Natural England – no objection.
- Transport for London (Spatial Planning) – support the proposals.
- Thames Water Utilities – no objections.
- Historic England - Greater London Archaeology Advisory Service – no comment.
- Canal and River Trust – no comments.
- Lea Valley Regional Park Authority – no further comments.
- Metropolitan Police Service (Designing Out Crime) – no objections.
- London Borough of Hackney – no objections.
- London Borough of Enfield – no comments received.

5.2 A summary of the comments from internal and external consultees that responded to consultation is contained in Appendix 2.

6. LOCAL REPRESENTATIONS

6.1 The following were consulted:

- Approx. 2800 neighbouring properties consulted by letter.
- Resident's Association consulted by letter.
- 6 planning site notices were erected in the vicinity of the site.

6.1. 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: 21
- Objecting: 8
- Supporting: 12
- Other: 1

6.2. A summary of representations from neighbouring residents and local amenity groups (and the officer response) is set out at Appendix 2.

6.4 The main issues raised in representations from adjoining occupiers are highlighted below:

Objections -

- Scale and height of development contrary to Council guidelines and will spoil the character, appearance and use of the surrounding area;
- Development will exacerbate existing traffic congestion and affect road safety;
- Architecture inappropriate;
- New buildings will cause loss of light and privacy locally;
- Local amenities including Tottenham Hale Station currently overcrowded;
- Construction work and traffic will be noisy and environmentally damaging;
- Social housing not proposed, only affordable housing. This is a form of social cleansing and will not benefit local residents in need;
- Adjoining waterways do not have adequate protection against children falling in;
- Play areas small and next to access road and parking;
- Facilities should be provided for cruising boaters;
- Development encroaching onto local open space and green belt;
- New buildings and glazing in particular will adversely affect local wildlife including bat and bird flight patterns causing injury and make it more difficult when hunting for food;
- Proposals may set a precedent for other development which would increase the danger to wildlife.

Support –

- Welcome investment into area bringing much needed new homes, businesses and jobs;
- New commercial uses supported as there is a lack of cafes and restaurants locally;
- Percentage of affordable housing justified given existing provision in area;
- Social housing brings more crime and anti-social behaviour.

Other –

- Important that the improvements at Tottenham Hale Station, which is already congested will handle the additional demand.

7 MATERIAL PLANNING CONSIDERATIONS

7.1. Key planning policy context

- 7.1.1** London Plan 2016 Policy 3.4 (Optimising Housing Potential) and emerging policies in the new draft London Plan (2018) indicate that a rigorous appreciation of housing density is crucial to realising the optimum potential of site but it is only the start of planning housing development, not the end. The Mayor's SPG - Housing encourages higher density mixed use development in Opportunity Areas. This approach to density is reflected in the Tottenham AAP and other adopted and local policy documents.
- 7.1.2** The new NPPF should be considered alongside London Plan 2016 policies 3.5 (Quality and Design of Housing), 7.4 (Local Character), 7.5 (Public Realm), and 7.6 (Architecture), Local Plan 2017 policies SP11 (Design) and DM1 (Delivering High Quality Design). Policy DM1 of the Development Management DPD states that all development must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. Furthermore, developments should respect their surroundings by being sympathetic to the prevailing form, scale, materials and architectural detailing. 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.
- 7.1.3** London Plan 2016 policy 7.6 states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. Local Plan Policy DM1 continues this approach and requires developments to ensure a high standard of privacy and amenity for its users and neighbours.
- 7.1.4** The revised NPPF adds further emphasis on the need to manage 'value engineering' and the erosion of design qualities at the delivery stage, stating in Chapter 12:
- "Local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme."*
(Para 130, NPPF, 2018).
- 7.1.5** Policy DM1 states that all development must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. Strategic Policy SP11 requires all new development to 'enhance and enrich Haringey's built environment and create places and buildings of high quality'.
- 7.1.6** The Draft New London Plan (Policy D2) reinforces the importance of maintaining design quality throughout the development process from the granting of planning permission to completion of a development. It states that

what happens to a design after planning consent can consent can be instrumental to the success of a project and subsequent quality of a place.

7.1.7 London Plan Policy 5.13 (Sustainable drainage) and Local Plan Strategic Policy SP5 (Water Management and Flooding) require developments to utilise Sustainable Urban Drainage Systems (SUDS) unless there are practical reasons for not doing so, and aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible in line with the drainage hierarchy. The new draft London Plan (2018) reinforces this approach and also promotes the use of blue roofs for rainwater harvesting.

7.2. Environmental Impact Assessment

7.2.1 A reserved matters application is a 'subsequent application' where the outline was accompanied by an Environmental statement (ES) in accordance with the Town and Country Planning (EIA) Regulations 2017. In the preparation of the application, consideration must be given to whether the environmental information already provided to the Council in the form of the ES (as updated) remains adequate to identify the significant effects of the development.

7.2.2 Officers agree with the conclusions of the Environmental Compliance Report that the information is adequate and that, pursuant to Regulation 9(2), that the Council can take into account the Environment Statement (as updated) in making a decision on the Reserved Matters application. The Environmental Compliance Statement is supported by the following additional technical assessments:

- Design and Access Statement.
- Internal Daylight Assessment Report.
- Sustainability Statement.
- Energy Statement.
- Overheating Analysis.
- Wind Conditions Note.

7.2.3 The National Planning Practice Guidance makes clear that reserved matters are those aspects of a proposed development which an applicant can choose not to submit details of with an outline planning application, (i.e. they can be 'reserved' for later determination). These are defined in Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 as 'Access', 'Appearance', 'Landscaping', 'Layout' and 'Scale'.

7.2.4 Hybrid planning permission (ref: HGY/2016/1719) was granted with all matters reserved in respect to the Outline element. It did however establish the principle of development, including the number of residential units; the quantum of non-residential floorspace; a series of parameters concerning height and scale; design codes and safeguarding conditions.

7.2.5 It is also important to note, as highlighted in the previous section that the hybrid consent and associated s.106 agreement secured the quantum and tenure mix of affordable housing provision (minimum 35% affordable housing up to 50% subject to viability reviews) in addition to overall housing mix, rent levels, mitigation measures and obligations relating to employment, transport, open space and sustainability.

7.3 Reserved Matters

7.3.1 A reserved matters application deals with some or all of the outstanding details of an outline application, including:

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

7.3.2 A Reserved Matters submission must be in line with the outline approval, including any indicative masterplan, parameter plans, design guidance and conditions and s.106 obligations attached to the original permission.

7.3.3 The Reserved Matters under consideration (layout, scale, access, appearance and landscaping) have been prepared taking full account of the hybrid consent and related provisions, planning policy and consultation responses.

7.4 Layout

7.4.1 *Hybrid planning consent requirements*

7.4.2 The Development Zones (DZ) at Ground Level and Development Zones at Upper Level Parameter Plans confirm the locations of the Development Zones (DZ) at ground level and upper levels, comprising DZ 1 (Buildings C, D, E and F), DZ 2 (Building H and I) and DZ 3 (Buildings J and K). These Plans also confirm the maximum extent of the buildings lines.

7.4.3 A number of the Parameter Plans confirm the location of the gaps required between the buildings and the minimum distances between the buildings within

these gaps. They confirm that the minimum distances between Buildings C, D, E and F should be 10m between building faces; 6m between H and I and J and K, and 12m between I and J (at the Bridge 3 landing point). The Design Codes also provide further guidance on the gaps between buildings and confirm they must provide views through; park-side gaps must not be used for parking; and must adhere to rules provided within the key diagrams shown.

7.4.4 The Access and Public Realm Parameter Plan identifies the locations of the boaters bin storage to the north of Block H.

7.4.5 The Design Codes set the uses of the buildings as being residential on the ground and upper floors, with some commercial use. Further design codes define ground floor arrangements.

7.4.6 *Proposals*

7.4.7 The siting of the buildings accord with the DZs and maximum extent of the building lines, and gaps between buildings offering appropriate views across the development.

7.4.8 Residential accommodation is proposed across all buildings at ground and upper floor, excluding Building C which will include some retail floorspace at ground floor level, in accordance with the Design Codes.

7.4.9 It should be noted that the boaters bin store is proposed to be located to the north of Building F, as opposed to Building H. This is a small deviation from the approved plan, however it is not a significant deviation and has no material implications.

7.5 **Scale**

7.5.1 *Hybrid planning consent requirements*

7.5.2 The Building Heights Parameter Plan confirms the maximum extent of the buildings, varying between +46.41m AOD at the south-east of the outline element (where Building C lies), to +37.05 where Buildings D, E and F are locating, finally stepping down to +33.90 to the north where part of Building F lies. For Buildings H, I and J, the Plan confirms maximum heights of +23.5m AOD, which steps up to +28m AOD either side of the building landing point for Bridge 3.

7.5.3 The hybrid consent permits up to 505 homes, with 256 homes remaining to be delivered within the outline element; along with up to 200 sq.m of non-residential floorspace (Use Classes A1-A5 and B1) within Building C. Consent is granted for either residential or commercial (B1) uses within Building K, however this building does not form part of this Reserved Matters application.

7.5.4 *Proposals*

7.5.5 The heights of the proposed buildings meet the maximum height parameters set by the parameter plans. The table below confirms the maximum heights of each of the buildings:

Building	Maximum Height (AOD)	Proposed Height (AOD)
C	+46.41m	+45.87m
D	+37.05m	+36.62m
E	+37.05m	+36.62m
F	+33.90m/+37.05m	+33.47m
H	+23.50m	+23.2m
I	+23.50m/+28m	+23.45
J	+23.50m/+28m	+23.45

Consented and proposed heights

7.5.6 The proposed development complies with the maximum total amount of homes and total amount of non-residential floorspace within Building C, comprising 245 homes and 111sqm of retail floorspace.

7.6 Appearance

7.6.1 *Hybrid planning consent requirements*

7.6.2 The Design Codes in relation to typology describe the characteristics that should be achieved for the park-side family homes (Buildings H, I and J) and waterside apartment blocks (Buildings C, D, E and F).

7.6.3 The Design Codes provide further guidance on roofs for the two park-side family homes and waterside apartment blocks, which should be articulated to appropriately address adjacent spaces, with further guidance provided within the diagrams.

7.6.4 The Design Codes also set a number of codes in relation to appearance of the buildings. A summary of these are set out below (amongst others):

- Each building should relate to their building typology, of relevant to this RMA are the 'park side' family home character (Buildings H, I and J), and waterside apartments character (Buildings C, D, E and F);
- Building materials should be kept to a limited type of material; the brick colour should be of the same type and family, with no more than 5 different brick types and should complement the detailed component buildings etc;
- In terms of windows, these should be provided within circulation spaces where possible; should be orthogonal; and have window reveals to be flush, or projecting when there is a clear design strategy;
- Where roofs are pitched it should complement the roofing materials in the detailed element; or when flat should predominantly comprise green or brown roofs;
- In terms of balconies, these should be integrated with the architecture of the building; meeting the relevant design guidance from the GLA; should not be irregular in shape or plan; vary in materiality etc;
- Prominent building corners are proposed for the south of Buildings C, K and I, and to the north of Building J, the building corners should have differentiated architectural features, however a number of features should be avoided;
- Refuse bins should not be located in the public realm or within front gardens unless screened; should be easily accessible; and located within the ground floor of buildings;
- A number of codes are set for building services, including satellite dishes, meter boxes, ventilated, roof top plant etc.

7.6.5 *Proposals*

7.6.6 The submitted application drawings demonstrate the detailed designs and external appearance of the buildings, whilst the DAS sets out a detailed analysis of the proposed appearance of the buildings, and how this has evolved from the requirements and guidance set out in the Design Codes and parameter plans, approved in support of the hybrid consent.

7.6.7 The DAS and drawings demonstrate Building C, being one of the most important buildings, provide a distinctive and prominent building corner and roof facing on to the square to the south (included as part of the detailed element),

and includes a number of different architectural features than the surrounding buildings.

- 7.6.8 The DAS provides further information on the proposed materials for the buildings. The buildings will comprise brick buildings, the colours within the same family of colours throughout Buildings A and B and through to the remaining blocks on site. Samples of the proposed materials will be submitted to officers for approval prior to their implementation on site.
- 7.6.9 All balconies are in accordance with the private amenity space standards and design requirements of the GLA's Housing SPG; and all homes are in accordance with the minimum internal space standards as required by the SPG.
- 7.6.10 The buildings proposed are in accordance with the requirements and guidance set out in the Design Codes.

7.7 Access

7.7.1 Hybrid planning consent requirements

7.7.2 The Access and Public Realm Parameter Plan consents a primary vehicular access route, together with a primary pedestrian and cycle route, through the site following on from Phase 1 and linking to the boater's access to the north. The plan also identifies a bridge interface point of access where at the bridge landing point for Bridge 3 will meet the Hale Wharf site, between Buildings I and J. Biodiverse areas of no public access fronting on to the Flood Relief Channel and the River Lee Navigation are also located on the plan

7.7.3 As noted above, the Car Parking Parameter Plan sets the locations of the car parking courts, as well as parking in front of Buildings H, I, J and K running along the eastern side of the central spine. Cycle parking is provided within the ground floor of the waterside apartment blocks, ground floor level of the park side apartment blocks and within the public realm.

7.7.4 Proposals

7.7.5 The application drawings demonstrate the location of the primary vehicular and pedestrian route through the centre spine of the site, continuing the route from Ferry Lane within the detailed element. As set out within the approved Transport Assessment (submitted as part of the hybrid consent) a very low level of vehicular movements are anticipated. For example, the TA indicates that from the 50 units with car parking spaces it was anticipated 8 vehicles movements would be generated in the AM peak and 6 vehicles movements in the PM peak.

7.7.6 The transport consultants have carried out further tracking based on the proposed designs and arrangements, to ensure sufficient space is available for

all vehicles to enter, turn, and leave the site, particularly refuse and service vehicles.

- 7.7.7 Bridge 3 is proposed linking the development to The Paddock, with the bridge landing between Buildings I and J. The proposals in this submission include details of the landscaping surrounding the bridge landing point and correspond to the plans in the full application being considered separately.
- 7.7.8 Car parking courts are proposed between the buildings, as well as car parking spaces along the east of the central courtyard. As noted previously, there is a small deviation whereby one car parking court is proposed to be located to the north of Building H, instead of to the north of Building F. This has essentially swapped places with the boaters bin store and is considered to be a minor deviation from the parameter plan. This allows for a better arrangement of this area, and to accommodate all the required car parking spaces
- 7.7.9 Finally, as required by the Access and Public Realm Parameter Plan, no public access is provided within the biodiverse zones.

7.8 Landscaping

7.8.1 Hybrid planning consent requirements

7.8.2 The Access and Public Realm Parameter Plan identifies the location of biodiverse areas of no public access fronting on to the Flood Relief Channel and the River Lee Navigation are also highlighted. The Plan also identifies the location of play space towards the northern part of the site between Buildings E and I.

7.8.3 The Design Codes provide guidance on the landscaping and public realm of the outline element. Its sets a number of character areas of the external spaces, comprising the courtyard streetscape, the waterside biodiverse edge, and the park side biodiverse edge. The Codes prescribe a number of minimum distances for the spaces and entrances and front garden.

7.8.4 The Car Parking Parameter Plan sets the locations of the car parking courts between Buildings C and D, D and E, E and F, and to the north of F. Car parking is also consented to be located in front of Buildings H, I, J and K running along the eastern side of the central spine.

7.8.5 The Design Codes provide some further guidance on the appearance of the car parking spaces, such as requiring these to be within the public realm and not in building under crofts; integrated within the streetscape; and visually connected to the central courtyard.

7.8.6 Proposals

- 7.8.7 The proposals incorporate areas of public realm throughout the outline component, forming some key character areas, including the central courtyard, wharf side, park side shared surface to the north, the car courts and the waterside amenity spaces. As required by the parameter plans, no public access is provided along the eastern and western boundaries, providing areas of biodiverse zones. The landscaping proposals so however allow for views out to the water's edge.
- 7.8.8 310 sq.m of play space is proposed to the east of Building E, providing informal doorstep type of play. The total amount of play space is in accordance with the proposed child yield for Hale Wharf.
- 7.8.9 Car parking is located within the car parking courts between the buildings, through the courtyard. The designs of the car parking spaces follow the requirements set out within the Design Codes. The location, amount and design of the car parking therefore accords with the parameter plans and Design Codes.

7.9 Daylight, sunlight and overshadowing

- 7.9.1 In support of the development and to assist in demonstrating its quality, the applicants have undertaken a daylight and sunlight study to demonstrate that the proposed accommodation will receive good levels of light. The study has been prepared broadly in accordance with Council policy following the methods explained in the Building Research Establishment's (BRE) publication "Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice" (2011) , known as "The BRE Guide". It should be noted however that the BRE Guide is based on a lower density, outer suburban housing model.
- 7.9.2 The Mayor's Housing SPG indicates that BRE guidelines on assessing daylight and sunlight should be applied sensitively to higher density development in London, particularly in central and urban settings, recognising the London Plan's strategic approach to optimise housing output (Policy 3.4) and the need to accommodate additional housing supply in locations with good accessibility suitable for higher density development (Policy 3.3). Quantitative standards on daylight and sunlight should not be applied rigidly within built up urban areas without carefully considering the location and context and standards experienced in broadly comparable housing typologies in London.
- 7.9.3 The report assesses daylight and sunlight levels to the habitable rooms in Phase 2 of this development (Blocks C-F & H-J). Daylight and sunlight impact of the proposals on neighbours, on Blocks A & B and on amenity spaces within the development were assessed for the original hybrid application, which granted planning approval in detail for Blocks A & B and the public realm, and in outline for the rest. The volume and envelope of the proposal is unchanged

from that previous permission, so there is no need to assess those other potential impacts. Block G is no longer proposed and Block K will form a future Phase 3; daylight and sunlight on its habitable rooms will be assessed when reserved matters approval for that is submitted.

- 7.9.4 The assessment for this application finds that 92% of habitable rooms in the proposed development would receive sufficient daylight and 95% of applicable rooms receive sufficient sunlight. This performance compares well to the previously approved Blocks A & B (where 80% achieved the daylight standard), and much better than other typical large higher density developments (for instance Clarendon Square St William development 84% & 34% day & sunlight).
- 7.9.5 It should also be noted that Council officers requested amendments to the applicants original proposals during the development of this reserved matters application, that amongst other things, additional windows and increased the sizes of several windows, resulting in further improvements to day and sunlight levels compared to their original designs. The applicants note that the small number of windows that do not meet the BRE Guide daylight or sunlight recommendations are all lower floor windows.
- 7.9.6 The application site has the benefit of a superb natural location, with all flats close to and with views onto waterways, amenity spaces and/or the natural and parkland landscapes of the Lee Valley. Of greater mitigation, the overwhelming majority of those windows where daylight or sunlight does not meet the BRE Guide recommendations are in two storey maisonettes with at least dual (often triple) aspects, with at least one outlook onto natural landscape or waterways and in all likelihood with at least one aspect with excellent day and/or sunlight. Only Block C contains single aspect (east and west facing) flats, and a very high number of rooms within Block C achieve the BRE Guide recommendation for daylight (98.4%, against 91.7% for sunlight).
- 7.9.7 Overall, this application is considered to achieve an excellent level of daylight and sunlight for residents, given its urban context and compared to other more typical higher density residential developments.

7.10 Sustainable Urban Drainage (SUDs) and Flooding

- 7.10.1 The site is currently largely impermeable, and the development would introduce a range of sustainable drainage and water attenuation measures such as infiltration in soft landscaping areas, porous hardstanding and beneath ground water storage tanks to improve the existing surface water run off levels.
- 7.10.2 A SUDS analysis has been undertaken in consultation with Haringey LLFA, to determine feasible SUDS to be incorporated in the drainage strategy for the development.

7.10.3 Surface water will be attenuated by a series of permeable SUDS features including porous paving with underlying attenuation tanks, French drains and channel drains. These systems form a SUDS train which convey surface water towards the designated existing outfalls to the Flood Relief Channel.

7.10.4 The landscape proposals incorporate measures to manage surface water run-off from the site. The areas however for amenity/play etc. are limited and these would be reduced if areas were designated for swales or rain gardens, whilst not enhancing the SUDS drainage proposals since infiltration is not permitted due to potential contamination.

7.11 Quality Review Panel

7.11.1 The Quality Review Panel has reviewed this scheme on two occasions. In its most recent Review, it concluded:

“The panel is generally very supportive of the reserved matters designs for Hale Wharf, which have developed in a positive way since the previous review. Some scope remains for enhancements to the public realm and landscape design, and to improve the quality of internal circulation, bin and cycle stores within the residential blocks. It recognises the consideration that has been given to the architecture of Building C - but recommends further thought about how this could provide a more distinctive ‘civic’ elevation fronting onto the main space to the south. The panel understands that Building K will form a separate planning application; however, the building potentially plays a very important role within the development, terminating the main pedestrian arrival space from Hale Village. The panel would encourage a greater focus on the nature and qualities of the building at the earliest opportunity. As at the previous review on 11 July, the design of Bridge 3 is generally supported; more information about the landscape design of the landing areas would be welcomed. Subject to the satisfactory resolution of the issues outlined below, the panel would offer its support for the reserved matters application.”

7.11.2 The proposals have been revised following the Quality Review Panels comments as set out in the table below:

Quality Review Panel Comment	Officer Response
<p><i>Massing and development density</i></p> <p>As at the previous review, the panel notes that the building heights of the proposals have been established within the parameter plans of the hybrid planning consent of June 2017.</p>	<p>Noted.</p>

<p><i>Place-making and public realm</i></p> <p>The panel would encourage the design team to enhance the quality of the public realm within the site, for the enjoyment of residents, and moderate the impact of vehicles and parking.</p> <p>The panel would strongly encourage the design team to mitigate the impact of vehicles within the development. This could be achieved by ‘breaking up’ physically (and visually) the linear swathe of parking along the central street, whilst also exploring an adjustment in layout of the access road, to avoid a continuous and straight run for cars, which is potentially hazardous for pedestrians.</p> <p>A further option to explore could include moving the existing chicane in the road layout southwards, which would slow the traffic down at an earlier point in the development, and signal the change to a more pedestrian (and domestic) environment. It would also allow the location of the play space to be adjusted, so that it sits to the east of the road, adjacent to the four-storey maisonettes, and away from the bin stores of the apartment blocks to the west.</p> <p>The panel would also support extra refinement of the parking courts. Whilst they seem very car-dominated at present, the opportunity exists to make them pleasant spaces through improving the landscape within the court, enhancing the greenery and creating a seating area towards the edge of the court closest to the water.</p>	<p>The public realm and landscaping proposals have been comprehensively reviewed following the Panels comments and have sought to address the matters raised to create a high quality residential and pedestrian focussed environment.</p> <p>Realignment of route, additional tree planting and repositioning of spaces has broken-up car parking.</p> <p>The vehicular carriageway has been minimised and realigned and additional landscaping now incorporated. The play area is located on the western side to maximise sunlight and is set away from secure bin store and landscaped. This ensures a traffic calmed area accommodating low levels of traffic and maximises amenity/landscaped space and play space.</p> <p>The parking courts would be attractively paved and incorporate pergolas with vegetation whilst allowing views towards the water and be overlooked by adjoining building.</p> <p>Further enhancements including additional greenery and seating will be incorporated as part of the</p>
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<p>The entrance area to Building C also requires further consideration; it is currently located at the narrowest point of the central street, between blocks C and K.</p> <p>The panel would welcome an approach to public art within the scheme that seeks to integrate art with play and with the landscape as a whole, rather than solely as an object that is placed within the public realm.</p> <p>Whilst coherent and integrated signage will be a necessary part of the wayfinding strategy, public art can also help to reinforce the legibility of the pedestrian route through the site. An intriguing and visually distinctive artwork could highlight the route towards the Paddock, if placed at the turning towards the bridge from the central street.</p>	<p>landscaping condition attached to the hybrid consent.</p> <p>The entrance has been revised and is now set back and partially covered and has been enhanced with additional glazing and architectural detailing.</p> <p>Details of public art is required to be submitted for approval by a condition attached to the hybrid consent. Several locations however have been identified at this stage to ensure public art forms an integral part of the landscaping strategy.</p> <p>Noted and these matters will be considered and incorporated when proposals are considered as part of the planning condition.</p>
<p><i>Landscape design and play strategy</i></p> <p>Scope for some refinement also remains within the landscape proposals generally. The precedent images shown during the presentation were very attractive; however, graphic renderings of the landscaped areas within the scheme itself seemed less persuasive, comprising hedges, logs and benches. In addition, the central space has large areas of hard paving and seems very vehicle-focused (as outlined above).</p> <p>The panel would encourage the project team to further refine and enhance the landscape proposals, to include a more natural and imaginative approach to play. It would also encourage the inclusion of robust and contained planting areas that will withstand children trying to cut through</p>	<p>Noted.</p> <p>Improvements have been included as per above providing for additional tree planting, landscaping, defensible space across frontages.</p> <p>The proposals attempt to provide an informal and creative area for play which is accessible, overlooked and safe. Robust landscaping and safety measures are incorporated within the play space design e.g. fencing, hedges, boulders and benches.</p>

<p>beds. The current planting proposals seem overly formal and rigid. It would encourage the inclusion of alternative species to box plants, to minimise problems with box moths.</p> <p>The panel considers that the scheme would significantly benefit from the inclusion of accessible green open space that has a stronger relationship with the water.</p> <p>It would encourage the design team to open up access to a more naturally landscaped waterside amenity space at the northern tip of the site. Careful consideration of the management of this area (in addition to the location, dimension and detail of any fencing, gates or boundary treatments) would be required in order to strike a balance between amenity and safety.</p> <p>The panel understands that the play strategy extends across the wider area, and that distances to different types of play provision in the locality have been established as being within policy guidelines.</p> <p>However, concern remains that the play provision within the central street is currently located too close to bin stores, and may present conflicts and safety hazards especially during waste collection days. The panel would support an alternative approach that mitigates any conflict between the pedestrian / play environments and waste collection.</p> <p>The hard landscaping and edge treatments should also be very carefully and robustly designed and specified to withstand</p>	<p>An area on the north side of the site adjacent Block F has been redesigned to provide an attractively landscaped waterside amenity space and enhance bioversity.</p> <p>Noted. An estate management plan must be submitted for approval by the Authority as required by the section 106 agreement associated with the hybrid consent.</p> <p>Details of boundary treatments are also conditioned by the hybrid consent to be agreed with the Authority.</p> <p>Noted.</p> <p>There is a site-wide play strategy which accords with the spatial and design requirements of the hybrid permission and considers facilities in adjoining developments including Hale Village.</p> <p>As per the response above, the play area incorporates appropriate safety measures to mitigate against potential conflict in this regard.</p> <p>Robust landscaping features are incorporated and sufficient space provided to enable refuse vehicles to</p>
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<p>repeated movement of bins on waste collection days.</p> <p>The panel notes that the proposals to upgrade the Paddock (funded as a community benefit by the Hale Wharf development) are being progressed by the Council, and it would welcome the opportunity to consider these at review.</p> <p>As mentioned at the previous review, management of the public realm and landscape will need to be comprehensive and well-considered. The planted edges of the site onto the water will be a very positive element of the scheme, but will also potentially collect litter.</p>	<p>turn.</p> <p>Proposals to upgrade and enhance The Paddock remain ongoing and will be brought to QRP in due course.</p> <p>Noted. As per response above, an estate management plan must be submitted for approval by the Authority as required by the section 106 agreement associated with the hybrid consent.</p>
<p><i>Architectural expression and scheme layout</i></p> <p>The panel supports the robust, solid nature of the proposed architecture of Buildings D, E and F, and feels that the rhythms created within the facades are generally very positive. It welcomes the refinements to texture and detail within the elevations.</p> <p>The panel supports the approach that has been taken to the ground floor residential accommodation which fronts onto both the private water's edge and the more public central area.</p> <p>It also welcomes the open lobbies that allow views through the building to the landscape and water beyond. It would strongly encourage the inclusion of windows within stair towers, to bring natural daylight into the circulation areas and encourage residents to use the stairs, whilst also enlivening the exterior of the stair towers.</p> <p>As mentioned at the previous review, the panel would support an approach that seeks to minimise the area of sterile frontage at ground level at the location of bin and cycle</p>	<p>Support noted.</p> <p>Support noted.</p> <p>Noted.</p> <p>Additional fenestration has now been incorporated to into the stairwells.</p> <p>Additional landscaping has been included areas these areas to soften and enhance their appearance.</p>

storage.

The panel welcomes the refinements to the architectural expression and roofline of Building C. The unified single gable at the southern elevation looks good and has an appropriate proportion. The adoption of a simpler palette of brick colours and textures also works well.

Whilst it is accepted that the western roofline of Building C needs positive articulation to respond to the key strategic views from Hale Village and beyond, a range of views were expressed by the panel concerning the dormers shown within the current proposals. Some of the panel members felt that the dormers were successful at addressing this important view from Hale Village, however others felt that the articulation of the dormers is too domestic in nature, and that a stronger approach to the roofline is required.

The potential also exists to further refine and explore the eastern roofline of Building C, to take advantage of fantastic views to the

High quality screening will be provided to the bin and cycle stores and these must be agreed with the Authority as per a condition attached the hybrid consent.

Support noted.

The two large dormers have been added to the West facing elevation to address Hale Village and the River Lee with a strong reference to the lower building roofline. These dormers help to create a second front to the building without undermining the primary southern frontage. They are lower than the ridge of the main roof to give prominence to the main North South axis of the roof and the southern gable which addresses the square but softening the long roofline to the 'side' of the building. The dormers are located above the living space and balcony positions and form a cap to the stack of external amenity. Historically dormers are often found at the top of the loophole (loading bay) of brick warehouses and would have been used to support the jib of the wall crane.

All the buildings have distinctive rooflines and these dormers are add further interest to the roofline of the wider masterplan.

The dormer on the East facade houses the lift overrun and will be articulated further by having signage

<p>east.</p> <p>The panel also supports the inclusion of a grid of balconies at the southern elevation of Building C, fronting onto the primary arrival space within the development. It would encourage further exploration of its detailed design, to achieve an appropriate grandeur and visual weight, to reflect the 'civic' nature of this elevation. The panel welcomes the additional detail about the four-storey blocks (H, I, J) at the north-eastern end of the Hale Wharf site. These are generally working well, and seem generously proportioned, and well-considered in terms of orientation, outlook over the water, and defensible space at ground level.</p> <p>At a detailed level, it would encourage further consideration of the stairwells within the maisonette blocks (H,I,J). The inclusion of windows within the stairwell areas would be welcomed to increase levels of daylight internally. The stairwells themselves are very large in plan; opportunities to utilise some of the unused space for cycle storage or general residential storage would be supported.</p> <p>In addition, the panel would support the inclusion of additional windows above ground level in the side elevations of the maisonette blocks overlooking the cycle stores, in order to provide a good level of passive surveillance.</p> <p>As noted at the previous review, Building K will be an important building for pedestrians arriving across the bridge from Hale Village. The use, nature and visual qualities of this building need further consideration; the panel would like to see more information on this at the earliest opportunity.</p>	<p>identifying the location painted on its brick as is commonly found on industrial wharf buildings.</p> <p>Support noted.</p> <p>The frame of balconies on the south facing elevation of Block C has been refined further to enhance its appearance. Details of its materiality and colour are conditioned by the hybrid consent.</p> <p>Additional fenestration has now been incorporated to into the stairwells.</p> <p>The stairwells are not overly sized and sufficient cycle storage is provided separately.</p> <p>Noted.</p> <p>Windows have now been introduced as suggested.</p> <p>Noted.</p> <p>Block K is currently being marketed for commercial use as per the requirements of the hybrid permission. Following this, it will form part of a further Reserved Matters</p>
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<p>It considers that Building K may be an appropriate location for a provider of managed workspace; it has the potential to be a hub for small creative industries / businesses. It could be a positive addition to the development as a whole, providing a good level of daytime activity.</p>	<p>submission.</p> <p>Noted.</p> <p>As per the response above, the building is being marketed for commercial uses including managed workspace and creative industries. Should however this exercise not attract any viable commercial interest the building will be designed for residential purposes.</p>
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8. CONCLUSIONS

- 8.1. The development of the site as proposed in this Reserved Matters application is in accordance with the principles and parameters of the outline planning permission as well and the Council's strategic direction for this area. Overall, the Reserved Matters relating to layout, scale, access, appearance and landscaping as proposed are considered acceptable.
- 8.2. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

9. COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 9.1. Based on the information given on the plans, the Mayoral CIL charge will be £214,690 and the Haringey CIL charge will be £90,345 (with Block K, this will either incur an additional approximate figure of £38,500 (MCIL - £38,500) based on commercial or £55,000 (HCIL - £16,500; MCIL - £38,500) based on residential use.
- 9.2. These are estimated figures based on the plans and 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. The applicant may apply for relief as a Registered Provider of social housing following on from the grant of planning permission.

10. RECOMMENDATIONS

10.1. **GRANT PERMISSION** subject to the following conditions:

10.2. **CONDITIONS AND INFORMATIVES**

CONDITIONS

1. Compliance: Development in accordance with approved drawings and documents (LBH Development Management).

The approved plans comprise drawing numbers and documents as attached in Appendix 1.

2. Cycle parking

Details of the cycle parking facilities shall be submitted to and approved in writing by the Council prior to development prior to development commencing and shall be carried out in accordance with the approved details and to the satisfaction of the Council.

Reason: To ensure satisfactory cycle parking provision in order to promote sustainable modes of transport in accordance with policies 6.1 and 6.9 of the London plan (2016) and Policy SP7 of the Haringey Local Plan (2017)

3. Signage

Details of building signage shall be submitted to and approved in writing by the Council prior to development commencing and shall be carried out in accordance with the approved details and to the satisfaction of the Council.

Reason: In order to ensure that the Council is satisfied with the details of the authorised development, in accordance with Policy DM1 in the Haringey Local Plan 2017.

INFORMATIVES

Original Planning Permission

The original planning permission HGY/2016/1719 still stands and all its conditions and informatives still apply, in particular materials, landscaping, biodiversity play space, lighting, wheelchair units and SuDS conditions include ongoing requirements. This approval and that permission should be read together.

Working with the applicant (LBH Development Management)

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) Order 2015 (as amended) to foster the delivery of sustainable development in a positive and proactive manner.

Designing out crime – certified products (Metropolitan Police)

INFORMATIVE: In meeting the requirements of Approved Document Q pursuant to the building regulations, the applicant may wish to seek the advice of the Police Designing Out Crime Officers (DOCOs) concerning certified products. The services of the Police DOCOs are available free of charge and can be contacted via docomailbox.ne@met.police.uk or 0208 217 3813.

Naming of new development (LBH Transportation)

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

APPENDIX 1 – Plans and application documents

Cover letter;

Applications forms;

CIL Additional Information Form;

Design and Access Statement (prepared by Allies and Morrison, with input from Landscape Projects), including details required by conditions B6, B7 and B15;

Planning Statement, prepared by Quod;

Environmental Compliance Report (prepared by Ramboll) (including Phase 2 Wind Conditions Note);

Internal Daylight Assessment Report, prepared by Hilson Moran;

Sustainability Statement, prepared by Hilson Moran;

Energy Statement, prepared by Hilson Moran;

Overheating Analysis, prepared by Hilson Moran.

APPENDIX 2 – Summary of resident and amenity group representations

Representations	Officer comments
Pleased with the plans; welcome investment into the area to bring much needed new homes, businesses and jobs.	Support noted.
After decades of no investment in Tottenham Hale this development is more than welcome.	Support noted.
New commercial uses supported as there is a lack of cafes and restaurants locally	Support noted.
Pleased with plans and welcome investment.	Support noted.
Percentage of affordable housing justified given existing provision in area;	Support noted.
No objections but important that the improvements at Tottenham Hale Station, which is already congested will handle the additional demand.	Support noted. The principle of growth on this scale at Tottenham Hale has been established through the relevant policy framework and various outline permissions including the Hale Wharf hybrid consent.
Many objections raised due to no social housing. Tottenham already has one of the highest percentages of social housing in the country and any new such housing wouldn't go to Tottenham residents anyway.	The proposal does in fact include provision for affordable rent and shared ownership, secured via the s.106 agreement.
Love the plans, new shops and a cinema will create a great destination and much needed new homes. Great to see no social housing, the taxpayer already subsidises more than its fair share in Tottenham.	The development at Hale Wharf does not include a cinema. Reference must relate to another planning application under consideration in the wider area. As indicated above, the proposal does in fact include provision for affordable rent and

	shared ownership, secured via the s.106 agreement.
Received brochure from Argent. Support regeneration plans. Good to see high quality homes being built in Tottenham Hale.	Reference being made to application by Argent currently under consideration for another major redevelopment in the wider area.
Social housing brings more crime and anti-social behaviour, drugs and asylum seekers who don't integrate into the community.	Do not agree.
Disgrace that not no social housing planned, only so called affordable housing. This is not a development intended to benefit local residents or help the huge number on the waiting list or homeless.	The proposal does include provision for affordable rent and shared ownership, secured via the s.106 agreement in accordance with planning policy.
Scale and height of development contrary to Council guidelines and will spoil the character, appearance and use of the surrounding area.	The scale and height of the proposed buildings comply with the development parameters approved under the hybrid consent.
Architecture inappropriate.	The design of the proposed buildings reflect the approach established by the hybrid consent and associated guidance. The rationale is based on traditional wharf-side industrial architecture.
New buildings will cause loss of light and privacy locally.	The proposed buildings are too far away from neighbouring existing development to adversely affect light and privacy. The buildings have been carefully positioned and designed so as not to cause such impact between them and comply with the parameters established by the hybrid consent.
Development will exacerbate existing traffic congestion and affect road safety.	The principle of development was established by the hybrid

	<p>permission. This was accompanied by a Transport Impact Assessment which identified and considered the implications of the development on the local highway network and other transport modes. Appropriate mitigation measures were secured by the consent.</p>
<p>Local amenities including Tottenham Hale Station currently overcrowded.</p>	<p>As mentioned above, the principle of development was established by the hybrid permission. This was accompanied by an Environmental Impact Assessment including a Transport Impact Assessment which identified and considered the implications of the development on the local area. Appropriate mitigation was secured via the consent to address impacts on local facilities.</p>
<p>Construction work and traffic will be noisy and environmentally damaging.</p>	<p>The hybrid consent requires the developer to prepare a construction management plan to guide the construction process and ensure the local area including the natural environment is not adversely affected.</p>
<p>Adjoining waterways do not have adequate protection against children falling in.</p>	<p>The proposed development is carefully designed to ensure access to the water's edge is restricted in part for safety and environmental grounds. Appropriate landscaping, boundary treatment and fencing will be incorporated to mitigate risk.</p>

<p>Play areas are small and next to access road and parking.</p>	<p>The proposed play areas comply with the parameters and design guidance established by the hybrid consent. One of the play areas is located adjacent the central access route but is appropriately landscaped and fenced off from the carriageway.</p>
<p>Facilities should be provided for cruising boaters.</p>	<p>This was not agreed at the hybrid application stage. The consent does however safeguard the existing commercial barges and enhances access and facilities for existing boating community to the north of the site.</p>
<p>Development encroaches onto local open space and green belt.</p>	<p>The proposed development does not encroach onto open space nor the adjoining Green Belt land.</p>
<p>The proposed development will have detrimental effects on the character and value and enjoyment of the Tottenham Marshes. The new buildings and glazing in particular will adversely affect local wildlife including bat and bird flight patterns causing injury and make it more difficult when hunting for food.</p>	<p>The principle of development including the position and height of buildings was established by the hybrid permission. This was accompanied by an Environmental Impact Assessment which identified and considered the potential impacts of the development on the local environment including flora and fauna.</p> <p>This application and the current Reserved Matters submission was reviewed by Natural England and the Councils Nature Conservation officer and no objections were raised in relation this</p>

	<p>matter. Appropriate mitigation however was secured including enhancements to local biodiversity, a substantial contribution towards the upgrading of The Paddock and improvements in pedestrian connectivity across the area.</p>
<p>Proposals may set a precedent for other development which would increase the danger to wildlife.</p>	<p>The principle of development has been established by the hybrid permission. Any future development proposals would be considered on their merits having regard to development and development proposals nearby.</p>
<p>Local housing need can be met by the many new buildings going up around the station area.</p>	<p>The principle of development has been established by the hybrid permission. All the development planned in Tottenham Hale will assist in meeting local housing need.</p>
<p>Strongly support the proposed cycle provision and storage. Storage however should be sufficient, internal and secure.</p>	<p>Support noted.</p> <p>Proposed cycle storage meets policy standards and will be internal and secure.</p>
<p>Disabled parking spaces should only be used by disabled users.</p>	<p>The proposals incorporate dedicated disabled parking bays.</p>
<p>Access to and from the site must be safe and encourage walking and cycling. Cycling Lanes should be upgraded to Tottenham Hale.</p>	<p>Noted.</p> <p>The proposals will improve pedestrian and cycle connectivity and limit car usage. The cycling Lanes are beyond the scope of this application.</p>
<p>Strongly support the additional bridges both to The Paddock and west of the canal but suggest a further pedestrian bridge is provided at the northern end.</p>	<p>Support noted.</p> <p>A fourth bridge is beyond</p>

		the scope of this application.
Internal Consultee Responses		
LBH Transport	<p>Arrangements for vehicular movement are satisfactory.</p> <p>Providing proposed cycle storage arrangements can be reviewed and approved prior to commencement of the works, the arrangements are satisfactory.</p> <p>Given the car free nature of the scheme, high quality, easily useable cycle parking that is attractive to residents to use is essential.</p>	A condition is attached to this consent in relation to cycle storage details.
LBH Pollution	<p>Air Quality:</p> <p>The main polluting operations associated with this phase include and associated traffic movements, 58 car parking spaces, natural gas powered CHP units and gas powered boilers. The baseline as described in the 2016 ES and 2017 ES Addendum remains valid.</p> <p>The 2016 ES and 2017 ES Addendum considered both an on-site combined heat and power (CHP) or an alternative connection to the district heating centre located at Hale Village, once operational. It is considered that the HW HPP would connect to the district heating centre, and as such the basis of the EIA remains unchanged.</p> <p>An air quality assessment (Ramboll, Environmental Statement, August 2018) and an Air Quality Neutral Assessment (AQNA) has been submitted along with the planning application to assess the air</p>	

	<p>pollution impact of the proposed developments and determine the change in pollutant concentrations of NO₂ and PM₁₀. The air quality neutral (AQN) assessment submitted as part of the 2016 ES and reviewed as part of the 2017 ES Addendum was further clarified during the LBH consultation period. As the proposed development would not exceed the non-residential and residential floorspace, residential unit number or commercial use classes as assessed in the 2016 ES, the air quality neutral assessment remains valid.</p> <p>Contaminated land:</p> <p>The Phase 2 proposed development would be compliant with the approved maximum parameter plans, including the proposed land uses, as assessed within the 2016 ES and 2017 ES Addendum. In addition, no additional ground reduction works are proposed as part of the Phase 2 proposals. As a result, there would be no changes to the environmental effects previously reported or additional likely environmental effects because of the Phase 2 proposed development. Accordingly, the conclusions as reported in the 2016 ES and 2017 ES Addendum remain valid.</p>	
LBH Waste Management	No further comments. RAG rating of green for waste storage and collection.	
LBH Nature Conservation and Landscaping	<p>Bird and bat boxes need to be incorporated into the development as per Condition B8 attached to the hybrid consent.</p> <p>Green or brown roofs need to be</p>	<p>Bird and bat boxes will be included within the development as part of details to be agreed with the Authority under Condition B8 of the</p>

	considered as part of the development.	hybrid permission. Green and brown roofs have been explored as part of the proposals and required as part of the hybrid consent but are not feasible given design of roofscape. Green and brown roofs will be considered as part of the design of Block K which will come forward separately.
LBH Sustainable Urban Drainage	No objections. Proposed arrangements accord with the requirements of the hybrid consent.	
LBH Regeneration	No major comments.	
External Consultee response		
London Fire Authority	The Commissioner is satisfied with the proposals.	
TfL (London Underground)	No comment on this application.	
Environment Agency	Satisfied that queries have been addressed and comfortable that the designs are in accordance with the approved parameter plans in respect to a satisfactory buffer zone/biodiverse edge.	
TfL (Crossrail 2)	No comment on this application. The application relates to land outside the limits of land subject to the consultation by the Crossrail 2 Safeguarding Direction.	
Natural England	No objection. Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on designated sites and has no objection	
TfL (Spatial Planning)	Support the proposals. TfL is satisfied the development will positively contribute to the	

	<p>Healthy Streets approach. Issue has been resolved.</p> <p>TfL welcomes the submission of a Public Realm Management & Maintenance Plan; this should be secured by condition. TfL are satisfied with a speed limit of 20mph, this maximum speed limit should be secured. Issue has been resolved.</p> <p>TfL is satisfied with proposed cycle parking provision. Issue has been resolved.</p> <p>TfL is satisfied 5% provision will be accessible to the larger models of bicycle. Issue has been resolved.</p> <p>Given the date the original proposal was submitted TfL would accept a Parking Plan submitted in accordance with current London Plan standards. Issue has been resolved.</p>	
Historic England (Greater London Archaeology Advisory Service)	No need to consult with the GLAAS.	
Canal and River Trust	<p>The Canal and River Trust is listed as a joint applicant for this development. Matters relevant to the Trust as a statutory consultee and affected landowner have been considered in the development of the scheme and will continue to be, through to implementation.</p> <p>The Trust has reviewed the application and have no comment to make.</p>	
Lea Valley Regional Park Authority	No further comments.	
Thames Water	No further comments.	
Greater London Archaeological	On the basis of the information provided, we do not consider that	

Advisory Service (GLAAS)	it is necessary for this application to be notified under the GLAAS Charter.	
London Borough of Hackney	No objections.	

APPENDIX 3 – Quality Review Panel Reports

11 July 2018

Summary

The Quality Review Panel considers that this review has been very provisional in nature, and it would welcome an early opportunity for a further review to enable consideration of the details of the scheme, in addition to the detailed landscape and public realm proposals, which were not available at the review.

The panel were unable to comment in detail on the proposals for public realm, landscape and play, as the information was not presented. It would like to see these aspects in detail at the next review, and highlights key themes / issues that it would like to see addressed within the proposals.

The panel supports the general approach to architectural expression. However, scope for some refinement remains within blocks D, E and F. Block C would benefit from a re-visit of the expression and form in order to enhance and differentiate the personality of the building. Block K potentially plays a very important role within the development; the panel would encourage a greater focus on the nature and qualities of the building. It would also like more information on blocks H, I and J.

The design of bridge 3 is generally supported; however, the panel would like to know more information about the interface of the bridge with both the landing areas at Hale Wharf and the Paddock, including the landscape proposals, design for wayfinding and the shaping of the visual sequences in the pedestrian experience.

Further details on the panel's views are provided below.

Massing and development density

- The panel notes that the building heights of the proposals have been established within the parameter plans of the hybrid planning consent of June 2017.

Place-making, public realm

- The panel welcomes the sensitivity of the proposals in terms of protecting the ecology of the site and its surroundings. It highlights that it was unable to comment in detail on the landscape and public realm proposals as the information was not available at the review; however, the panel comments below are included in order to inform the emerging proposals.
- There are potentially three different zones in the public realm; the panel feels that scope remains to work up an additional level of detail that explores and reinforces the different qualities of each of these different areas.
- It would like to interrogate the nature and detail of the central street at a greater depth, including what it is like to pass through or linger in as a space. The juxtaposition of buildings of 10 storeys on one side of the street and four storeys on the other side could be interesting.
- The distance between blocks C and K is quite narrow; the panel questions whether more space is needed at this junction of the arrival space at Hale Wharf (from Hale Village) and the central street.
- It considers that as the pedestrian bridge to the Paddock is located at the northern end of the site, away from the primary axis of pedestrian movement across Bridges 1 and 2, the detailed design of the landscape, the public realm, the buildings, the bridges (and landing areas) themselves should be very carefully considered in order to support and reinforce wayfinding along this important pedestrian route from Hale Village to the Paddock.
- Consideration of the sequence of views along this route (i.e. what a pedestrian can see from each vantage point) can help to inform the detailed design of the buildings and spaces.

Landscape design and play strategy

- The panel would like to know more details about the play strategy, and suggests alternative locations for play space are explored, for example at the northern end of the development. It highlights potential conflicts between the existing play location adjacent to bin stores within adjacent buildings.
- The panel expresses concern that all of the play space needs are not fully accommodated on site, and will need to spill over onto the paddock and to the open space at the east of Hale Village.
- It would like to know more information concerning the proposed upgrading of the Paddock, and how this will relate to the open and play spaces at Hale

Wharf.

- The panel would also like to know more about the northern section of the site, including the proposed turning end. Careful consideration will be needed to ensure that the turning end to the north of the site relates well to open spaces, pedestrian routes and play provision - to avoid conflict or safety issues.
- In addition, careful consideration of the location of planting areas with regard to the microclimate within the development site is also required, to ensure adequate levels of sun.
- Management of the public realm and landscape will need to be comprehensive and well-considered. The planted edges of the site onto the water will be a very positive element of the scheme, but will also potentially collect litter.

Bridge design

- The design of bridge 3 seems to sit coherently within the family of bridges proposed for Hale Wharf. The palette of materials in addition to the approach to design are welcomed.
- The panel would like to know more about the sequence of views approaching and travelling over the bridge in both directions, and how this will inform and impact the detailed design of the bridge, its axis, and its landing areas at both western and eastern ends. It would also like to see the detailed landscape proposals at each landing area, as this will have a critical impact on the success of the bridge.
- Well-considered design of the landscape (both soft and hard) should help to avoid cluttering the public realm with elements such as bollards.

Architectural expression and scheme layout

- The panel supports the robust, solid nature of the proposed architecture of blocks D, E and F, and feels that the rhythms created within the facades are generally very positive. However, scope remains to strengthen the level of detail and texture of the elevations, through enhancing the depth of reveals. It would also encourage some further refinement of the architectural expression that affirms the solidity of the brickwork, utilising a simpler palette of colours and materials in addition to high quality detailing.
- Scope also remains to improve the elevational treatment of these blocks, especially at lower levels, where there is a risk that bin and cycle stores may render areas of the street scene visually sterile.
- The panel would also encourage further thought about the elevations of different facades, and how they could respond to different orientations and microclimate issues. For example, lower level habitable rooms fronting onto

the private planted strip at waters' edge could have a different elevational treatment to those that are fronting onto the very public central street.

- The panel welcomes the open lobbies that allow views through the building to the landscape and water beyond.
- Detailed building / floor layouts were not considered in detail due to time restrictions; however, the panel highlights that single aspect units should be avoided / minimised where possible.
- The panel would encourage the design team to revisit the approach to the architectural expression and three-dimensional form of Building C. It understands the rationale behind orientating the gables in the roofline towards Ferry Lane at the south; however, this results in a very bland frontage addressing the main flow of pedestrian movement from Hale Village.
- The opportunity exists to make Building C much more unique and distinctive, through an alternative architectural approach, whilst also presenting a more dynamic elevation towards the west. One option for further exploration could include a larger gable at the west-facing roofline.
- Building K is also an important building for pedestrians arriving across the bridge from Hale Village. The use, nature and visual qualities of this building need further consideration; the panel would like to see more information on this at the next review.
- The panel would also like to know more information about the four-storey blocks (H, I, J) at the north-eastern end of the Hale Wharf site.

Inclusive and sustainable design

- It would also like to understand more about the strategic approach to energy efficiency and environmental sustainability for the scheme as a whole. The panel would encourage the design team to explore the inclusion of solar panels at roof level.

Next Steps

The panel considers that this review has been very provisional in nature, and it would welcome an early opportunity for a further review to enable consideration of the details of the scheme, in addition to the detailed landscape and public realm proposals, which were not available at the review.

25 July 2018

Summary

The panel is generally very supportive of the reserved matters designs for Hale Wharf, which have developed in a positive way since the previous review. Some scope remains for enhancements to the public realm and landscape design, and to improve the quality of internal circulation, bin and cycle stores within the residential blocks. It recognises the consideration that has been given to the architecture of Building C - but recommends further thought about how this could provide a more distinctive 'civic' elevation fronting onto the main space to the south.

The panel understands that Building K will form a separate planning application; however, the building potentially plays a very important role within the development, terminating the main pedestrian arrival space from Hale Village. The panel would encourage a greater focus on the nature and qualities of the building at the earliest opportunity. As at the previous review on 11 July, the design of Bridge 3 is generally supported; more information about the landscape design of the landing areas would be welcomed.

Subject to the satisfactory resolution of the issues outlined below, the panel would offer its support for the reserved matters application.

Massing and development density

- As at the previous review, the panel notes that the building heights of the proposals have been established within the parameter plans of the hybrid planning consent of June 2017.

Place-making and public realm

- The panel would encourage the design team to enhance the quality of the public realm within the site, for the enjoyment of residents, and moderate the impact of vehicles and parking.
- Whilst the central area is described as a 'yard', the panel thinks the linear nature of this space, with continuous parking along its eastern side, will mean it feels like a street. It also notes that the three-dimensional graphic renderings of the scheme do not tally with some of the detail in the plans, and it would welcome consistency within the drawings. This is particularly relevant regarding the central space, which is very car-dominated on plan, but appears very open and vehicle-free within the graphics.

- The panel would strongly encourage the design team to mitigate the impact of vehicles within the development. This could be achieved by ‘breaking up’ physically (and visually) the linear swathe of parking along the central street, whilst also exploring an adjustment in layout of the access road, to avoid a continuous and straight run for cars, which is potentially hazardous for pedestrians.
- The panel would encourage the design team to explore the ‘woonerf’ concept, to enhance the social nature of the central street as a space. This could include the use of trees, alongside offsets within the parking areas to break up the linearity of the current proposals.
- A further option to explore could include moving the existing chicane in the road layout southwards, which would slow the traffic down at an earlier point in the development, and signal the change to a more pedestrian (and domestic) environment. It would also allow the location of the play space to be adjusted, so that it sits to the east of the road, adjacent to the four-storey maisonettes, and away from the bin stores of the apartment blocks to the west.
- The panel would also support extra refinement of the parking courts. Whilst they seem very car-dominated at present, the opportunity exists to make them pleasant spaces through improving the landscape within the court, enhancing the greenery and creating a seating area towards the edge of the court closest to the water.
- The entrance area to Building C also requires further consideration; it is currently located at the narrowest point of the central street, between blocks C and K.
- The panel would welcome an approach to public art within the scheme that seeks to integrate art with play and with the landscape as a whole, rather than solely as an object that is placed within the public realm.
- Whilst coherent and integrated signage will be a necessary part of the wayfinding strategy, public art can also help to reinforce the legibility of the pedestrian route through the site. An intriguing and visually distinctive artwork could highlight the route towards the Paddock, if placed at the turning towards the bridge from the central street.

Landscape design and play strategy

- Scope for some refinement also remains within the landscape proposals generally. The precedent images shown during the presentation were very attractive; however, graphic renderings of the landscaped areas within the scheme itself seemed less persuasive, comprising hedges, logs and benches. In addition, the central space has large areas of hard paving and seems very vehicle-focused (as outlined above).
- The panel would encourage the project team to further refine and enhance the landscape proposals, to include a more natural and imaginative approach to play. It would also encourage the inclusion of robust and contained planting

areas that will withstand children trying to cut through beds. The current planting proposals seem overly formal and rigid.

- It would encourage the inclusion of alternative species to box plants, to minimise problems with box moths.
- The panel considers that the scheme would significantly benefit from the inclusion of accessible green open space that has a stronger relationship with the water.
- It would encourage the design team to open up access to a more naturally landscaped waterside amenity space at the northern tip of the site. Careful consideration of the management of this area (in addition to the location, dimension and detail of any fencing, gates or boundary treatments) would be required in order to strike a balance between amenity and safety.
- The panel understands that the play strategy extends across the wider area, and that distances to different types of play provision in the locality have been established as being within policy guidelines.
- However, concern remains that the play provision within the central street is currently located too close to bin stores, and may present conflicts and safety hazards especially during waste collection days. The panel would support an alternative approach that mitigates any conflict between the pedestrian / play environments and waste collection.
- The hard landscaping and edge treatments should also be very carefully and robustly designed and specified to withstand repeated movement of bins on waste collection days.
- The panel notes that the proposals to upgrade the Paddock (funded as a community benefit by the Hale Wharf development) are being progressed by the Council, and it would welcome the opportunity to consider these at review.
- As mentioned at the previous review, management of the public realm and landscape will need to be comprehensive and well-considered. The planted edges of the site onto the water will be a very positive element of the scheme, but will also potentially collect litter.

Bridge design

- As discussed at the previous review, the design of Bridge 3 seems to sit coherently within the family of bridges proposed for Hale Wharf. The palette of materials in addition to the approach to design are welcomed.
- The panel considers that the detailed landscape proposals at each landing area will have a critical impact on the success of the bridge; further information on this would be welcomed.
- Well-considered design of the landscape (both soft and hard) should help to avoid cluttering the public realm with elements such as bollards.

Architectural expression and scheme layout

- The panel supports the robust, solid nature of the proposed architecture of Buildings D, E and F, and feels that the rhythms created within the facades

are generally very positive. It welcomes the refinements to texture and detail within the elevations.

- The panel supports the approach that has been taken to the ground floor residential accommodation which fronts onto both the private water's edge and the more public central area.
- It also welcomes the open lobbies that allow views through the building to the landscape and water beyond. It would strongly encourage the inclusion of windows within stair towers, to bring natural daylight into the circulation areas and encourage residents to use the stairs, whilst also enlivening the exterior of the stair towers.
- As mentioned at the previous review, the panel would support an approach that seeks to minimise the area of sterile frontage at ground level at the location of bin and cycle storage.
- The panel welcomes the refinements to the architectural expression and roofline of Building C. The unified single gable at the southern elevation looks good and has an appropriate proportion. The adoption of a simpler palette of brick colours and textures also works well.
- Whilst it is accepted that the western roofline of Building C needs positive articulation to respond to the key strategic views from Hale Village and beyond, a range of views were expressed by the panel concerning the dormers shown within the current proposals. Some of the panel members felt that the dormers were successful at addressing this important view from Hale Village, however others felt that the articulation of the dormers is too domestic in nature, and that a stronger approach to the roofline is required.
- The potential also exists to further refine and explore the eastern roofline of Building C, to take advantage of fantastic views to the east.
- The panel also supports the inclusion of a grid of balconies at the southern elevation of Building C, fronting onto the primary arrival space within the development. It would encourage further exploration of its detailed design, to achieve an appropriate grandeur and visual weight, to reflect the 'civic' nature of this elevation.
- The panel welcomes the additional detail about the four-storey blocks (H, I, J) at the north-eastern end of the Hale Wharf site. These are generally working well, and seem generously proportioned, and well-considered in terms of orientation, outlook over the water, and defensible space at ground level.
- At a detailed level, it would encourage further consideration of the stairwells within the maisonette blocks (H,I,J). The inclusion of windows within the stairwell areas would be welcomed to increase levels of daylight internally. The stairwells themselves are very large in plan; opportunities to utilise some of the unused space for cycle storage or general residential storage would be supported.
- In addition, the panel would support the inclusion of additional windows above ground level in the side elevations of the maisonette blocks overlooking the cycle stores, in order to provide a good level of passive surveillance.
- As noted at the previous review, Building K will be an important building for pedestrians arriving across the bridge from Hale Village. The use, nature and

visual qualities of this building need further consideration; the panel would like to see more information on this at the earliest opportunity.

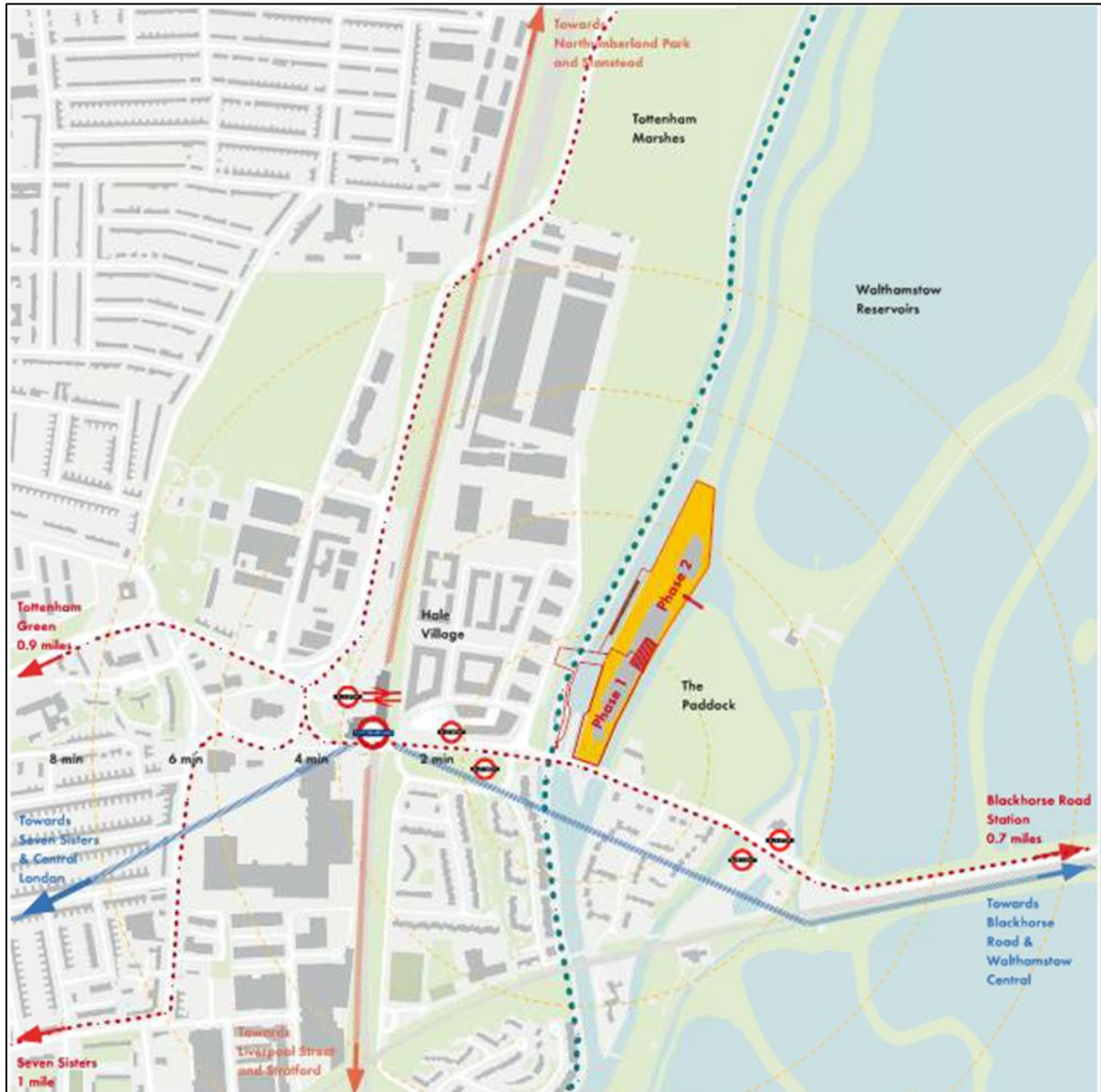
- It considers that Building K may be an appropriate location for a provider of managed workspace; it has the potential to be a hub for small creative industries / businesses. It could be a positive addition to the development as a whole, providing a good level of daytime activity.

Next Steps

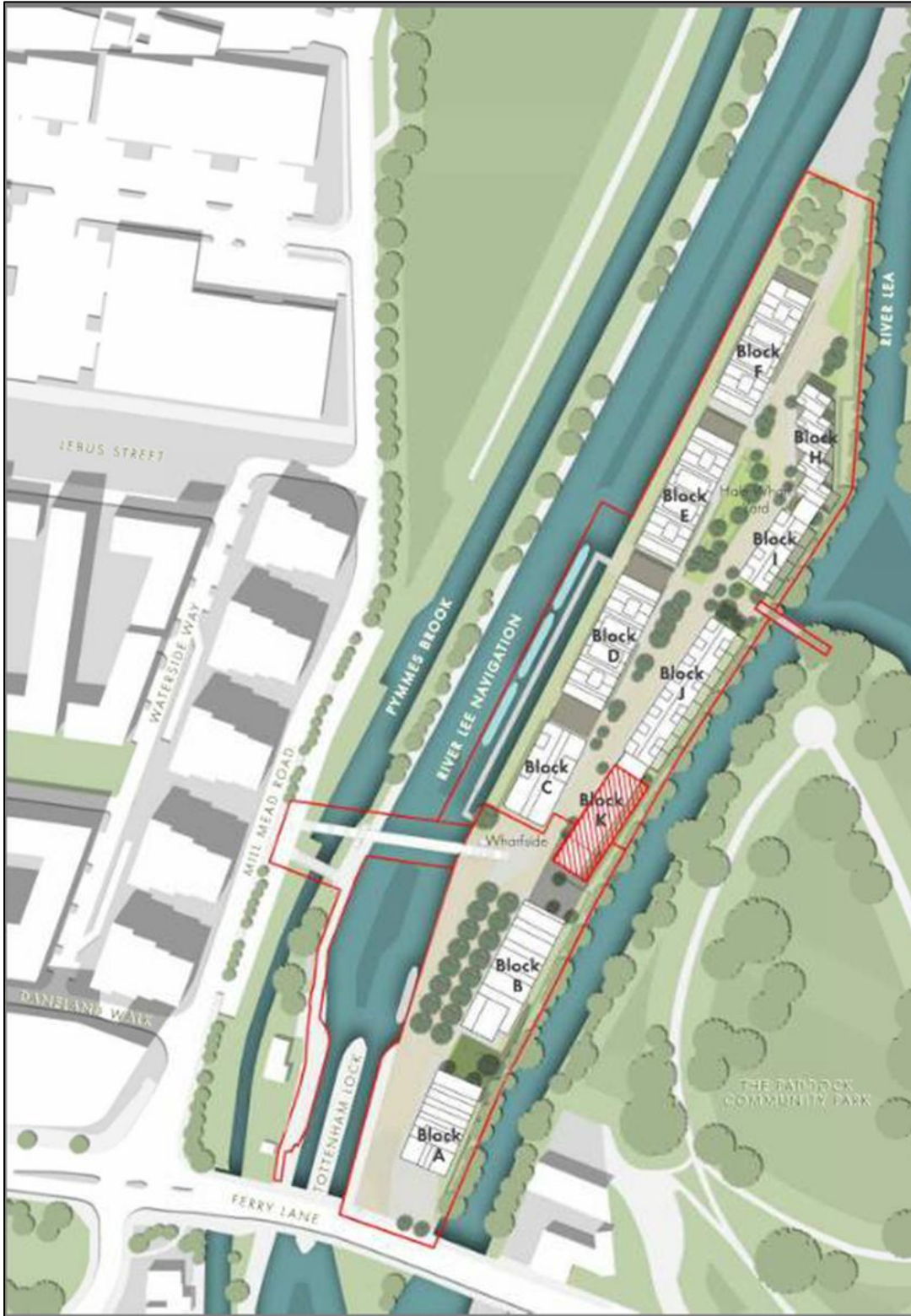
The panel is generally very supportive of the direction and progress of the scheme, and is confident that the design team can address the areas where there is scope for improvement, outlined above. Subject to satisfactory resolution of these issues, the panel would be able to offer its support for the reserved matters application

APPENDIX 4 – Plans and Images

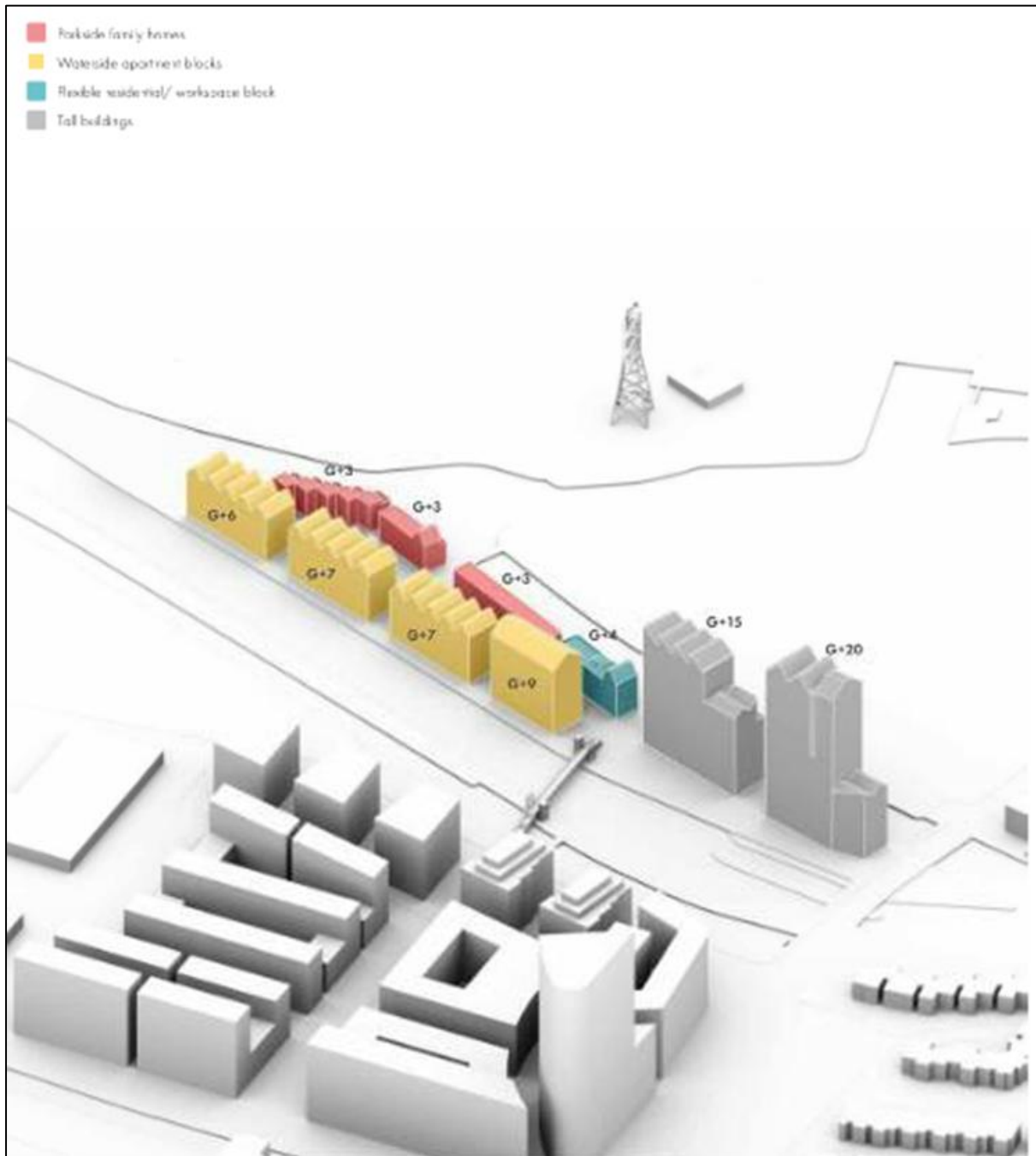
Hale Wharf Location Plan



Hale Wharf Masterplan



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



View across development towards showing buildings, public realm and main bridge
(Phase 1 consented blocks on right with Phase 2 to the left)



View across shared access road through the centre of Phase 2/3.

Tall block in background is Building B, approved.



View across Paddock towards development showing two approved Blocks A and B of Phase 1 on the left and the highest building of Phase 2/3, Block C to the right



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Pre-application briefing to Committee Item No.

1. DETAILS OF THE DEVELOPMENT

Reference No: PPA/2018/0012

Ward: Tottenham Hale

Address: Ashley Park Tottenham Hale

Proposal: Detailed planning application for up to 97 residential units, new public realm, associated amenity space, cycle and disabled car parking.

Applicant: Notting Hill Genesis

Agent Nathaniel Lichfield & Partners

Ownership: Private

Case Officer Contact: James Farrar

2. BACKGROUND

- 2.1 The proposed application is being reported to Planning Sub Committee to enable members to view the proposal prior to submission. Any comments made are of a provisional nature only and will not prejudice the final outcome of any reserved matters application submitted for formal determination. Pre-application discussions have been ongoing.

3. SITE AND SURROUNDS

- 3.1 The Ashley Park site sits within the wider Ashley Road South (ARS) Masterplan. The northern part of the site comprises part of the Ashley Link, which is a green route running east-west across the Ashley Road South masterplan. The proposed development comprises a single linear block located on the southern side of the Ashley Link, to the south of the proposed Notting Hill Genesis's Ashley House development (currently being pursued through a separate reserved matters application due to be considered by the committee). The site forms part of site allocation (TH5) and requires town centre uses on all frontages to Ashley Road.
- 3.2 The ARS Masterplan encompasses land controlled by the respective developers, Notting Hill Genesis and Berkeley Square Developments (BSD), who are collaborating to bring forward the redevelopment of the sites. A plan showing the relationship to the wider masterplan is provided at Appendix B. A site boundary plan is provided at Appendix A.

4. PROPOSED DEVELOPMENT

- 4.1 It is anticipated that the forthcoming planning application will seek detailed approval for up to 97 residential units (Class C3), new public realm, landscaped amenity space, car and cycle parking and all associated works. 40% of the homes are proposed to be affordable. The detailed housing mix is subject to detailed testing and further discussions with officers. Currently, three disabled car parking spaces are proposed with safeguarding for additional spaces, subject to demand.
- 4.2 Haringey Council officers have held four pre-application meetings with the applicant team. A range of issues have been discussed, particularly the layout and design of the block, requirement for the site to provide the maximum amount of employment floorspace, the inclusion of commercial space to activate the Ashley Road frontage, access issues and the balance between car parking and amenity space.
- 4.3 The applicant worked jointly with council officers to explore alternative options for the layout and ground floor treatment, in order to achieve the optimum outcome for mix of uses, bedroom mix, residential quality, amenity, and visual appearance from the park and Ashley Road. The access arrangements resulting from the layouts explored, particularly for disabled users, has also been discussed.

5 CONSULTATION

5.1 Internal/external consultation

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

5.3 Development Management Forum

- 5.4 The proposal is due to be presented to a Development Management Forum later this month and feedback incorporated into the proposals.

5.5 Quality Review Panel

- 5.6 The Quality Review Panel considered the pre-application proposals on 12 September 2018.
- 5.7 The Quality Review Panel consider that a considerable amount of work has gone into the development of the scheme so far, and it is generally supportive of how the scheme has evolved throughout this design process. It feels that the scale of the development is appropriate, and that the commercial element is well-considered; and that the high-level decisions in terms of massing, layout, architectural expression and external space have a lot of merit.

5.8 It feels that some scope for improvement remains within the configuration of the easternmost section of the block at Ashley Road, which could facilitate a reduction in the impact of parked cars on the rear communal open space. Potential also exists to explore alternative configurations for the deck access, circulation corridors and amenity spaces, in order to improve the quality of accommodation and the amenity space that the units benefit from.

5.9 The current proposals have evolved further since the QRP review and respond to many of the above points with the main change being the switch to decked access on the northern elevation.

6 MATERIAL PLANNING CONSIDERATIONS

6.1 Officers consider that the proposals have evolved positively through pre-application discussions with each design iteration making improvements on the last. The main changes have been:

- The principle of the deck terrace access/core orientation and the proposed unit layouts has been subject to further detailed design work.
- Following careful consideration, including sunlight and daylight analysis of individual flats, the deck has been relocated to the north elevation above ground floor level overlooking the Ashley Link. This helps to activate this important elevation, whilst also enabling a different approach to the southern façade;
- At a detailed level, the deck access has been located within the existing framing structure of the façade to provide a strong edge to the street, overlooking the Ashley link;
- Maisonettes have been preferred to apartments on the ground floor to further improve the residential mix;
- The elevation facing Down Lane Park has been reviewed in detail given the importance of the corner;
- The proportion of family units has increased as the mix was too heavily proportioned towards smaller units;
- The inclusion of the commercial unit on Ashley Road is considered beneficial to the scheme and better addresses the requirement for a more active frontage on the corner block between Ashley Road and the Ashley Link;
- Changes to the massing of 8-6-8 storeys rather than 9-7-8 storeys (east to west). The development has a stronger relationship with the Ashley House site opposite rather than the Argent Related Ashley Road West / East scheme;

- Consideration to providing three separate blocks rather than continuing a long linear block. The break-up of the massing through appropriate articulation and the elevational treatment.

Appendix a: Application Site Area

THE DESIGN PROPOSAL

2.1 LOCATION PLAN



Appendix B

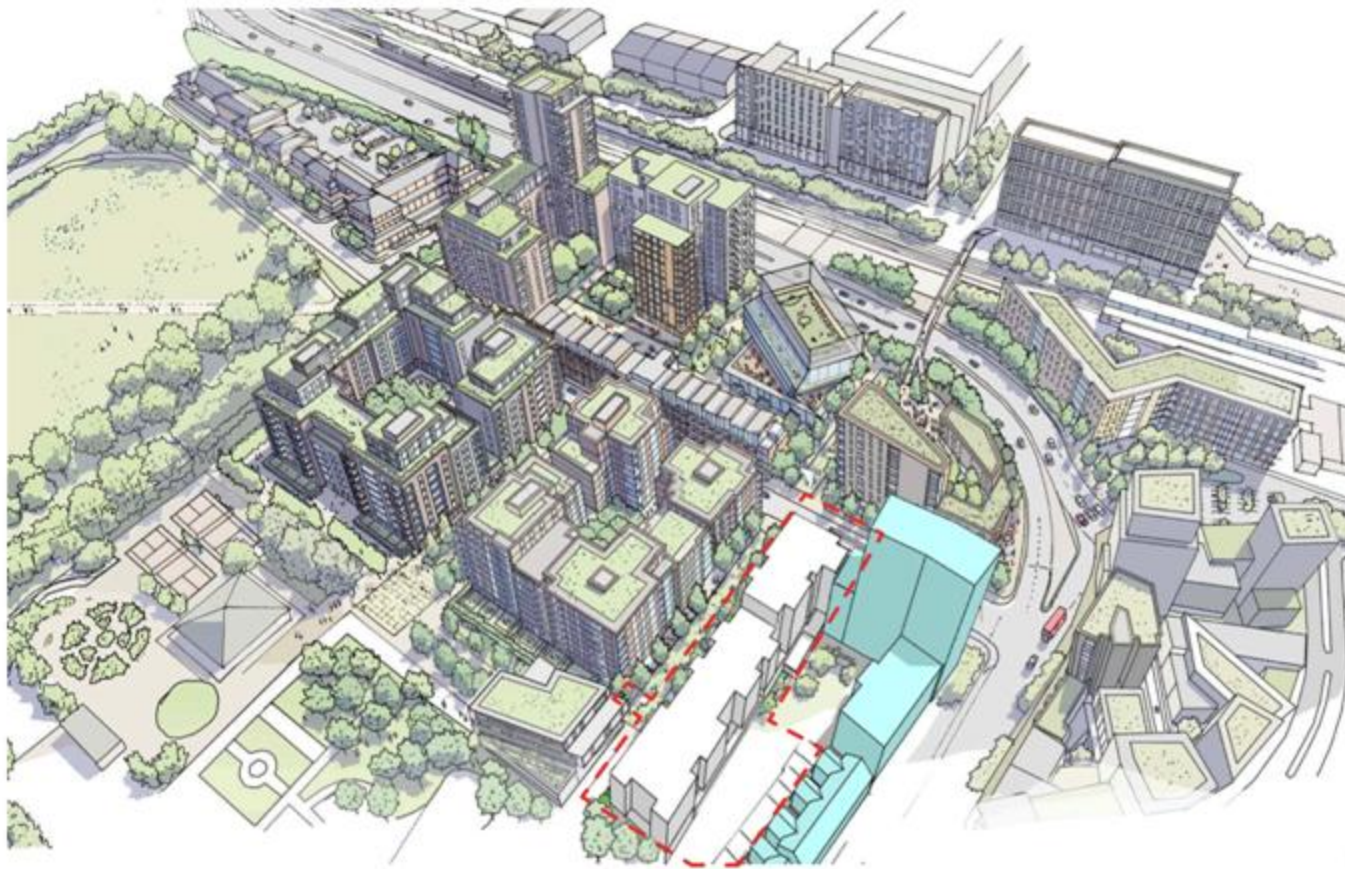
2.0 THE DESIGN PROPOSAL

2.5 DEVELOPMENT IN CONTEXT

Materials in context



DESIGN & DEVELOPMENT
MASSING STUDY



Aerial view showing scale and massing based on current proposals from AHB and AR together with surrounding context

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Report for:	Planning Sub Committee Date: 12 November 2018	Item Number:	
Title:	Update on major proposals		
Report Authorised by:	Dean Hermitage		
Lead Officers:	John McRory / Robbie McNaugher		
Ward(s) affected: All	Report for Key/Non Key Decisions:		

1. Describe the issue under consideration

- 1.1 To advise the Planning Sub Committee of major proposals that are currently in the pipeline. These are divided into those that have recently been approved; those awaiting the issue of the decision notice following a committee resolution; applications that have been submitted and are awaiting determination; and proposals which are the being discussed at the pre-application stage.

2. Recommendations

- 2.1 That the report be noted.

3. Background information

- 3.1 As part of the discussions with members in the development of the Planning Protocol 2014 it became clear that members wanted be better informed about proposals for major development. Member engagement in the planning process is encouraged and supported by the National Planning Policy Framework 2012 (NPPF). Haringey is proposing through the new protocol to achieve early member engagement at the pre-application stage through formal briefings on major schemes. The aim of the schedule attached to this report is to provide information



on major proposals so that members are better informed and can seek further information regarding the proposed development as necessary.

4. Local Government (Access to Information) Act 1985

- 4.1 Application details are available to view, print and download free of charge via the Haringey Council website: www.haringey.gov.uk. From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.
- 4.2 The Development Management Support Team can give further advice and can be contacted on 020 8489 5504, 9.00am-5.00pm Monday to Friday.

Site	Description	Timescales/comments	Case Officer	Manager
APPLICATIONS DETERMINED AWAITING 106 TO BE SIGNED				
Iceland, Land at Brook Road, N22 HGY/2017/2886	Redevelopment of site and erection of four independent residential blocks providing 148 residential units.	<p>Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed but final draft is near completion.</p> <p>Awaiting GLA Stage II submission (reliant on additional energy information and S106 being finalised)</p> <p>GLA reviewing amended energy information submitted 30/10/2018.</p>	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.	<p>Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed.</p> <p>Awaiting GLA Stage II approval.</p>	Martin Cowie	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	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed.	Tobias Finlayson	John McRory
APPLICATIONS SUBMITTED TO BE DECIDED				
Hale Wharf Tottenham Hale HGY/2018/2351	Application for the approval of reserved matters for Buildings C, D, E, F, H, I and J of Hale Wharf to provide 245 homes, non-residential uses, public realm, private amenity space, play space, car parking and associated works pursuant to Conditions B4, B6, B7 and B15 of planning permission HGY/2016/1719, concerning appearance, landscaping, layout, scale and access.	To be reported to Members of the planning sub-committee on 12 th November.	Martin Cowie	Robbie McNaugher
Goods Yard Site 44-52 White Hart Lane HGY/2018/0187	330 residential units, 1,200m ² of non-residential floorspace, refurbish the locally listed Station Master's House	Non-determination appeal received. Planning sub-committee endorsed putative reasons for refusal on 8 th October. Public inquiry scheduled for May 2019.	James Hughes	Robbie McNaugher
Coppetts Wood Hospital HGY/2018/1429	Section 73 planning application to remove basement-parking area from recent approval, and other minor amendments.	Delegated report drafted. Chair has re-delegated decision to officers. Final minor changes being agreed.	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;	Awaiting solicitors details	Laurence Ackrill	John McRory

	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.			
Kwik Fit' 163 Tottenham Lane HGY/2018/1874	Section 73 planning application - amendment to permitted scheme to allow gym use in place of MOT/Garage	Minor amendments relating to private amenity space (gain only i.e. no loss) added and re-consulted. Chair has re-delegated decision to officers. Awaiting completion of s106 DoV	Tobias Finlayson	John McRory
Earlham Primary School HGY/2018/3112	EFA proposal for replacement 2-storey new school. Require use of adjoining playing fields (MOL) for temporary construction compound and access (although PD) as well as temporary school play area.	Awaiting consultation end (28/11/16). Principle acceptable Likely committee date of 14/1	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. Affordable level to be increased to circa 30%. Improvements to supporting information and detailed design also required.	Chris Smith	John McRory
Tottenham Chances 399-401 High	Refurbishment of existing premises and extensions to provide 24 flats	At consultation stage	Valerie Okeiyi	John McRory

Road N17				
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.	Discussions affordable housing on going. December committee targeted.	James Hughes	Robbie McNaugher
159 Tottenham Lane	Variation of condition 2 (approved drawings), condition 8 (material), condition 5 (waste storage, condition 8 (cycle parking) and condition 24 (landscaping) attached to planning permission HGY/2016/3176)	Under consideration	Valerie Okeiyi	John McRory
Former BHS, 22-42 High Road HGY/2018/3145	Demolition of the existing buildings and redevelopment to provide part 3-8 storey buildings providing mixed use development, comprising residential accommodation, flexible retail units, flexible workspaces, a hotel, and a public courtyard, with associated site access, car and cycle parking, and landscaping works.	197 Residential units (40% affordable (60% London Affordable Rent & 40% London Living Rent). 134 bed hotel. 525sqm commercial / retail space. Consults finish on 28/11/2018. Decision date 23/01/2019	Samuel Uff	John McRory
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	Principle acceptable – in pre-application discussion; Revised scheme to be submitted.	Chris Smith	John McRory

	retail, 868sqm of first floor retail and office space.			
Industrial Estate at Crawley Road (Barber Wilson)	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. QRP held. DMF arranged for November.	Chris Smith	John McRory
1-6 Crescent Mews, N22	Redevelopment of site to create residential development comprising approximately 30 residential units	Redevelopment acceptable in principle; Loss of employment requires justification. Density currently excessive	Valerie Okeiyi	John McRory
Former Newstead's Nursing Home, Broadlands Road	Proposed demolition and replacement of the former Newstead Nursing Home, including change of use from C2 to C3, to provide for nine new residential	Redevelopment and loss of vacant care home acceptable in principle. QRP support Concern over underdevelopment of the site.	Valerie Okeiyi	John McRory
Hornsey Parish Church, Cranley Gardens, N10	Retention of church and creation of additional community space and 15 residential units	Pre-application discussions taking place – principle acceptable. QRP raised a number of issues	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. QRP and DMF held. QRP recommended taller building with improved public	Chris Smith	Robbie McNaugher

		realm. Applicant assessing options. Not signing PPA.		
52 – 56 Millmead Road N17	External façade re-modelling, internal refurbishment and mezzanine extension to the existing distribution unit to provide new office accommodation.	Pre-application discussions taking place. Application to be submitted soon	Valerie Okeiyi	Robbie McNaugher
45-63 & 67 Lawrence Road N15	Proposed amendments to the approved scheme due to lack of agreement with the 3 rd party owner	Proposed amendments supported in principle. Submission of application imminent	Valerie Okeiyi	John McRory
Land to the east of Cross Lane	Proposed amendments to the scheme allowed on appeal including S106 discussions	Pre-application discussions taking place Submission of application imminent	Valerie Okeiyi	John McRory
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
Braemar Avenue Baptist Church, Braemar Avenue.	Demolition of dilapidated church hall, to allow construction of part 3, part 4 storey building (over basement) comprising new church hall extensions (204m ²) and 16 flats. Internal and minor external alterations to adjacent listed church, together with landscaping improvements.	Pre-application discussions taking place - principle of demolition is considered acceptable subject to a high quality replacement building being built. The principle of residential is considered acceptable	Valerie Okeiyi	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
300-306 West Green Road N15	Demolition of existing buildings and erection of a part three/ part four / part five storey building comprising 868.4sqm of retail/builders merchants at ground and basement level, 331.7sqm of B1 office space at first floor level and nine residential flats at second, third and fourth floor levels	Pre-application discussions taking place - principle of demolition is considered acceptable subject to a high quality replacement building being built. The principle of a residential led mixed-use development on this site is considered acceptable.	Valerie Okeiyi	John McRory
Warehouse living proposals: Eade Road and Arena Design Centre sites, Haringey Warehouse District	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 over 55 'downsizing' apartments that now retains buildings based on previous advice as they positively contribute to the Highgate CA.	Follow-up meeting held Further revisions required due to primarily conservation and design concerns as well as questioning demand for over 55s	Tobias Finlayson	John McRory
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-application meeting has taken place. Concerns remain around a lack of comprehensive development.	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
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
Garage adjacent	Redevelopment of White Hart Lane Service Station	Pre-application meeting held –	Tobias	John McRory

<p>to 555 White Hart Lane N17</p>	<p>and associated shop to mixed use scheme. Various options including</p> <p>Opt 1: Retail & 9 Number residential Apartments Opt 2: Retail Supermarket Opt 3: Retail Supermarket Opt 4: Retail & Petrol Station Opt 5: Residential - 9 Terraced houses Opt 6: Retail, Petrol station & 9 no Residential apartments</p>	<p>principle unacceptable due to being Locally Significant Industrial Site and also poor design and amenity</p>	<p>Finlayson</p>	
<p>The National Hotel 17- 19 Queens Avenue N10 3PE</p>	<p>Demolition of the existing garages to the rear of the site and the change of use of the building from a hotel (Class C1) to residential, together with a single storey rear extension, installation of 2 no. flat roof rear dormers, and minor external alterations to create 5 x 1-bed, 8 x 2-bed and 2 x 3-bed (duplex) flats, reconfiguration of existing car parking to rear and provision of cycle parking, landscaping and other associated works</p>	<p>Pre-application meeting held – principle acceptable although conservation, design and parking issues need to be resolved.</p>	<p>Tobias Finlayson</p>	<p>John McRory</p>
<p>3 Colney Hatch Lane</p>	<p>Demolition of existing house and erection of 24 flats</p>	<p>Pre-app meeting held Unacceptable in terms of principle (garden land), conservation and design and parking</p>	<p>Tobias Finlayson</p>	<p>John McRory</p>
<p>90 Fortis Green N2 9EY</p>	<p>Demolition of the existing buildings to allow the erection of two residential buildings (Class C3) of part 4, part-5, and part-6 storeys to provide 71 residential units with associated open space, disabled car parking and landscaping.</p>	<p>Pre-application meeting held – principle likely acceptable although conservation, design and parking issues need to be resolved.</p>	<p>Tobias Finlayson</p>	<p>John McRory</p>

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HARINGEY COUNCIL

PLANNING COMMITTEE

APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 24/09/2018 AND 31/10/2018

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

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

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

Application Type codes:

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

Recomendation Type codes:

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

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

Application No: **HGY/2018/2982** Officer: Laina Levassor
 Decision: GTD Decision Date: 16/10/2018
 Location: 336 Alexandra Park Road N22 7BD
 Proposal: Certificate of Lawfulness for the existing use of land and garages to the rear of 336 Alexandra Park Road as a separate self-contained area for the parking of motor vehicles, separate from any adjacent or nearby residential dwelling.

CLUP Applications Decided: 4

Application No: **HGY/2018/2817** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 25/09/2018
 Location: 55 Outram Road N22 7AB
 Proposal: Certificate of Lawfulness for proposed single storey rear extension and formation of rear dormer to facilitate a loft conversion and rooflights.

Application No: **HGY/2018/2897** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 04/10/2018
 Location: 1 Grasmere Road N10 2DH
 Proposal: Certificate of Lawfulness for proposed hard surfacing and dropped kerb to facilitate offstreet parking space

Application No: **HGY/2018/2974** Officer: Jon Skapoullis
 Decision: PERM DEV Decision Date: 11/10/2018
 Location: 319 Alexandra Park Road N22 7BP
 Proposal: Certificate of lawfulness for the formation of rear dormer extension, hip-to-gable roof alteration and insertion of 4 x rooflights to the front roofslope.

Application No: **HGY/2018/3076** Officer: Sean McCawley
 Decision: PERM DEV Decision Date: 23/10/2018
 Location: 142 Victoria Road N22 7XQ
 Proposal: Certificate of lawfulness for the erection of a rear dormer roof extension and insertion of 4no. roof lights to the front roof slope

FUL Applications Decided: 17

Application No: **HGY/2017/3674** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 26/10/2018
 Location: Alexandra Park Secondary School Bidwell Gardens N11 2AZ
 Proposal: The construction of a 5 a-side Artificial Grass Pitch within the existing school grounds with associated fencing and artificial lighting system.

Application No: **HGY/2018/2388** Officer: Roland Sheldon
 Decision: GTD Decision Date: 08/10/2018
 Location: 126-128 Grosvenor Road N10 2DT
 Proposal: The erection of ground floor single storey side to rear extensions, extensions above outrigger roof, insertion of 2 front and 2 rear rooflights to 126 & 128 Grosvenor Road.

Application No:	HGY/2018/2533	Officer:	Conor Guilfoyle	Decision Date:	17/10/2018
Decision:	GTD				
Location:	Muswell Hill Golf Club Rhodes Avenue N22 7UT				
Proposal:	Erection of trolley & golf club store				
Application No:	HGY/2018/2557	Officer:	Conor Guilfoyle	Decision Date:	01/10/2018
Decision:	GTD				
Location:	40 Grove Avenue N10 2AR				
Proposal:	Erection of rear roof dormer extension and insertion of roof lights on front roof slope				
Application No:	HGY/2018/2567	Officer:	Conor Guilfoyle	Decision Date:	12/10/2018
Decision:	GTD				
Location:	33 Dukes Avenue N10 2PX				
Proposal:	Excavation to increase height of existing lower ground floor; Replacement of existing rear lower ground floor windows to accommodate increased floor height				
Application No:	HGY/2018/2574	Officer:	Conor Guilfoyle	Decision Date:	05/10/2018
Decision:	GTD				
Location:	First Floor Flat 27 Rosebery Road N10 2LE				
Proposal:	Erection of rear roof dormer extension with roof terrace and insertion of roof lights on front roof slopes				
Application No:	HGY/2018/2581	Officer:	Laurence Ackrill	Decision Date:	15/10/2018
Decision:	GTD				
Location:	24 Vallance Road N22 7UB				
Proposal:	Roof extension involving a rear dormer following the demolition of the existing rear dormer, replacement single storey rear extension with roof terrace above and partial infill of first floor rear elevation				
Application No:	HGY/2018/2604	Officer:	Sean McCawley	Decision Date:	10/10/2018
Decision:	GTD				
Location:	79 Grosvenor Road N10 2DU				
Proposal:	Erection of a single storey side/rear extension				
Application No:	HGY/2018/2615	Officer:	Conor Guilfoyle	Decision Date:	28/09/2018
Decision:	GTD				
Location:	75 Clyde Road N22 7AD				
Proposal:	Increase of depth of existing single storey rear extension and insertion of rooflights				
Application No:	HGY/2018/2672	Officer:	Sean McCawley	Decision Date:	08/10/2018
Decision:	GTD				
Location:	126 Alexandra Park Road N10 2AH				
Proposal:	Erection of single storey rear extension and alterations to shop front				
Application No:	HGY/2018/2673	Officer:	Sean McCawley	Decision Date:	09/10/2018
Decision:	GTD				
Location:	Flat 1 83 Alexandra Park Road N10 2DG				
Proposal:	Erection of a single storey rear extension				

Application No: **HGY/2018/2706** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 17/10/2018
 Location: 20 Elms Avenue N10 2JP
 Proposal: Construction of a lower ground floor extension and alterations to the rear elevation windows

Application No: **HGY/2018/2762** Officer: Sean McCawley
 Decision: GTD Decision Date: 15/10/2018
 Location: Flat 3 18 Donovan Avenue N10 2JX
 Proposal: Erection of a rear dormer roof extension and the insertion of 2no. rooflights to the front roof slope.

Application No: **HGY/2018/2763** Officer: Sean McCawley
 Decision: GTD Decision Date: 16/10/2018
 Location: 48 Rosebery Road N10 2LJ
 Proposal: Erection of a rear dormer roof extension

Application No: **HGY/2018/2775** Officer: Sean McCawley
 Decision: GTD Decision Date: 26/10/2018
 Location: 9 Crescent Road N22 7RP
 Proposal: Retrospective application for the permanent change of use from sui generis (dog grooming) to sui generis (dog grooming and dog day care)

Application No: **HGY/2018/2855** Officer: Laina Levassor
 Decision: GTD Decision Date: 30/10/2018
 Location: 55 Outram Road N22 7AB
 Proposal: Installation of rooflights and reinstatement of front turret roof.

Application No: **HGY/2018/2907** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 26/10/2018
 Location: 281 Alexandra Park Road N22 7BJ
 Proposal: Loft conversion with new gable roof and rear dormer

NON Applications Decided: 1

Application No: **HGY/2018/3136** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 26/10/2018
 Location: 6 Kendalmere Close N10 2DF
 Proposal: Non-material amendment following a grant of planning permission HGY/2018/1661 to alter the materials used in the construction of the approved garage

PNE Applications Decided: 1

Application No: **HGY/2018/2551** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 08/10/2018
 Location: 58 Palace Gates Road N22 7BL
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 4.575m, for which the maximum height would be 4m and for which the height of the eaves would be 3m

Total Applications Decided for Ward: 24

WARD: **Bounds Green**

ADV Applications Decided: 1

Application No: **HGY/2018/2449** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 24/09/2018
 Location: The Ranelagh Arms 82 Bounds Green Road N11 2EU
 Proposal: Installation of replacement illuminated and non-illuminated signs to the exterior of the building and the installation of 1 additional externally-illuminated fascia sign

CLUP Applications Decided: 1

Application No: **HGY/2018/2664** Officer: Mercy Oruwari
 Decision: PERM DEV Decision Date: 16/10/2018
 Location: 21 Woodfield Way N11 2NP
 Proposal: Certificate of lawfulness for the formation of a rear dormer and hip to gable loft conversion extension including 2 front and 1 rear velux windows

COND Applications Decided: 1

Application No: **HGY/2018/2635** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 26/10/2018
 Location: Garages to the rear of Embassy Court Bounds Green Road N11 2HA
 Proposal: Variation of condition 2 (approved drawings) of approved planning permission HGY/2017/3218 in order to allow for minor material amendments to change the material of the approved building's façade and to improve access to the private gardens.

FUL Applications Decided: 6

Application No: **HGY/2018/2199** Officer: Conor Guilfoyle
 Decision: REF Decision Date: 30/10/2018
 Location: 92 Truro Road N22 8DN
 Proposal: Loft conversion with rear dormer.

Application No: **HGY/2018/2440** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 10/10/2018
 Location: 107 Whittington Road N22 8YR
 Proposal: Erection of single storey rear 'wraparound' extension and external stairwell to its rear to enable rear garden access over its roof to first floor flat; associated replacement of existing window with glazed door on rear elevation to first floor flat rear elevation to enable access to stairwell

Application No: **HGY/2018/2569** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 28/09/2018
 Location: Land rear of 40 Dumsford Road N11 2EH
 Proposal: Construction of a new residential three bedroom chalet bungalow with basement and vehicular access onto Woodfield Way

Application No: **HGY/2018/2641** Officer: Samuel Uff
 Decision: GTD Decision Date: 17/10/2018
 Location: Upper Flat 5 Brownlow Road N11 2ET
 Proposal: Rear dormer roof extension (replacing existing dormer); installation of 1 x front rooflight; replace front residential entrance door

Application No: **HGY/2018/2652** Officer: Laurence Ackrill
 Decision: REF Decision Date: 29/10/2018
 Location: 71 Blake Road N11 2AG
 Proposal: Redevelopment of the site to provide 4 new residential dwellings.

Application No: **HGY/2018/2677** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 11/10/2018
 Location: Shop 16 Whittington Road N22 8YD
 Proposal: Change of use from A1 to A2

LBC Applications Decided: 1

Application No: **HGY/2018/2447** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 27/09/2018
 Location: Porters and Walters Almshouses Nightingale Road N22 8QB
 Proposal: The re-construction and re-building of a fallen boundary wall.

OUT Applications Decided: 1

Application No: **HGY/2018/1857** Officer: Sean McCawley
 Decision: GTD Decision Date: 26/10/2018
 Location: Building Adjoining 15A Terrick Road N22 7SH
 Proposal: Erection of a new dwellinghouse (Outline Permission)

PNE Applications Decided: 1

Application No: **HGY/2018/2686** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 08/10/2018
 Location: 30 Northcott Avenue N22 7DB
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6.0m, for which the maximum height would be 2.9m and for which the height of the eaves would be 2.3m

RES Applications Decided: 4

Application No: **HGY/2018/2712** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 12/10/2018
 Location: Milton Court Trinity Road N22 8XY
 Proposal: Approval of details pursuant to condition 4 (Construction Management Plan) attached to planning permission HGY/2015/2737)

Application No: **HGY/2018/2774** Officer: Sean McCawley
 Decision: GTD Decision Date: 11/10/2018
 Location: 2A Truro Road N22 8EL
 Proposal: Approval of details pursuant to conditions 3 (samples of materials), 12 (treatment of the surroundings) and 13 (storage and collection of refuse) attached to planning permission HGY/2017/3670

Application No: **HGY/2018/3051** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 23/10/2018
 Location: Garages to the rear of Embassy Court Bounds Green Road N11 2HA
 Proposal: Approval of details pursuant to conditions 6b (site investigation) and 6c (Method Statement detailing remediation requirements) attached to planning permission HGY/2017/3218

Application No: **HGY/2018/3052** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 22/10/2018
 Location: Garages to the rear of Embassy Court Bounds Green Road N11 2HA
 Proposal: Approval of details pursuant to condition 8 (Dust Management Plan) attached to planning permission HGY/2017/3218

Total Applications Decided for Ward: 16

WARD: Bruce Grove

ADV Applications Decided: 1

Application No: **HGY/2018/2288** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 26/10/2018
 Location: 117 Bruce Grove N17 6UR
 Proposal: Externally illuminated fascia signs, surface mounted signage and lighting to the Bruce Grove elevation.

CLUP Applications Decided: 2

Application No: **HGY/2018/2892** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 04/10/2018
 Location: 131 St Loys Road N17 6UE
 Proposal: Certificate of Lawfulness for a proposed rear dormer to facilitate a loft conversion with insertion of rooflights and juliet balcony

Application No: **HGY/2018/3062** Officer: Marco Zanelli
 Decision: PERM DEV Decision Date: 19/10/2018
 Location: 97 Sperling Road N17 6UJ
 Proposal: Certificate of lawfulness for the formation of dormer extensions in rear roof slope with Juliet Balcony and over rear outrigger and insertion of 2 x rooflights to the front roofslope.

FUL Applications Decided: 7

Application No: **HGY/2018/2283** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 26/10/2018
 Location: 117 Bruce Grove N17 6UR
 Proposal: Change of use of ground floor from a place of worship (D1 Use Class) and restaurant (A3 Use Class) to a roller disco (Sui-Generis Use) and restaurant (A3 Use Class) including the demolition and replacement of existing single storey rear extension, erection of new first floor glazed extension to the side, creation of new internal mezzanine floor, insertion of new windows, new gate across side passageway, general refurbishment of the building's exterior and installation of new rooftop plant to the rear.

Application No: **HGY/2018/2311** Officer: Sarah Madondo
 Decision: REF Decision Date: 01/10/2018
 Location: 268 Mount Pleasant Road N17 6EZ
 Proposal: First Floor Rear Extension

Application No: **HGY/2018/2313** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 26/09/2018
 Location: Guzel House 549 High Road N17 6SP
 Proposal: Change of use of rear part of the ground floor storage area to an office (A2 office).

Application No: **HGY/2018/2460** Officer: Sarah Madondo
 Decision: GTD Decision Date: 09/10/2018
 Location: 97 Gloucester Road N17 6DA
 Proposal: Loft conversion with flat roof dormer to rear.

Application No: **HGY/2018/2541** Officer: Sarah Madondo
 Decision: GTD Decision Date: 16/10/2018
 Location: 6 Philip Lane N15 4JB
 Proposal: Erection of second floor extension to main property

Application No: **HGY/2018/2547** Officer: Sarah Madondo
 Decision: GTD Decision Date: 02/10/2018
 Location: Tottenham Fire Station 49 St Loys Road N17 6UE
 Proposal: Replacement of existing manual access gates with motorised access gates.

Application No: **HGY/2018/2753** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 25/10/2018
 Location: Flat B 12 Fairbourne Road N17 6TP
 Proposal: Erection of rear roof dormer extension and insertion of roof lights on front roof slope

PNE Applications Decided: 3

Application No: **HGY/2018/2575** Officer: Laina Levassor
 Decision: PN REFUSED Decision Date: 01/10/2018
 Location: 13 Alton Road N17 6JZ
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 5.1m, for which the maximum height would be 2.9m and for which the height of the eaves would be 2.7m

Application No: **HGY/2018/2818** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 19/10/2018
 Location: 109 Sperling Road N17 6UJ
 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 3.025m and for which the height of the eaves would be 2.951m

Application No: **HGY/2018/2874** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 30/10/2018
 Location: 6 Sperling Road N17 6UH
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 4.5m, for which the maximum height would be 2.8m and for which the height of the eaves would be 2.55m

RES Applications Decided: 1

Application No: **HGY/2018/2527** Officer: Samuel Uff
 Decision: GTD Decision Date: 04/10/2018
 Location: Selkirk Court Whitley Road N17 6RF
 Proposal: Approval of details pursuant to condition condition 6 (completion of remediation of contamination, and report that provides verification that the required works have been carried out) attached to planning permission HGY/2015/3185

Total Applications Decided for Ward: 14WARD: **Crouch End****ADV Applications Decided: 1**

Application No: **HGY/2018/2807** Officer: Sean McCawley
 Decision: GTD Decision Date: 26/09/2018
 Location: 29 Broadway Parade Tottenham Lane N8 9DB
 Proposal: Display of 1 x non-illuminated fascia sign and 1 x non-illuminated projecting sign.

FUL Applications Decided: 12

Application No: **HGY/2018/0730** Officer: Roland Sheldon
 Decision: GTD Decision Date: 02/10/2018
 Location: 11 Tregaron Avenue N8 9HA
 Proposal: Demolition of existing garage in rear garden and erection of single storey (with basement level) one bedroom dwellinghouse.

Application No: **HGY/2018/2345** Officer: Sean McCawley
 Decision: GTD Decision Date: 24/09/2018
 Location: 29 Broadway Parade Tottenham Lane N8 9DB
 Proposal: Change of use of the ground floor unit from Use Class A1 to Use Class D1

Application No: **HGY/2018/2394** Officer: Samuel Uff
 Decision: GTD Decision Date: 28/09/2018
 Location: 23 Ridgeway Gardens N6 5XR
 Proposal: Construction of single storey wrap-around side to rear extension with 2 no. roof lights and associated alteration to fenestration of main dwelling; and alteration to existing side balcony.

Application No: **HGY/2018/2542** Officer: Roland Sheldon
 Decision: GTD Decision Date: 27/09/2018
 Location: 99 Claremont Road N6 5BZ
 Proposal: Erection of 2-storey side to rear extension, erection of rear dormer.

Application No: **HGY/2018/2594** Officer: Sean McCawley
 Decision: GTD Decision Date: 12/10/2018
 Location: Flat A 29 Haringey Park N8 9JD
 Proposal: Alterations to windows and internal layout to the rear of semi-basement flat

Application No: **HGY/2018/2607** Officer: Roland Sheldon
 Decision: GTD Decision Date: 28/09/2018
 Location: 14 Coleridge Road N8 8ED
 Proposal: Proposed single storey ground floor side infill rear extension.

Application No: **HGY/2018/2621** Officer: Roland Sheldon
 Decision: GTD Decision Date: 04/10/2018
 Location: Flat A 46 Avenue Road N6 5DR
 Proposal: Removal of existing front lightwell retaining walls, side steps to lower ground floor flat entrance and rear ground floor external steps to garden and lower ground floor side windows, erection of single storey lower ground floor side extension, re-configure front stepped entrance to lower ground floor including re-location of entrance door underneath ground floor level entrance steps, replacement of lower ground floor bay windows with French doors, erection of single storey lower ground floor rear extension with roof terrace above with associated metal balustrade

Application No: **HGY/2018/2658** Officer: Roland Sheldon
 Decision: GTD Decision Date: 15/10/2018
 Location: 2 Elder Avenue N8 9TH
 Proposal: Removal of existing second floor rear window, installation of timber glazed door at second floor rear level with associated safety railings to create balcony to second floor flat.

Application No: **HGY/2018/2681** Officer: Roland Sheldon
 Decision: GTD Decision Date: 16/10/2018
 Location: 21 Birchington Road N8 8HP
 Proposal: Demolition of existing single storey side return and erection of replacement single storey side to rear ground floor infill extension.

Application No: **HGY/2018/2772** Officer: Roland Sheldon
 Decision: GTD Decision Date: 29/10/2018
 Location: 17 Berkeley Road N8 8RU
 Proposal: Alterations to the front garden area. Replacement of the existing structure with a compartmented store for refuse bins, prams and bicycles, together with the associated planting and installation of ground finishes, including brick and stone pavers.

Application No: **HGY/2018/2779** Officer: Sean McCawley
 Decision: GTD Decision Date: 29/10/2018
 Location: Flat B 181 Ferme Park Road N8 9BP
 Proposal: Erection of a rear garden outbuilding

Application No: **HGY/2018/2834** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 30/10/2018
 Location: 5 Dashwood Road N8 9AD
 Proposal: Construction of a part single, part two storey side and rear extension

NON Applications Decided: 1

Application No: **HGY/2018/2859** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 27/09/2018
 Location: Flats B, C & D 11 Park Road N8 8TE
 Proposal: Non-material amendment following a grant of planning permission HGY/2015/2132 to remove the approved entrance corridor on the ground floor level and retain the entrance as existing.

RES Applications Decided: 4

Application No: **HGY/2018/2275** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 27/09/2018
 Location: 163 Tottenham Lane N8 9BT
 Proposal: Approval of details pursuant to condition 16 (Details of External Materials) attached to planning permission HGY/2017/2001

Application No: **HGY/2018/2426** Officer: Sean McCawley
 Decision: GTD Decision Date: 24/09/2018
 Location: Garages adjacent to 13 Clifton Road N8 8HY
 Proposal: Approval of details pursuant to condition 3 (Materials) attached to planning permission HGY/2016/2653

Application No: **HGY/2018/2428** Officer: Sean McCawley
 Decision: GTD Decision Date: 28/09/2018
 Location: St Peter in Chains Catholic Church 12 Womersley Road N8 9AE
 Proposal: Approval of details pursuant to condition 3 (materials) attached to planning permission HGY/2016/1859

Application No: **HGY/2018/2839** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 29/10/2018
 Location: Coolhurst Lawn Tennis and Squash Racquets Club Courtside N8 8EY
 Proposal: Approval of details pursuant to condition 3 (details of the 2.75m high fence) attached to planning permission HGY/2016/3991

TPO Applications Decided: 4

Application No: **HGY/2018/2034** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 26/10/2018
 Location: Oakfield Court Haslemere Road N8 9RA
 Proposal: Works to tree protected by a TPO T32 Acer pseudoplatanus (Sycamore) stated as too close (5m) to adjacent property. Works sought: fell and treat stump and suckers (All other proposed tree works to be dealt with under a separate Section 211 notice)

Application No: **HGY/2018/2514** Officer: Matthew Gunning
 Decision: GTD Decision Date: 01/10/2018
 Location: Princess Court 105-107 Hornsey Lane N6 5XD
 Proposal: Works to trees protected by Group TPOs T1 Lime Reduce height by up to 5 meters and target prune into natural crown line, remove basal growth and crown lift to 4 meters over public footpath T2 London Plane Some signs of massaria. Remove major dead wood and target prune elongated branches into natural crown line, prune in branches over road T3 London Plane. Remove major dead wood and target prune elongated branches into natural crown line, prune in branches over road T6 London Plane. (very large tree) Target prune elongated branches into natural crown line, crown lift to 5 meters, remove major dead wood and crossing branches, inspect for massaria (Works to all other trees detailed on application form are not bound by any constraints and may proceed)

Application No: **HGY/2018/2599** Officer: Matthew Gunning
 Decision: GTD Decision Date: 19/10/2018
 Location: 9 Elder Avenue N8 9TE
 Proposal: Works to trees protected by a TPO: T1 and T2: Plane: Re-pollard to previous points as part of regular maintenance and to keep at a size suitable for location

Application No: **HGY/2018/2622** Officer: Roland Sheldon
 Decision: GTD Decision Date: 01/10/2018
 Location: 35 Coolhurst Road N8 8ET
 Proposal: Works to tree protected by a TPO: T1-Ash tree- Reduce section of crown over garden of number 33 by thirty percent. Remove three large dead branches in upper crown of tree, sever ivy at base of tree.

Total Applications Decided for Ward: 22WARD: **Fortis Green****ADV Applications Decided: 1**

Application No: **HGY/2018/2281** Officer: Samuel Uff
 Decision: GTD Decision Date: 25/09/2018
 Location: Part Ground and Part Lower Ground 56 Muswell Hill N10 3ST
 Proposal: Display of 2 x externally illuminated painted signs to south west elevation adjacent to the entrance of the Hot Yoga Studio and 1 x externally illuminated projecting advertisement on the south west elevation

CLUP Applications Decided: 1

Application No: **HGY/2018/2524** Officer: Valerie Okeiyi
 Decision: PERM DEV Decision Date: 24/09/2018
 Location: 21 Barrenger Road N10 1HU
 Proposal: Certificate of lawfulness for proposed loft conversion with rear dormer extension.

COND Applications Decided: 1

Application No: **HGY/2018/2620** Officer: Samuel Uff
 Decision: GTD Decision Date: 12/10/2018
 Location: 24 Bancroft Avenue N2 0AS
 Proposal: Variation of condition 2 (approved plans) following grant of planning permission HGY/2017/2608 to allow for raised front garage, new windows in the bay to match neighbours and window in the garage to be raised to line up with the bay window

FUL Applications Decided: 9

Application No: **HGY/2018/1630** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 31/10/2018
 Location: 488 Muswell Hill Broadway N10 1BT
 Proposal: Change of use of ground floor of premises from class A1 (Retail) to Class A3 (Restaurant/ Cafe) involving the installation of an external extractor flue.

Application No: **HGY/2018/2566** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 02/10/2018
 Location: 24C Elms Avenue N10 2JP
 Proposal: Partial enclosure of existing roof balcony

Application No: **HGY/2018/2572** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 12/10/2018
 Location: Pizza Express 290 Muswell Hill Broadway N10 2QR
 Proposal: Removal of condition 3 (Temporary permission) attached to planning permission HGY/2017/2198 to allow the continued use of part of highway to accommodate tables and chairs in connection with its use as a restaurant premises

Application No: **HGY/2018/2582** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 04/10/2018
 Location: 22 Collingwood Avenue N10 3ED
 Proposal: Roof extension involving rear dormer and second floor rear extension and installation of velux rooflights to front elevation

Application No: **HGY/2018/2583** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 27/09/2018
 Location: 37 Woodside Avenue N6 4SP
 Proposal: Single storey side and rear extension replacing existing rear extension and garage.

Application No: **HGY/2018/2584** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 02/10/2018
 Location: 17 Dukes Avenue N10 2PS
 Proposal: Replacement and enlargement of existing ground floor and lower ground floor rear extensions, reconfiguration of internal layouts and the addition of 2 new roof dormers to the rear roof and replacement and enlargement of front roof skylights.

Application No: **HGY/2018/2642** Officer: Roland Sheldon
 Decision: GTD Decision Date: 25/10/2018
 Location: 134 Osier Crescent N10 1RF
 Proposal: Retention of single storey ground floor rear extension.

Application No: **HGY/2018/2827** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 31/10/2018
 Location: 43 Fortismere Avenue N10 3BN
 Proposal: Insertion of first floor side elevation window

Application No: **HGY/2018/2831** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 18/10/2018
 Location: 94 Creighton Avenue N10 1NT
 Proposal: Construction of a part single, part two storey rear extension at lower ground and ground floor level with external patio area and alterations to front elevation fenestration

NON Applications Decided: 3

Application No: **HGY/2018/2838** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 26/09/2018
 Location: 34 Steeds Road N10 1JD
 Proposal: Non-material amendment following a grant of planning permission HGY/2018/0760 involving alterations to the approved porch and approved windows including replacement double glazing.

Application No: **HGY/2018/2997** Officer: Roland Sheldon
 Decision: GTD Decision Date: 22/10/2018
 Location: 38 Eastern Road N2 9LA
 Proposal: Non-material amendment following a grant of planning permission HGY/2018/0783 to facilitate alterations to exterior detailing and fenestration

Application No: **HGY/2018/3088** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 22/10/2018
 Location: Flat 1 7 Creighton Avenue N10 1NX
 Proposal: Non-material amendment following a grant of planning permission HGY/2018/0761 involving the replacement of the rear window with french doors, internal alterations and the replacement of the approved roof lantern with pitched rooflight

PNC Applications Decided: 1

Application No: **HGY/2018/2600** Officer: Roland Sheldon
 Decision: PN REFUSED Decision Date: 16/10/2018
 Location: Storage Unit between Blaenavon, Fortis Green, and 60 Eastern Road N2 9LA
 Proposal: Prior Approval for change of use from B8 (Storage and Warehouse Use) to C3 (dwelling house)

PNE Applications Decided: 1

Application No: **HGY/2018/2767** Officer: Laina Levassor
 Decision: PN GRANT Decision Date: 29/10/2018
 Location: 30 Ringwood Avenue N2 9NS
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 4.46m, for which the maximum height would be 4m and for which the height of the eaves would be 2.8m

RES Applications Decided: 1

Application No: **HGY/2018/1555** Officer: Matthew Gunning
 Decision: GTD Decision Date: 31/10/2018
 Location: Site rear of 115 Fortis Green N2 9HW
 Proposal: Approval of details pursuant to condition 5 (Remediation) attached to planning permission HGY/2014/2403 as allowed on appeal ref: APP/Y5420/W/15/3022488.

TEL Applications Decided: 2

Application No: **HGY/2018/2833** Officer: Kwaku Bossman-Gyamera
 Decision: ROB Decision Date: 11/10/2018
 Location: Barrington Court Colney Hatch Lane N10 1QG
 Proposal: Notification under the Electronic Communications Code Regulations 2003 to utilise permitted development rights for the proposal will consist of: the replacement of 6No. existing antennas with 6No. new antennas; the addition of 3No. new equipment cabinets and ancillary works thereto.

Application No: **HGY/2018/2835** Officer: Kwaku Bossman-Gyamera
 Decision: RNO Decision Date: 11/10/2018
 Location: Barrington Court Colney Hatch Lane N10 1QG
 Proposal: Notification under the Electronic Communications Code Regulations 2003 to utilise permitted development rights for the swap out of 3No. existing antennas for 3No. upgraded antennas located on existing support poles on the rooftop, the swap out on a like for like basis of the existing 3900A RFC Ver.C cabinet for a Ver.D cabinet, measuring 600 x 480 x 900mm, located on plinth on the rooftop, and ancillary development thereto.

TPO Applications Decided: 4

Application No: **HGY/2018/1259** Officer: Matthew Gunning
 Decision: GTD Decision Date: 24/10/2018
 Location: Our Lady of Muswell Catholic Church and Hall Colney Hatch Lane N10 1PN
 Proposal: Works to tree protected by an Area TPO: Tree (see from attached pictures) - Fell and grub out the roots. Reasons for work- The tree was not planted, but self-seeded, and is close to the shrine. It is therefore not only causing a nuisance to the adjoining owner's wall, which is seriously in danger of falling over, but also creating a lot of debris, which has to be regularly cleaned from the gutters. We are also concerned that this, in time, will undermine the foundations of the church due to its close proximity and mature growth.

Application No: **HGY/2018/2515** Officer: Matthew Gunning
 Decision: GTD Decision Date: 25/09/2018
 Location: 67 Lanchester Road N6 4SX
 Proposal: Works to trees protected by TPOs 1 - Oak Tree: Lift crown to 5 metres and remove deadwood 2 - Hornbeam: Remove lower sub branches and remove deadwood 3 - Ash Tree: Clean out crown/deadwood. Reduce 2x limbs growing towards house to lessen weight 4 - Hornbeam: Lift crown to 5 metres and remove deadwood All works for general health and safety to reduce shading in rear of garden

Application No: **HGY/2018/2516** Officer: Matthew Gunning
 Decision: REF Decision Date: 27/09/2018
 Location: 9 Ringwood Avenue N2 9NT
 Proposal: Works to tree protected by a TPO - 1 x Oak tree: fell to ground level.

Application No: **HGY/2018/2517** Officer: Matthew Gunning
 Decision: GTD Decision Date: 01/10/2018
 Location: 189 Creighton Avenue N2 9BN
 Proposal: Works to tree protected by a TPO - T1 Oak: reduction and crown thinning by 20 - 30%

Total Applications Decided for Ward: 24

WARD: **Harringay**

CLDE Applications Decided: 5

Application No: **HGY/2018/2280** Officer: Neil McClellan
 Decision: GTD Decision Date: 28/09/2018
 Location: 545 Green Lanes N8 0RL
 Proposal: Certificate of lawfulness for the existing use of the premises as 7 self-contained flats.

Application No: **HGY/2018/2494** Officer: Laina Levassor
 Decision: GTD Decision Date: 16/10/2018
 Location: 109 Allison Road N8 0AP
 Proposal: Certificate of Lawfulness for existing use of 109 Allison Road as a HMO for up to 6 occupants (Use Class C4).

Application No: **HGY/2018/2501** Officer: Laina Levassor
 Decision: GTD Decision Date: 25/09/2018
 Location: 87B Cavendish Road N4 1RR
 Proposal: Certificate of Lawfulness for existing use of 87B Cavendish Road as two self-contained flats

Application No: **HGY/2018/2525** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 10/10/2018
 Location: 122 Falkland Road N8 0NP
 Proposal: Certificate of lawfulness (existing use) for rear dormer

Application No: **HGY/2018/2742** Officer: Neil McClellan
 Decision: GTD Decision Date: 08/10/2018
 Location: 429A Green Lanes N4 1HA
 Proposal: Certificate of lawfulness for the existing use of 429A Green Lanes as 4 self-contained studio flats.

CLUP Applications Decided: 5

Application No: **HGY/2018/2671** Officer: Mercy Oruwari
 Decision: PERM DEV Decision Date: 25/10/2018
 Location: 17 Mattison Road N4 1BG
 Proposal: Certificate of lawfulness for the formation of a rear dormer and Juliet balcony including the insertion of 3 front rooflights

Application No: **HGY/2018/2843** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 03/10/2018
 Location: 79 Fairfax Road N8 0NJ
 Proposal: Certificate of Lawfulness for a proposed single storey rear extension

Application No: **HGY/2018/2910** Officer: Marco Zanelli
 Decision: PERM DEV Decision Date: 09/10/2018
 Location: 83 Effingham Road N8 0AE
 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/2018/2991** Officer: Jon Skapoullis
 Decision: PERM DEV Decision Date: 12/10/2018
 Location: 5 Pemberton Road N4 1AX
 Proposal: Certificate of lawfulness for the formation of rear dormer extensions and insertion of 2 x rooflights to the front roofslope.

Application No: **HGY/2018/3154** Officer: Jon Skapoullis
 Decision: PERM DEV Decision Date: 26/10/2018
 Location: 31 Lothair Road South N4 1EN
 Proposal: Certificate of lawfulness for proposed rear dormers and insertion of 1 x rooflight to the front roofslope.

FUL Applications Decided: 10

Application No: **HGY/2018/2442** Officer: Conor Guilfoyle
 Decision: REF Decision Date: 08/10/2018
 Location: 1D Tancred Road N4 1EH
 Proposal: Erection of two storey side extension and first floor extension above part of existing flat roof to create additional storey with hipped roof

Application No: **HGY/2018/2463** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 05/10/2018
 Location: 109 Pemberton Road N4 1AY
 Proposal: Proposed single storey ground floor extension to the side of the original rear addition and replacement bay window to ground floor rear elevation.

Application No: **HGY/2018/2506** Officer: Roland Sheldon
 Decision: GTD Decision Date: 15/10/2018
 Location: Flat 1 4 Endymion Road N4 1EE
 Proposal: Conversion of existing 2-bedroom basement flat into two x 1-bed self-contained flats, installation of bin store in front garden, and cycle store within communal rear garden.

Application No: **HGY/2018/2540** Officer: Roland Sheldon
 Decision: GTD Decision Date: 01/10/2018
 Location: 9-13 Turnpike Lane N8 0EP
 Proposal: Raising roof of part of single storey rear extension to No. 13 to allow relocation of existing bakery facility.

Application No: **HGY/2018/2563** Officer: Roland Sheldon
 Decision: REF Decision Date: 18/10/2018
 Location: 575 Green Lanes N8 0RL
 Proposal: Conversion of existing flat into two self contained flats with a two storey rear extension to the first and second floors

Application No: **HGY/2018/2565** Officer: Roland Sheldon
 Decision: GTD Decision Date: 16/10/2018
 Location: Second Floor Flat 5 45 Lausanne Road N8 0HJ
 Proposal: Insertion of 2 front rooflights.

Application No: **HGY/2018/2624** Officer: Roland Sheldon
 Decision: GTD Decision Date: 04/10/2018
 Location: 4 Umfreville Road N4 1SB
 Proposal: Single storey ground floor side infill extension with tiled mono pitch roof to match existing closet wing roof and brickwork.

Application No: **HGY/2018/2637** Officer: Roland Sheldon
 Decision: GTD Decision Date: 09/10/2018
 Location: 107 Turnpike Lane N8 0DY
 Proposal: Erection of a second floor rear extension, erection of rear dormer with linked roof extension insertion of three front rooflights, in association with conversion of existing 2-bedroom second floor flat into one x 1-bed and one x studio flat.

Application No: **HGY/2018/2704** Officer: Roland Sheldon
 Decision: GTD Decision Date: 04/10/2018
 Location: 575 Green Lanes N8 0RL
 Proposal: Change of use from A3 to a mixed use of retail (Use Class A1I) and nail and beauty salon (Sui Generis).

Application No: **HGY/2018/2758** Officer: Roland Sheldon
 Decision: REF Decision Date: 25/10/2018
 Location: 69 Warham Road N4 1AR
 Proposal: Enlargement of existing basement, erection of rear dormer and insertion of front rooflight to create additional living space for existing HMO.

NON Applications Decided: 1

Application No: **HGY/2018/2130** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 19/10/2018
 Location: 590-596 Green Lanes N8 0RA
 Proposal: Non-material amendment to the wording of condition 18 (air quality assessment) of planning permission (HGY/2016/1807) dated 9th November 2016 to amend the trigger for the submission of details to prior to commencement of above ground works.

PNE Applications Decided: 2

Application No: **HGY/2018/2549** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 26/09/2018
 Location: 79 Fairfax Road N8 0NJ
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 5.125m, for which the maximum height would be 3.480m and for which they height of the eaves would be 2.750m

Application No: **HGY/2018/2841** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 30/10/2018
 Location: 8 Umfreville Road N4 1SB
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 3.6m, for which the maximum height would be 3.2m and for which the height of the eaves would be 2.9m

RES Applications Decided: 2

Application No: **HGY/2018/1677** Officer: Valerie Okeyiyi
 Decision: GTD Decision Date: 03/10/2018
 Location: Railway Approach Hampden Road N8 0HG
 Proposal: Approval of details pursuant to condition 32 (central dish/aerial system) attached to planning permission HGY/2016/1573

Application No: **HGY/2018/2676** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 26/10/2018
 Location: Railway Approach Hampden Road N8 0HG
 Proposal: Approval of details pursuant to condition 10 part b (details of all the chimney heights calculations, diameters and locations, maintenance schedules and confirmed emissions of selected CHP plant) attached to planning permission HGY/2016/1573

Total Applications Decided for Ward: 25

WARD: **Highgate**

CLUP Applications Decided: 1

Application No: **HGY/2018/3101** Officer: Laurence Ackrill
 Decision: NOT DEV Decision Date: 26/10/2018
 Location: 10 Grange Road N6 4AP
 Proposal: Certificate of lawfulness for the retention of the refurbishment works to the property involving alterations to the front and rear elevations and garage

FUL Applications Decided: 14

Application No: **HGY/2018/1826** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 10/10/2018
 Location: 16 Broadlands Road N6 4AN
 Proposal: Replacement of the existing TV antenna and installation of new satellite dish to the east side of one of the chimney stacks. Extension of existing outhouse to create new bin store, replace existing fence, installation of railings above forecourt wall and additional air conditioning unit to roof

Application No: **HGY/2018/2162** Officer: Sean McCawley
 Decision: GTD Decision Date: 24/09/2018
 Location: 8 Cholmeley Crescent N6 5HA
 Proposal: Erection of single storey rear extension (following demolition of existing) and alterations to associated rear decking; replacement and enlargement of existing front, side and rear dormers; replacing existing uPVC windows with double glazed wooden casement windows; alterations to front garden boundary treatment; and increasing width of entrance driveway.

Application No: **HGY/2018/2380** Officer: Laurence Ackrill
 Decision: REF Decision Date: 24/09/2018
 Location: 391 Archway Road N6 4ER
 Proposal: Construction of mansard roof extension with front and rear dormer windows, raising of existing chimney stacks, and the associated formation of a self-contained one bedroom flat.

Application No: **HGY/2018/2425** Officer: Sean McCawley
 Decision: GTD Decision Date: 25/09/2018
 Location: 72 North Hill N6 4RH
 Proposal: Erection of a second floor rear extension with associated roof terrace

Application No: **HGY/2018/2430** Officer: Laurence Ackrill
 Decision: REF Decision Date: 23/10/2018
 Location: The Victoria 28 North Hill N6 4QA
 Proposal: Change of use of public house from A4 to C3, involving partial demolition and extension to the existing building to facilitate the creation of five new residential units.

Application No:	HGY/2018/2502	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	29/10/2018
Location:	Southwood Hall access road Parkwood Mews N6		
Proposal:	Formation of hardstanding to side of existing access road to accommodate parking for two vehicles, in place of existing boundary wall and vegetation; associated alterations and making good of boundary wall to same height.		
Application No:	HGY/2018/2536	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	28/09/2018
Location:	107 Gaskell Road N6 4DU		
Proposal:	Formation of rear roof dormer extension and insertion of roof lights on front roof slope		
Application No:	HGY/2018/2555	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	18/10/2018
Location:	15 Sheldon Avenue N6 4JS		
Proposal:	Erection of two storey front extension; demolition of existing single storey rear extensions and erection of larger single storey rear extension; erection of first floor rear extension; associated reduction and alteration to first floor rear terrace; insertion of roof lights on front and rear roof slopes		
Application No:	HGY/2018/2587	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	02/10/2018
Location:	Flat 2 42 Hornsey Lane Gardens N6 5PB		
Proposal:	Erection of single storey rear extension and insertion of additional window on first floor side elevation		
Application No:	HGY/2018/2618	Officer:	Conor Guilfoyle
Decision:	REF	Decision Date:	17/10/2018
Location:	Ground Floor Flat 6 Winchester Road N6 5HW		
Proposal:	Erection of replacement front boundary wall (part-retrospective) following demolition of pre-existing wall		
Application No:	HGY/2018/2655	Officer:	Conor Guilfoyle
Decision:	REF	Decision Date:	08/10/2018
Location:	Heathways Courtenay Avenue N6 4LR		
Proposal:	Enlargement of existing first floor rear terrace with 1.1m high clear glazed balustrading to match existing on rear side and 1.8m high obscure glazed balustrading on north side		
Application No:	HGY/2018/2711	Officer:	Laurence Ackrill
Decision:	REF	Decision Date:	19/10/2018
Location:	429 Archway Road N6 4HT		
Proposal:	Raising of front garden fence and entrance gate		
Application No:	HGY/2018/2713	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	17/10/2018
Location:	Compton House Compton Avenue N6 4LB		
Proposal:	Proposed new terrace above garage, lowering of window sill to create doors to terrace and new window at front elevation to match existing		
Application No:	HGY/2018/2764	Officer:	Sean McCawley
Decision:	GTD	Decision Date:	22/10/2018
Location:	Garages rear of 269 Archway Road N6 5BT		
Proposal:	Demolition of existing garages and construction of new self-contained residential unit		

LBC Applications Decided: 1

Application No: **HGY/2018/2628** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 10/10/2018
 Location: 16 Broadlands Road N6 4AN
 Proposal: Listed building consent for the replacement of the existing TV antenna and installation of new satellite dish to the east side of one of the chimney stacks. Extension of existing outhouse to create new bin store, replace existing fence, installation of railings above forecourt wall and additional air conditioning unit to roof.

NON Applications Decided: 3

Application No: **HGY/2018/0445** Officer: Valerie Okeiyi
 Decision: NOT DET Decision Date: 19/10/2018
 Location: 39 Southwood Avenue N6 5SA
 Proposal: Non-material amendment following a grant of planning permission HGY/2016/1481 to alter the glazing of the rear extension, alteration of the lantern type roof lights and the central roof area raised to relate to existing generous ceiling heights.

Application No: **HGY/2018/2623** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 10/10/2018
 Location: 6A Church Road N6 4QT
 Proposal: Non-Material Amendment following a grant of planning permission HGY/2015/3659 involving the relocation of garden studio building, skylight and green roof added; change in window size to garden studio and areas of lower new flat roof; reduction in window size to master bathroom bath window; reduction in window size and replacement with new window to master bathroom shower area and replacement boundary fence.

Application No: **HGY/2018/2936** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 15/10/2018
 Location: 6 Stormont Road N6 4NL
 Proposal: Non-material amendment following a grant of planning permission HGY/2018/2451 involving the addition of a fixed obscure window in the first floor side elevation

RES Applications Decided: 1

Application No: **HGY/2018/2691** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 26/09/2018
 Location: 6 Stormont Road N6 4NL
 Proposal: Approval of details pursuant to condition 3 (materials) attached to planning permission HGY/2018/0929.

TPO Applications Decided: 4

Application No: **HGY/2018/0938** Officer: Matthew Gunning
 Decision: GTD Decision Date: 03/10/2018
 Location: 5 Cholmeley Park N6 5ET
 Proposal: Works to trees protected by a TPO: T1. Broad Leaved Lime (*Tilia platyphyllos*) Front garden. North Tree Large mature dominant front garden tree previously reduced now encroaching on property and causing excessive shading. To improve light and maintain cyclical pruning schedule: Reduce canopy heights back to previous points of reduction (2m in height and 2m in lateral spread). Retain furnishing growth for crown continuity. Remove basal sucker growth. Remove deadwood weak and suppressed branches. T2. Broad Leaved Lime (*Tilia platyphyllos*) Front garden. South Tree Mature tree, previously reduced, (poor past pruning history). Canopy height exceeds a reasonable level in relation to stem girth. Pockets of decay identified on east stem at 4m and on main stem at 0.75m on south of stem. Reduce to a height of approximately 4m to contain height and mitigate branch / limb failure (pollard). Remove basal sucker growth.

Application No: **HGY/2018/1577** Officer: Matthew Gunning
 Decision: GTD Decision Date: 29/10/2018
 Location: 11 Oldfield Mews N6 5XA
 Proposal: T1/ Ginkho Maidenhair at the rear of the property: reduce the tree by 4 m from the top only to balance the crown and prevent further stress in the basal fork.

Application No: **HGY/2018/2601** Officer: Matthew Gunning
 Decision: GTD Decision Date: 09/10/2018
 Location: 23 Denewood Road N6 4AQ
 Proposal: Works to tree protected by inclusion in a Group TPO (G.43 in the Haringey Tree Preservation Order No 3 1967):T41 Ash Approx Height - 16m Location - Rear garden, Left hand boundary Service - Prune Work required- Crown reduce height to leave tree standing at 16m in height. Go over already pruned sections where necessary to improve shape and tidy appearance. Reason - As per client's wishes. (Works to other trees specified on the application form will be dealt with via a Section 211 "Six Week" Notice)

Application No: **HGY/2018/2603** Officer: Matthew Gunning
 Decision: GTD Decision Date: 15/10/2018
 Location: 6 Bishopswood Road N6 4NY
 Proposal: Works to tree protected as part of a Group TPO: T1: Cedar: Crown reduce over extending branches over entrance to garden and shed by up to 3m to reduce the risk of failure

Total Applications Decided for Ward: 24

WARD: **Hornsey**

FUL Applications Decided: 6

Application No: **HGY/2018/1455** Officer: Matthew Gunning
 Decision: GTD Decision Date: 26/10/2018
 Location: 127 Nelson Road N8 9RR
 Proposal: Replacement of all existing windows with new white, double glazed UPVC units and all external doors with composite units.

Application No: **HGY/2018/2330** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 27/09/2018
 Location: 94 High Street N8 7NT
 Proposal: Installation of external condenser within courtyard.

Application No: **HGY/2018/2571** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 02/10/2018
 Location: 4 Harvey Mews N8 9PA
 Proposal: Construction of a single storey rear extension

Application No: **HGY/2018/2586** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 04/10/2018
 Location: 24 Harold Road N8 7DE
 Proposal: Demolition of an existing conservatory and replacement with a new single storey side and rear infill extension

Application No: **HGY/2018/2606** Officer: Samuel Uff
 Decision: GTD Decision Date: 05/10/2018
 Location: Flat A 17 Ribblesdale Road N8 7EP
 Proposal: Erection of single storey extension and extension to existing sunken terrace

Application No: HGY/2018/2701 **Officer:** Laurence Ackrill
Decision: GTD **Decision Date:** 10/10/2018
Location: 77 Tottenham Lane N8 9BE
Proposal: Proposed 2 storey rear extension & change of use of rear section of ground floor retail unit into a 1 bed studio unit and conversion of an existing 4 bedroom flat into 1 x 1 bed + 1 x 2 bed flats.

PNE Applications Decided: 1

Application No: HGY/2018/2790 **Officer:** Laina Levassor
Decision: PN REFUSED **Decision Date:** 22/10/2018
Location: 49 Rectory Gardens N8 7PJ
Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 2.7m

RES Applications Decided: 3

Application No: HGY/2018/1742 **Officer:** Tobias Finlayson
Decision: GTD **Decision Date:** 28/09/2018
Location: Hornsey Tavern 26 High Street N8 7PB
Proposal: Approval of details pursuant to condition 3 (Schedule of External Materials) attached to planning permission HGY/2017/0792

Application No: HGY/2018/2004 **Officer:** Valerie Okeiyi
Decision: GTD **Decision Date:** 03/10/2018
Location: Land to the East of Cross Lane N8 7SA
Proposal: Approval of details pursuant to condition 7 (green roofs) attached to Appeal Reference APP/Y5420/W/16/3165389 (original Haringey planning reference HGY/2016/0086)

Application No: HGY/2018/2393 **Officer:** Valerie Okeiyi
Decision: GTD **Decision Date:** 02/10/2018
Location: Land to the East of Cross Lane N8 7SA
Proposal: Approval of details pursuant to partial discharge of condition 21 (sub-surface piling method statement) attached to Appeal Decision Reference: APP/Y5420/W/16/3165389 (original Haringey Reference: HGY/2016/0086)

TEL Applications Decided: 1

Application No: HGY/2018/3066 **Officer:** Kwaku Bossman-Gyamera
Decision: RNO **Decision Date:** 19/10/2018
Location: New River Avenue, R/O Flats 1-5 Gatekeepers Lodge 83 High Street N8 7QB
Proposal: Notification under the Electronic Communications Code Regulations 2003 to utilise permitted development rights for the installation the following equipment:
The proposal incorporates the installation of 1x DSLAM equipment cabinet olive green, the dimensions of which are:
Height 1600mm x Length 1200mm x Depth 450mm

Total Applications Decided for Ward: 11

WARD: Muswell Hill

CLUP Applications Decided: 3

Application No: HGY/2018/2559 **Officer:** Mercy Oruwari
Decision: PERM DEV **Decision Date:** 16/10/2018
Location: 60 Woodland Gardens N10 3UA
Proposal: Certificate of lawfulness for the formation of a rear dormer with twin Juliet balconies including the insertion of 5 front rooflights and 1 side rooflight

Application No: **HGY/2018/2898** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 04/10/2018
 Location: 11 Leinster Road N10 3AN
 Proposal: Certificate of Lawfulness for a proposed rear dormer to facilitate a loft conversion and juliet balcony.

Application No: **HGY/2018/3000** Officer: Jon Skapoullis
 Decision: PERM DEV Decision Date: 15/10/2018
 Location: 99 Priory Road N8 8LY
 Proposal: Certificate of lawfulness for the formation of a rear dormer extension, insertion of 2 x rooflights to the front roofslope, including single storey rear extension.

FUL Applications Decided: 14

Application No: **HGY/2018/0780** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 11/10/2018
 Location: 41 Woodland Gardens N10 3UE
 Proposal: Replacement of ground floor rear elevation window with double doors and formation of steps with railing leading to garden below.

Application No: **HGY/2018/2269** Officer: Conor Guilfoyle
 Decision: REF Decision Date: 01/10/2018
 Location: 34 Princes Avenue N10 3LR
 Proposal: Replacement of existing white timber windows with white upvc windows

Application No: **HGY/2018/2314** Officer: Conor Guilfoyle
 Decision: REF Decision Date: 02/10/2018
 Location: Flat 3 (63) 63 and 65 Woodland Gardens N10 3UE
 Proposal: Formation of front roof hipped dormer extension to numbers 63 and 65

Application No: **HGY/2018/2397** Officer: Samuel Uff
 Decision: GTD Decision Date: 05/10/2018
 Location: 60 Woodland Gardens N10 3UA
 Proposal: Single storey rear extension in conjunction with alterations to rear windows and patio

Application No: **HGY/2018/2398** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 09/10/2018
 Location: 28 Priory Avenue N8 7RN
 Proposal: Conversion of existing dwelling house into two flats (1 x 2 bed, 1 x 1 bed) with associated works comprising; erection of a single storey rear 'wraparound' extension, formation of rear roof dormer extension, creation of roof terrace with privacy screening on part of the existing flat roof to the rear of the property, and insertion of two replacement front roof lights and one rear roof light

Application No: **HGY/2018/2539** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 28/09/2018
 Location: 70 Etheldene Avenue N10 3QB
 Proposal: Erection of rear roof dormer extensions and insertion of two conservation-style roof lights on front roof slope

Application No:	HGY/2018/2593	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	04/10/2018
Location:	60 Church Crescent N10 3NE		
Proposal:	Formation of replacement rear dormer roof extension and new front dormer roof extension; insertion of conservation-style roof lights on front roof slopes		
Application No:	HGY/2018/2596	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	19/10/2018
Location:	Cornerways Ellington Road N10 3DD		
Proposal:	Construction of a two storey dwellinghouse at ground and lower ground floor		
Application No:	HGY/2018/2612	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	22/10/2018
Location:	Cornerways Ellington Road N10 3DD		
Proposal:	Construction of a part single, part two storey side and rear extension including a rear terrace area and associated screening; three storey front extension, replacing existing circular bay window and alterations to the existing front gable to create a flat roof section with associated terrace area, following removal of rear and side elevation walls. Roof extensions involving the removal of the existing hipped roof and increase in ridge height through a replacement dual pitched roof with front and rear gables, rear dormer and roof lantern		
Application No:	HGY/2018/2695	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	24/10/2018
Location:	73 Cranley Gardens N10 3AB		
Proposal:	Extension of existing terrace / decking; installation of balustrade and additional fencing; and convert the existing garage to a garden room and store		
Application No:	HGY/2018/2696	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	29/10/2018
Location:	Ground Floor Flat 21 Church Crescent N10 3NA		
Proposal:	Erection of outbuilding at the end of the rear garden		
Application No:	HGY/2018/2714	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	31/10/2018
Location:	38 Priory Avenue N8 7RN		
Proposal:	Insertion of new front window to basement of the front bay window		
Application No:	HGY/2018/2718	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	29/10/2018
Location:	9 Onslow Gardens N10 3JT		
Proposal:	Formation of front roof dormer extension		
Application No:	HGY/2018/2750	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	26/10/2018
Location:	37 Wood Vale N10 3DJ		
Proposal:	Alterations to position of front entrance, single storey side to rear extension, single storey rear extension, first floor side extension above existing garage, roof extension and erection of rear dormer, installation of front and side rooflights.		

Application No: **HGY/2018/2699** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 25/10/2018
 Location: Land To Rear of 3 New Road N8 8TA
 Proposal: Non-material amendment following a grant of planning permission HGY/2016/1562 (as subsequently amended by Non-Material Amendment HGY/2017/2919) to facilitate changes to windows and grilles and bin store alterations following detail development of the scheme after planning approval.

RES Applications Decided: 1

Application No: **HGY/2018/2145** Officer: Matthew Gunning
 Decision: GTD Decision Date: 12/10/2018
 Location: 86 Muswell Hill Road N10 3JR
 Proposal: Approval of details pursuant to condition 7 (Construction Management Plan) attached to planning permission HGY/2014/2345

TEL Applications Decided: 1

Application No: **HGY/2018/2832** Officer: Kwaku Bossman-Gyamera
 Decision: RNO Decision Date: 11/10/2018
 Location: 77 Muswell Hill N10 3PJ
 Proposal: Notification under the Electronic Communications Code Regulations 2003 to utilise permitted development rights for the replacement of 3No. existing antennas with 3No. new antennas; the replacement of 2No. existing cabinet; the addition of 2No. new equipment cabinets with ancillary works thereto.

Total Applications Decided for Ward: 20WARD: **Noel Park****ADV Applications Decided: 1**

Application No: **HGY/2018/2870** Officer: Samuel Uff
 Decision: GTD Decision Date: 26/10/2018
 Location: 50 Parkland Road N22 6ST
 Proposal: Display of 2 x illuminated fascia signage and 4 x non-illuminated advertisement signage (following removal of existing signage)

CLDE Applications Decided: 3

Application No: **HGY/2018/1465** Officer: Neil McClellan
 Decision: GTD Decision Date: 31/10/2018
 Location: 8 Hornsey Park Road N8 0JP
 Proposal: Certificate of lawfulness for the existing use of the property as 7 self-contained studio flats.

Application No: **HGY/2018/2769** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 01/10/2018
 Location: 6 Waldegrave Road N8 0QA
 Proposal: Certificate of lawfulness for the existing use of the property as 2 self-contained flats.

Application No: **HGY/2018/2932** Officer: Laina Levassor
 Decision: REF Decision Date: 25/10/2018
 Location: 84 Alexandra Road N8 0LJ
 Proposal: Certificate of Lawfulness for existing use of 84 Alexandra Road as a HMO for 6 Occupants

CLUP Applications Decided: 2

Application No: **HGY/2018/2477** Officer: Jake Atkins
 Decision: PERM DEV Decision Date: 18/10/2018
 Location: 10 The Avenue N8 0JR
 Proposal: Certificate of lawfulness for hip-to-gable loft conversion

Application No: **HGY/2018/3068** Officer: Marco Zanelli
 Decision: PERM DEV Decision Date: 31/10/2018
 Location: 4 Cobham Road N22 6RP
 Proposal: Certificate of lawfulness for a single storey rear extension, formation of rear dormer with Juliet balcony and insertion of 2 x rooflights to front roof slope.

FUL Applications Decided: 6

Application No: **HGY/2018/2526** Officer: Samuel Uff
 Decision: GTD Decision Date: 25/09/2018
 Location: 31 Gladstone Avenue N22 6JU
 Proposal: Replacement of the properties existing front door and its existing windows to both the front and rear with new wooden front door and wooden windows.

Application No: **HGY/2018/2609** Officer: Samuel Uff
 Decision: GTD Decision Date: 27/09/2018
 Location: 35 B Willingdon Road N22 6SG
 Proposal: Rear dormer roof extension

Application No: **HGY/2018/2611** Officer: Samuel Uff
 Decision: REF Decision Date: 28/09/2018
 Location: 17 Courcy Road N8 0QH
 Proposal: Proposed first floor rear roof terrace with associated obscure glazing screening

Application No: **HGY/2018/2616** Officer: Samuel Uff
 Decision: REF Decision Date: 27/09/2018
 Location: 53 Westbeech Road N22 6HU
 Proposal: Construction of a part single storey, part two storey rear extension; rear dormer roof extension; and front porch.

Application No: **HGY/2018/2698** Officer: Jake Atkins
 Decision: GTD Decision Date: 18/10/2018
 Location: 21 Boreham Road N22 6SL
 Proposal: Proposed single storey rear extension

Application No: **HGY/2018/2865** Officer: Samuel Uff
 Decision: GTD Decision Date: 19/10/2018
 Location: 39 Burghley Road N8 0QG
 Proposal: Replace windows and doors throughout with upvc windows and doors

LCD Applications Decided: 2

Application No: **HGY/2017/3216** Officer: Sarah Madondo
 Decision: NPW Decision Date: 31/10/2018
 Location: 515, 517 & 519 Lordship Lane N22 5DL
 Proposal: Replacement of windows and doors to the front elevation with new timberframed windows and doors; and the replacement of windows and doors to rear with new upvc windows and doors.

Application No: **HGY/2018/2419** Officer: Jake Atkins
 Decision: GTD Decision Date: 26/09/2018
 Location: 151D Moselle Avenue N22 6EU
 Proposal: Replacement of existing timber windows and doors like for like

NON Applications Decided: 2

Application No: **HGY/2018/2486** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 08/10/2018
 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 to the approved Community Park designs as approved through planning drawings attached to planning permission HGY/2017/3117

Application No: **HGY/2018/2643** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 05/10/2018
 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: Amendment to wording of Conditions 32 and 53 attached to planning permission HGY/2017/3117 to allow required documentation to be submitted and approved as part of the submission of reserved matters application.

Amendment to condition 24 to fall under the 'prior to occupation' category of planning permission reference HGY/2017/3117

PNE Applications Decided: 1

Application No: **HGY/2018/2800** Officer: Laina Levassor
 Decision: GTD Decision Date: 19/10/2018
 Location: 37 Willingdon Road N22 6SG
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 5m, for which the maximum height would be 3.5m and for which the height of the eaves would be 2.9m

RES Applications Decided: 15

Application No: **HGY/2018/1147** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 08/10/2018
 Location: Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Clarendon Road and the Kings Cross N8
 Proposal: Approval of details pursuant to parts 1, 2, 3 and 4 of condition 45 (partial discharge - contamination relating to Blocks C1, A1, A2 A3 and A4 only) attached to planning permission HGY/2016/0026

Application No: **HGY/2018/1959** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 29/10/2018
 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: Submission of details pursuant to partial discharge of condition 40 (Waste Management Scheme) of planning permission HGY/2017/3117

Application No:	HGY/2018/1998	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	26/09/2018
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 42 (Piling Method Statement - partial discharge - block C1 only) attached to planning permission HGY/2017/3117		
Application No:	HGY/2018/2007	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	05/10/2018
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 30 (Noise and vibration report - partial discharge relating to block C1 only) attached to planning permission HGY/2017/3117		
Application No:	HGY/2018/2008	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	15/10/2018
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 34 (Interim boundary and public realm treatment - partial discharge relating to block C1 only) attached to planning permission HGY/2017/3117		
Application No:	HGY/2018/2010	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	15/10/2018
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 28 (CIL Phasing Plan plan - partial discharge relating to block C1 only) attached to planning permission HGY/2017/3117		
Application No:	HGY/2018/2487	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	29/10/2018
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 29 (Moselle Feasibility Study) attached to planning permission HGY/2017/3117		
Application No:	HGY/2018/2489	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	08/10/2018
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 25 (Borehole Management Scheme - Partial discharge in relation to Blocks A1- A4 and Block C1 only) attached to planning permission HGY/2017/3117		
Application No:	HGY/2018/2491	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	27/09/2018
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 49 (Sustainability Standards - Non-residential - Partial discharge in relation to Block C1 only) attached to planning permission HGY/2017/3117		
Application No:	HGY/2018/2492	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	28/09/2018
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 26 (Groundwater management and maintenance- partial discharge in relation to Blocks C1 only) attached to planning permission HGY/2017/3117		
Application No:	HGY/2018/2644	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	08/10/2018
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 26 (Groundwater management and maintenance- partial discharge - block C1 only) attached to planning permission HGY/2017/3117		

Application No:	HGY/2018/2645	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	28/09/2018
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 35 (Confirmation of site levels - partial discharge - block C1 only) attached to planning permission HGY/2017/3117		
Application No:	HGY/2018/2902	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	18/10/2018
Location:	Land Rear Of 19 Caxton Road N22 6TB		
Proposal:	Partial discharge of details pursuant to condition 4 (Method of Construction Statement) attached to planning permission HGY/2015/0993 in relation to Phase 1 works only		
Application No:	HGY/2018/2938	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	11/10/2018
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 part (a), (b) and (c) of condition 31 (Land Contamination) - Partial discharge in relation to Blocks A1- A4 and Block C1 only) attached to planning permission attached to planning permission HGY/2017/3117		
Application No:	HGY/2018/3011	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	15/10/2018
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 part (c) of condition 31 (Land Contamination - Partial discharge in relation to Blocks A1- A4 and Block C1 only) attached to planning permission HGY/2017/3117		

Total Applications Decided for Ward: 32WARD: **Northumberland Park****ADV Applications Decided: 1**

Application No:	HGY/2018/2787	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	23/10/2018
Location:	8 White Hart Lane N17 8DP		
Proposal:	Display of externally illuminated (backlit) perspex fret cut signage on a new timber fascia signboard, new projecting timber signboard on cast iron bracket and self-adhesive vinyl graphics to internal glazing.		

CLDE Applications Decided: 3

Application No:	HGY/2018/2466	Officer:	Laina Levassor
Decision:	GTD	Decision Date:	27/09/2018
Location:	6 Bruce Castle Road N17 8NJ		
Proposal:	Certificate of Lawfulness for Existing Use of an additional self-contained flat (totalling three self-contained flats) at 6 Bruce Castle Road		
Application No:	HGY/2018/2785	Officer:	Laina Levassor
Decision:	GTD	Decision Date:	25/09/2018
Location:	18 West Road N17 0RP		
Proposal:	Certificate of Lawfulness for existing use of area to front of building as parking used in conjunction with site		
Application No:	HGY/2018/2937	Officer:	Laina Levassor
Decision:	GTD	Decision Date:	23/10/2018
Location:	66 Park Lane N17 0JR		
Proposal:	Certificate of Lawfulness for existing use of 66 Park Lane as two self-contained flats		

FUL Applications Decided: 10

Application No:	HGY/2018/1574	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	01/10/2018
Location:	Public House 803 High Road N17 8ER		
Proposal:	Conversion of first and second floors into 6 flats		
Application No:	HGY/2018/2299	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	01/10/2018
Location:	Garage rear of 55-57 Northumberland Grove N17 0PY		
Proposal:	Formation of a new garage building on land next to existing garages.		
Application No:	HGY/2018/2375	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	09/10/2018
Location:	22 Willoughby Park Road N17 0RA		
Proposal:	Conversion of upper maisonette into 2 one bedroom self-contained flats		
Application No:	HGY/2018/2435	Officer:	Sarah Madondo
Decision:	REF	Decision Date:	26/10/2018
Location:	Land at rear of 688-690 High Road N17 0AE		
Proposal:	Conversion of existing storage area to 2no. 2 bedroom flats including the insertion of windows to side/rear and replacement of all existing windows / doors with timber windows/doors.		
Application No:	HGY/2018/2469	Officer:	Kwaku Bossman-Gyamera
Decision:	REF	Decision Date:	08/10/2018
Location:	First Floor Flat B 57 Baronet Road N17 0LY		
Proposal:	Conversion of the existing 2-bed flat into one 2-bed and one 1-bed self-contained flats, including loft conversion with a rear dormer windows. Front roof lights.		
Application No:	HGY/2018/2626	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	25/10/2018
Location:	667 High Road N17 8AD		
Proposal:	Change of use of vacant laundrette from a sui-generous use to either an A1 or A2 use.		
Application No:	HGY/2018/2629	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	24/09/2018
Location:	Adems Motors, Unit 27 Northumberland Park Industrial Estate Willoughby Lane N17 0YL		
Proposal:	First floor extension		
Application No:	HGY/2018/2633	Officer:	Neil McClellan
Decision:	GTD	Decision Date:	29/10/2018
Location:	11 Northumberland Park N17 0TA		
Proposal:	Change of use of ground floor premises from retail (A1) to a hair dressers and nail treatment salon (Mixed A1/Sui Generis Use).		
Application No:	HGY/2018/2636	Officer:	Kwaku Bossman-Gyamera
Decision:	REF	Decision Date:	29/10/2018
Location:	17 St Pauls Road N17 0NB		
Proposal:	Conversion of existing dwelling house into 2no self-contained flats		

Application No: **HGY/2018/2863** Officer: Sarah Madondo
 Decision: GTD Decision Date: 30/10/2018
 Location: First Floor Flat 87 Brantwood Road N17 0DT
 Proposal: Loft conversion with rear dormer and velux windows to the front

NON Applications Decided: 1

Application No: **HGY/2018/2871** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 09/10/2018
 Location: White Hart Lane Railway Station White Hart Lane N17 8HH
 Proposal: Non-material amendments following a grant of planning permission HGY/2016/2573 to amend the proposed external cladding material from terracotta to aluminium to improve durability and resistance to vandalism and hard body Impacts, changes to the vertical and horizontal support, enlarging pots to improve their prominence in the station facade and to better resemble terracotta Garden pots. Increasing the diameter of the internal face to 300mm and reducing the number of pots from 2783 to 1744.

PNE Applications Decided: 1

Application No: **HGY/2018/2744** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 11/10/2018
 Location: 44 Bruce Castle Road N17 8NJ
 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 3.2m and for which the height of the eaves would be 3m

RES Applications Decided: 7

Application No: **HGY/2018/2182** Officer: James Hughes
 Decision: GTD Decision Date: 18/10/2018
 Location: Tottenham Hotspur Football Club 748 High Road N17 0AP
 Proposal: Approval of details pursuant to Condition C14 (Cooling Demand) attached to planning permission HGY/2015/3000

Application No: **HGY/2018/2184** Officer: James Hughes
 Decision: GTD Decision Date: 29/10/2018
 Location: Tottenham Hotspur Football Club 748 High Road N17 0AP
 Proposal: Approval of details pursuant to condition C11 (Contamination Remediation) attached to planning permission HGY/2015/3000

Application No: **HGY/2018/2185** Officer: James Hughes
 Decision: GTD Decision Date: 29/10/2018
 Location: Tottenham Hotspur Football Club 748 High Road N17 0AP
 Proposal: Approval of details pursuant to condition D15 (Contamination Remediation) attached to planning permission HGY/2015/3000

Application No: **HGY/2018/2276** Officer: Neil McClellan
 Decision: GTD Decision Date: 12/10/2018
 Location: Rear of 74A Manor Road N17 0JJ
 Proposal: Approval of Details pursuant to condition 5 (completion of the remediation detailed in the method statement and verification that the required works have been carried out) attached to planning permission HGY/2015/1071.

Application No: **HGY/2018/2656** Officer: James Hughes
 Decision: GTD Decision Date: 29/10/2018
 Location: Land to the rear of 790-796 High Road N17 0DH
 Proposal: Approval of details pursuant to Condition 30 (Servicing and Delivery Plan) attached to planning permission HGY/2016/3310

Application No: **HGY/2018/2660** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 05/10/2018
 Location: White Hart Lane Railway Station White Hart Lane N17 8HH
 Proposal: Approval of details pursuant to condition 4 (Waste Management) attached to planning permission HGY/2016/2573

Application No: **HGY/2018/2661** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 05/10/2018
 Location: White Hart Lane Railway Station White Hart Lane N17 8HH
 Proposal: Approval of details pursuant to condition 10 (Local Labour) attached to planning permission HGY/2016/2573

Total Applications Decided for Ward: 23

WARD: **St Anns**

ADV Applications Decided: 1

Application No: **HGY/2018/2745** Officer: Roland Sheldon
 Decision: GTD Decision Date: 29/10/2018
 Location: 51 Grand Parade N4 1AG
 Proposal: Replacement fascia sign with internally illuminated lettering.

CLUP Applications Decided: 3

Application No: **HGY/2018/2755** Officer: Mercy Oruwari
 Decision: PERM REQ Decision Date: 01/10/2018
 Location: 23 Glenwood Road N15 3JS
 Proposal: Certificate of lawfulness for the formation of a rear dormer and roof extension including the insertion of side elevation rooflight and Juliet balcony proposed use.

Application No: **HGY/2018/2914** Officer: Marco Zanelli
 Decision: PERM DEV Decision Date: 11/10/2018
 Location: 31 Abbotsford Avenue N15 3BT
 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/2018/3166** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 30/10/2018
 Location: 152 Roslyn Road N15 5JJ
 Proposal: Certificate of Lawfulness for proposed rear dormer to facilitate a loft conversion and single storey rear extension

FUL Applications Decided: 3

Application No: **HGY/2018/2450** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 27/09/2018
 Location: 23 Glenwood Road N15 3JS
 Proposal: Construction of a single storey rear extension

Application No: **HGY/2018/2740** Officer: Roland Sheldon
 Decision: REF Decision Date: 29/10/2018
 Location: 51 Grand Parade N4 1AG
 Proposal: Change of use from retail (A1) at ground floor level in order to provide additional seating area for existing restaurant at 52-53 Grand Parade, new shop front with retractable awning to no. 51, reconstruction of flat roof of existing single storey rear extension.

Application No: **HGY/2018/2848** Officer: Sean McCawley
 Decision: GTD Decision Date: 29/10/2018
 Location: 31 Grand Parade N4 1LG
 Proposal: Erection of a single storey rear extension

NON Applications Decided: 2

Application No: **HGY/2018/2461** Officer: Christopher Smith
 Decision: GTD Decision Date: 05/10/2018
 Location: St Anns General Hospital St Anns Road N15 3TH
 Proposal: Non-material amendment following a grant of planning permission HYG/2018/0382 to change the wording of conditions 2, 4, 5, 6, 17, 18, 19, 26 and 31

Application No: **HGY/2018/2853** Officer: Jake Atkins
 Decision: GTD Decision Date: 03/10/2018
 Location: Seven Sisters Primary School South Grove N15 5QE
 Proposal: Non-material amendment following a grant of planning permission HGY/2018/1563. Whilst preparing for the installation of the permitted modular toilet unit (to be implemented over the school summer holiday), the results of a buried services survey confirmed the permitted toilet unit location sat directly over a substantial combined sewer routed around the Eastern and Northern perimeter of the school playground, so to avoid any future conflict (in the event that the sewer needs to be exposed for any repairs or replacement works); it is prudent to relocate the unit closer to school buildings and the Mini Pitch but still remaining within the school playground.

RES Applications Decided: 12

Application No: **HGY/2018/1920** Officer: Christopher Smith
 Decision: GTD Decision Date: 10/10/2018
 Location: St Anns General Hospital St Anns Road N15 3TH
 Proposal: Approval of details pursuant to condition 7 (Construction Management Plan and Construction Logistics Plan) attached to planning permission HGY/2018/0382

Application No: **HGY/2018/1921** Officer: Christopher Smith
 Decision: GTD Decision Date: 10/10/2018
 Location: St Anns General Hospital St Anns Road N15 3TH
 Proposal: Approval of details pursuant to condition 30 (heat/hot water boiler facility) attached to planning permission HGY/2018/0382.

Application No:	HGY/2018/2407	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	28/09/2018
Location:	St Anns General Hospital St Anns Road N15 3TH		
Proposal:	Approval of details pursuant to condition 8 (exact location and type of cycle parking) attached to planning permission HGY/2018/0382.		
Application No:	HGY/2018/2409	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	02/10/2018
Location:	St Anns General Hospital St Anns Road N15 3TH		
Proposal:	Approval of details pursuant to condition 12 (detailed assessment of all site emissions) attached to planning permission HGY/2018/0382		
Application No:	HGY/2018/2413	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	10/10/2018
Location:	St Anns General Hospital St Anns Road N15 3TH		
Proposal:	Approval of details pursuant to condition 16 (Air Quality and Dust Management Plan) attached to planning permission HGY/2018/0382.		
Application No:	HGY/2018/2414	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	03/10/2018
Location:	St Anns General Hospital St Anns Road N15 3TH		
Proposal:	Approval of details pursuant to condition 20 (management and maintenance plan for the proposed drainage system) attached to planning permission HGY/2018/0382.		
Application No:	HGY/2018/2418	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	05/10/2018
Location:	St Anns General Hospital St Anns Road N15 3TH		
Proposal:	Approval of details pursuant to condition 33 (pre-commencement details of dimensions and material finish of sub-station) attached to planning permission HGY/2018/0382.		
Application No:	HGY/2018/2424	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	08/10/2018
Location:	St Anns General Hospital St Anns Road N15 3TH		
Proposal:	Approval of details pursuant to condition 26 (internal inspection of all buildings assessed within the Environmental Management Plan as providing opportunities for roosting bats) attached to planning permission HGY/2018/0382.		
Application No:	HGY/2018/2511	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	05/10/2018
Location:	St Anns General Hospital St Anns Road N15 3TH		
Proposal:	Approval of details pursuant to condition 22 (scheme for external lighting) attached to planning permission HGY/2018/0382		
Application No:	HGY/2018/2736	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	11/10/2018
Location:	St Anns General Hospital St Anns Road N15 3TH		
Proposal:	Approval of details pursuant to condition 19 (parking layout plan and internal road layout plan for Phase 1) attached to planning permission HGY/2018/0382.		
Application No:	HGY/2018/2788	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	10/10/2018
Location:	Former St Anns Road Police Station 289 St Anns Road N15 5RD		
Proposal:	Approval of details pursuant to condition 11 (carbon reduction) attached to planning permission HGY/2015/3729.		

Application No: **HGY/2018/2792** Officer: Christopher Smith
 Decision: GTD Decision Date: 08/10/2018
 Location: St Anns General Hospital St Anns Road N15 3TH
 Proposal: Approval of details pursuant to condtion 17 (Non-Road Mobile Machinery (NRMM) and plant) attached to planning permission HGY/2018/0382.

Total Applications Decided for Ward: 21

WARD: **Seven Sisters**

CLUP Applications Decided: 1

Application No: **HGY/2018/2674** Officer: Jon Skapoullis
 Decision: PERM DEV Decision Date: 09/10/2018
 Location: 6 Hillside Road N15 6NB
 Proposal: Certificate of lawfulness for proposed dormer window on two storey rear outrigger.

FUL Applications Decided: 10

Application No: **HGY/2018/2252** Officer: Jake Atkins
 Decision: REF Decision Date: 12/10/2018
 Location: Flat B 5 Vale Grove N4 1PY
 Proposal: Increase existing opening to rear elevation to provide french doors and proposed projecting balcony

Application No: **HGY/2018/2553** Officer: Sarah Madondo
 Decision: REF Decision Date: 04/10/2018
 Location: 17 Franklin Street N15 6QH
 Proposal: Erection of a first floor rear extension.

Application No: **HGY/2018/2693** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 09/10/2018
 Location: 264 Hermitage Road N4 1NR
 Proposal: Sub-division and extension of existing property, including a single-storey rear extension and the infilling of the existing undercroft garage space, to create 2 separate self-contained houses comprising 1x3-bedroom and 1x2-bedroom house, with associated private gardens and front forecourts.

Application No: **HGY/2018/2723** Officer: Jake Atkins
 Decision: GTD Decision Date: 29/10/2018
 Location: 22 Norfolk Avenue N15 6JX
 Proposal: Erection of a single storey rear extension

Application No: **HGY/2018/2727** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 24/10/2018
 Location: Old Dairy, rear of 1 Daleview Road N15 6PJ
 Proposal: Erection of single storey side extension to accomodate additional one bedroom dwelling house

Application No: **HGY/2018/2796** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 26/10/2018
 Location: 39 Clifton Gardens N15 6AP
 Proposal: Type 3 Roof Extension

Application No: **HGY/2018/2797** Officer: Kwaku Bossman-Gyamera
 Decision: REF Decision Date: 24/10/2018
 Location: 39 Clifton Gardens N15 6AP
 Proposal: Rebuilt outbuilding, including proposed basement to form a B1 office unit beneath the proposed outbuilding.

Application No: **HGY/2018/2799** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 23/10/2018
 Location: 98 Wargrave Avenue N15 6UA
 Proposal: Retrospective planning permission for new 'type 2' loft conversion extension.

Application No: **HGY/2018/2801** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 23/10/2018
 Location: 61 Wargrave Avenue N15 6UH
 Proposal: Erection of a single storey (Type 3) roof extension

Application No: **HGY/2018/2802** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 18/10/2018
 Location: 8 Barry Avenue N15 6AD
 Proposal: Erection of an additional storey ('Type 3' extension)

PNE Applications Decided: 1

Application No: **HGY/2018/2679** Officer: Laina Levassor
 Decision: PN REFUSED Decision Date: 04/10/2018
 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

RES Applications Decided: 1

Application No: **HGY/2018/2067** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 01/10/2018
 Location: 1 Craven Park Road N15 6AA
 Proposal: Approval of details pursuant to condition 3 (materials) attached to planning permission HGY/2016/2730

Total Applications Decided for Ward: 13WARD: **Stroud Green****CLDE Applications Decided: 2**

Application No: **HGY/2018/2757** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 28/09/2018
 Location: Upper Flat B 81 Weston Park N8 9PS
 Proposal: Certificate of lawfulness: For the existing use of a terrace at the rear of the upper floor Flat B

Application No: **HGY/2018/2939** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 22/10/2018
 Location: Flats A + B 2 Mount Pleasant Crescent N4 4HP
 Proposal: Lawful development certificate: existing use of ground floor of property as 2 no. self-contained flats

COND Applications Decided: 2

Application No: **HGY/2018/1849** Officer: Sean McCawley
 Decision: GTD Decision Date: 28/09/2018
 Location: 86 Victoria Road N4 3SW
 Proposal: Variation of condition 2 (accordance with the approved plans) attached to planning permission HGY/2017/2600

Application No: **HGY/2018/2610** Officer: Roland Sheldon
 Decision: GTD Decision Date: 05/10/2018
 Location: 53 Lancaster Road N4 4PL
 Proposal: Removal of condition 4 (Code for Sustainable Homes) attached to planning permission HGY/2014/1567.

FUL Applications Decided: 9

Application No: **HGY/2018/2369** Officer: Samuel Uff
 Decision: GTD Decision Date: 26/09/2018
 Location: Flat 1 41 Ferme Park Road N4 4EB
 Proposal: Erection of single storey ground floor rear extension

Application No: **HGY/2018/2422** Officer: Sean McCawley
 Decision: GTD Decision Date: 24/09/2018
 Location: 61 Lancaster Road N4 4PL
 Proposal: Erection of a single story rear extension and a new front boundary wall

Application No: **HGY/2018/2448** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 25/09/2018
 Location: 81 Ridge Road N8 9NR
 Proposal: Rear dormer roof extension to facilitate the conversion of single dwelling house into no.3 flats with amenity space for the ground floor flat, and secure cycle and waste storage.

Application No: **HGY/2018/2498** Officer: Jake Atkins
 Decision: GTD Decision Date: 08/10/2018
 Location: Flat C 78 Victoria Road N4 3SL
 Proposal: Replacement of existing single glazed white timber windows with like for like double glazed single box sash windows.

Application No: **HGY/2018/2590** Officer: Sean McCawley
 Decision: REF Decision Date: 09/10/2018
 Location: 77 Upper Tollington Park N4 4DD
 Proposal: Loft conversion including 2 new dormers to rear and 3 flush conservation roof lights to front. Replace existing concrete roof tiles with slate roof tiles. Minor alterations to existing rear extension at ground floor level, including new roof light, enlarged opening to form patio doors to rear and replace existing side door with window.

Application No: **HGY/2018/2592** Officer: Sean McCawley
 Decision: GTD Decision Date: 10/10/2018
 Location: 184 Stapleton Hall Road N4 4QL
 Proposal: Ground floor rear extension to the maisonette occupying the ground, first and second floors of the building.

Application No: **HGY/2018/2595** Officer: Sean McCawley
 Decision: GTD Decision Date: 05/10/2018
 Location: 41a Ferme Park Road N4 4EB
 Proposal: Erection of a single storey rear extension

Application No: **HGY/2018/2614** Officer: Sean McCawley
 Decision: GTD Decision Date: 28/09/2018
 Location: Upper Flat B 81 Weston Park N8 9PS
 Proposal: Insertion of 2 velux style rooflights to the front roofslope and replacement of all first and second floor windows with white painted timber vertical sliding sash windows.

Application No: **HGY/2018/2627** Officer: Samuel Uff
 Decision: GTD Decision Date: 18/10/2018
 Location: 21 Mount Pleasant Crescent N4 4HP
 Proposal: Erection of a single storey rear extension; first floor rear extension; rear roof dormer extension; and insertion of 2 x front rooflights

RES Applications Decided: 2

Application No: **HGY/2018/2402** Officer: Roland Sheldon
 Decision: GTD Decision Date: 27/09/2018
 Location: 53 Lancaster Road N4 4PL
 Proposal: Details pursuant to condition 7 (refuse and recycling storage) of planning permission HGY/2014/1567.

Application No: **HGY/2018/2427** Officer: Sean McCawley
 Decision: GTD Decision Date: 28/09/2018
 Location: 86 Victoria Road N4 3SW
 Proposal: Approval of details pursuant to condition 3 (Samples of external materials) attached to planning permission HGY/2018/1519

TPO Applications Decided: 1

Application No: **HGY/2018/2820** Officer: Sean McCawley
 Decision: GTD Decision Date: 25/10/2018
 Location: 80 Denton Road N8 9NT
 Proposal: Works to tree protected by a TPO: Sycamore (T1): Crown reduction to previous pruning points.

Total Applications Decided for Ward: 16WARD: **Tottenham Green****ADV Applications Decided: 1**

Application No: **HGY/2018/2808** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 24/09/2018
 Location: Unit 3 Tottenham Hale Retail Park Broad Lane N15 4QD
 Proposal: Advertisement consent for replacement internally illuminated high level sign and fascia sign at front of premises

CLDE Applications Decided: 1

Application No: **HGY/2018/2781** Officer: Laina Levassor
 Decision: REF Decision Date: 17/10/2018
 Location: Unit 10, Fountayne House 2-8 Fountayne Road N15 4QL
 Proposal: Certificate of Lawfulness for existing use of application site as a Place of Worship (Use Class D1)

FUL Applications Decided: 8

Application No: **HGY/2018/2133** Officer: Sarah Madondo
 Decision: GTD Decision Date: 26/10/2018
 Location: 266 High Road N15 4AJ
 Proposal: Retrospective planning consent for alterations to shopfront

Application No: **HGY/2018/2365** Officer: Sarah Madondo
 Decision: GTD Decision Date: 16/10/2018
 Location: 23 Bedford Road N15 4HA
 Proposal: Erection of a single storey extension.

Application No: **HGY/2018/2401** Officer: Kwaku Bossman-Gyamera
 Decision: REF Decision Date: 04/10/2018
 Location: Tudorleaf Business Centre Fountayne Road N15 4QL
 Proposal: Retrospective Change of Use from B2/B8 General industrial and storage to D1 Place of Worship

Application No: **HGY/2018/2532** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 05/10/2018
 Location: 12 Portland Road N15 4RW
 Proposal: Single storey rear extension. First floor rear extension including internal modification with insertion of a new side window.

Application No: **HGY/2018/2534** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 04/10/2018
 Location: 293 High Road N15 4RS
 Proposal: Erection of single storey rear/side conservatory.

Application No: **HGY/2018/2538** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 04/10/2018
 Location: 29 Harold Road N15 4PL
 Proposal: Enclosure of the carport to form habitable room. Two-storey lift extension to rear. Loft conversion with a rear dormer window including front roof lights. Minor internal/external alterations.

Application No: **HGY/2018/2545** Officer: Sarah Madondo
 Decision: GTD Decision Date: 08/10/2018
 Location: 10 Loobert Road N15 4LQ
 Proposal: Proposed ground floor side infill extension and associated works.

Application No: **HGY/2018/2803** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 25/10/2018
 Location: 63 Broad Lane N15 4DJ
 Proposal: Conversion of rear of ground floor retail premises (A1) to residential use (C3) as a self-contained studio flat

RES Applications Decided: 3

Application No: **HGY/2018/1436** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 12/10/2018
 Location: Mono House 50-56 Lawrence Road N15 4EG
 Proposal: Approval of details pursuant to condition 28 (Tree Protection Method Statement), condition 29 (Tree Protection Site Meeting) and condition 30 (inspected installed tree protection measures) attached to planning permission HGY/2018/0120

Application No: **HGY/2018/2646** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 26/09/2018
 Location: Butterfly Court Bathurst Square N15 4FA
 Proposal: Approval of details pursuant to condition 4 (secure and covered cycle parking facilities) attached to planning permission HGY/2017/2916

Application No: **HGY/2018/2888** Officer: Sarah Madondo
 Decision: GTD Decision Date: 19/10/2018
 Location: 2 Lawrence Yard N15 4EG
 Proposal: Approval of details pursuant to condition 6 (External Materials) attached to planning permission HGY/2014/2366.

TEL Applications Decided: 1

Application No: **HGY/2018/2842** Officer: Kwaku Bossman-Gyamera
 Decision: RNO Decision Date: 11/10/2018
 Location: Warren Court High Cross Road N17 9PE
 Proposal: Notification under the Electronic Communications Code Regulations 2003 to utilise permitted development rights for the installation of a 300mm dish at a height of 28.5 metres and bearing 353.69 degrees as illustrated in the drawing 90197-01

Total Applications Decided for Ward: 14WARD: **Tottenham Hale****ADV Applications Decided: 1**

Application No: **HGY/2018/2899** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 04/10/2018
 Location: 470-472 High Road N17 9JX
 Proposal: Installation of additional external ATM fitted into shop front and header graphic reading 'Santander' with logo.

CLDE Applications Decided: 3

Application No: **HGY/2018/2965** Officer: Laina Levassor
 Decision: GTD Decision Date: 10/10/2018
 Location: 45 Fairbanks Road N17 9JL
 Proposal: Certificate of Lawfulness for existing use of 45 Fairbanks Road as a C4 HMO (3 to 6 Occupants)

Application No: **HGY/2018/2973** Officer: Neil McClellan
 Decision: GTD Decision Date: 31/10/2018
 Location: 52 Hanbury Road N17 9RJ
 Proposal: Certificate of Lawfulness for the existing use of the property as an HMO for 5 people (Use Class C4).

Application No: **HGY/2018/3110** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 24/10/2018
 Location: 130 Park View Road N17 9BL
 Proposal: Certificate of lawfulness: existing use for 2 self-contained studio flats.

CLUP Applications Decided: 1

Application No: **HGY/2018/2912** Officer: Jon Skapoullis
 Decision: PERM DEV Decision Date: 08/10/2018
 Location: 76 Lansdowne Road N17 9XL
 Proposal: Certificate of lawfulness for proposed single storey rear extension.

FUL Applications Decided: 8

Application No: **HGY/2018/2482** Officer: Jake Atkins
 Decision: GTD Decision Date: 26/10/2018
 Location: 9 Albion Road N17 9DB
 Proposal: Roof replacement with rear dormer

Application No: **HGY/2018/2546** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 04/10/2018
 Location: 470-472 High Road N17 9JX
 Proposal: Installation of additional external ATM fitted into shop front and header graphic reading 'Santander' with logo.

Application No: **HGY/2018/2552** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 02/10/2018
 Location: Unit 1 Milmead Industrial Centre Mill Mead Road N17 9QU
 Proposal: Ground floor single storey side extension

Application No: **HGY/2018/2579** Officer: Sarah Madondo
 Decision: REF Decision Date: 04/10/2018
 Location: 3 Malvern Road N17 9HH
 Proposal: Change of use from residential dwelling to house in multiple occupation (Retrospective Application).

Application No: **HGY/2018/2631** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 12/10/2018
 Location: Marlborough Court Kemble Road N17 9UE
 Proposal: Replacement of existing timber windows and doors with new timber windows and doors, to match existing.

Application No: **HGY/2018/2668** Officer: Sarah Madondo
 Decision: REF Decision Date: 10/10/2018
 Location: 92 Seymour Avenue N17 9ED
 Proposal: Conversion of an existing 3-bedroom dwelling house into 2 separate self-contained 1-bedroom flats and the provision of associated refuse and bicycle storage.

Application No: **HGY/2018/2709** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 12/10/2018
 Location: 4 Tilson Road N17 9UY
 Proposal: First floor rear extension

Application No: **HGY/2018/2809** Officer: Sarah Madondo
 Decision: GTD Decision Date: 30/10/2018
 Location: 76 Lansdowne Road N17 9XL
 Proposal: Erection of a side infill extension to the rear of the property.

NON Applications Decided: 3

Application No: **HGY/2018/2659** Officer: James Farrar
 Decision: GTD Decision Date: 05/10/2018
 Location: Berol Yard Ashley Road N17 9LJ
 Proposal: Non-material amendment following a grant of planning permission HGY/2017/2044 for internal changes, minor elevation changes and design improvements

Application No: **HGY/2018/2814** Officer: James Farrar
 Decision: GTD Decision Date: 12/10/2018
 Location: Berol Yard Ashley Road N17 9LJ
 Proposal: Amendment to the wording of Condition 26 (Thames Water Capacity) attached to planning permission HGY/2017/2044 to alter the timing of the discharge of the Condition prior to the commencement of above ground works for each phase of development rather than commencement of development of each phase.

Application No: **HGY/2018/2815** Officer: James Farrar
 Decision: GTD Decision Date: 15/10/2018
 Location: Ashley Gardens Ashley Road N17 9LJ
 Proposal: Amendment to the wording of Condition 18 attached to planning permission HGY/2017/2045 to alter the timing of the discharge of the Condition to prior to commencement of above ground works for each phase of development rather than commencement of development of each phase, excluding demolition and site clearance. Addition of a new condition relating to external materials.

PNE Applications Decided: 1

Application No: **HGY/2018/2680** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 05/10/2018
 Location: 25 Buller Road N17 9BH
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 4.57m, for which the maximum height would be 3.29m and for which the height of the eaves would be 2.89m

RES Applications Decided: 14

Application No:	HGY/2017/1948	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	27/09/2018
Location:	Harris Academy Tottenham Ashley Road N17 9DP		
Proposal:	Approval of details pursuant to condition 8 (details of the chimney heights (including calculations), diameters and locations) attached to planning permission HGY/2017/0140		
Application No:	HGY/2018/1063	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	26/09/2018
Location:	Hale Wharf Ferry Lane N17 9NF		
Proposal:	Approval of details pursuant to condition A9 (details of external landscaping / public realm works in the Detailed Element) attached to planning permission HGY/2016/1719.		
Application No:	HGY/2018/1068	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	26/09/2018
Location:	Hale Wharf Ferry Lane N17 9NF		
Proposal:	Approval of details pursuant to condition A27 (Surface Water Drainage) of the Hale Wharf Hybrid Planning Permission (HW HPP) Ref: HGY/2016/1719		
Application No:	HGY/2018/1341	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	28/09/2018
Location:	SW Plot Hale Village Ferry Lane N17		
Proposal:	Approval of details pursuant to condition 26 (Construction Logistics Plan) attached to planning permission HGY/2017/2005.		
Application No:	HGY/2018/2164	Officer:	James Farrar
Decision:	GTD	Decision Date:	05/10/2018
Location:	Berol Yard Ashley Road N17 9LJ		
Proposal:	Approval of details pursuant to Condition 5 (Prior to Commencement - Phasing strategy & details (excluding the College) attached to planning permission HGY/2017/2044.		
Application No:	HGY/2018/2694	Officer:	Samuel Uff
Decision:	REF	Decision Date:	26/10/2018
Location:	2A & 3A Collins Yard Scotland Green N17 9TT		
Proposal:	Approval of details pursuant to condition 6 (detailed report, including Risk Assessment, detailing management of construction dust) attached to planning permission HGY/2014/3434		
Application No:	HGY/2018/2707	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	18/10/2018
Location:	18 Poynton Road N17 9SN		
Proposal:	Approval of details pursuant to condition 1 (Proposed Secure Cycle Parking); condition 2 (Detail of Refuse storage and Collection); attached to planning permission HGY/2018/0701)		
Application No:	HGY/2018/2730	Officer:	James Farrar
Decision:	GTD	Decision Date:	15/10/2018
Location:	Berol Yard Ashley Road N17 9LJ		
Proposal:	Approval of details pursuant to condition 27 (Construction Environmental Management Plan - Building 4 Phase 1 and 2 only) attached to planning permission HGY/2017/2044		
Application No:	HGY/2018/2734	Officer:	James Farrar
Decision:	GTD	Decision Date:	09/10/2018
Location:	Cannon Factory and Ashley House Ashley Road N17 9LZ		
Proposal:	Approval of details pursuant to condition 2 (Affordable Housing Strategy) attached to planning permission HGY/2016/4165		

Application No:	HGY/2018/2952	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	23/10/2018
Location:	Harris Academy Tottenham Ashley Road N17 9DP		
Proposal:	Approval of details pursuant to condition 8 (details of the chimney heights (including calculations), diameters and locations) attached to planning permission HGY/2018/0745		
Application No:	HGY/2018/2953	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	23/10/2018
Location:	Harris Academy Tottenham Ashley Road N17 9DP		
Proposal:	Approval of details pursuant to condition 9 (no works to be carried out on Block 5 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) attached to planning permission HGY/2018/0745		
Application No:	HGY/2018/2954	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	09/10/2018
Location:	Harris Academy Tottenham Ashley Road N17 9DP		
Proposal:	Approval of details pursuant to condition 10 (Considerate Contractors Scheme) attached to planning permission HGY/2018/0745		
Application No:	HGY/2018/2955	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	23/10/2018
Location:	Harris Academy Tottenham Ashley Road N17 9DP		
Proposal:	Approval of details pursuant to condition 11 (evidence of site registration at nrmm.london to allow continuing details of Non-Road Mobile Machinery (NRMM) and plant of net power between 37kW and 560 kW to be uploaded during the construction phase of the development) attached to planning permission HGY/2018/0745		
Application No:	HGY/2018/2956	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	15/10/2018
Location:	Harris Academy Tottenham Ashley Road N17 9DP		
Proposal:	Approval of details pursuant to condition 14 (BREEAM) attached to planning permission HGY/2018/0745 (further information required within 6 months of the occupation of the development)		

Total Applications Decided for Ward: 31

WARD: **West Green**

CLDE Applications Decided: 1

Application No:	HGY/2018/2708	Officer:	Neil McClellan
Decision:	GTD	Decision Date:	15/10/2018
Location:	Broadwater Farm Estate Lordship Lane N17		
Proposal:	Certificate of lawfulness for the installation of new external pipework encased in a weatherproof duct to exterior of each of the blocks.		

CLUP Applications Decided: 3

Application No:	HGY/2018/2857	Officer:	Jon Skapoullis
Decision:	PERM DEV	Decision Date:	27/09/2018
Location:	68 Walpole Road N17 6BL		
Proposal:	Certificate of lawfulness for the formation of rear dormer extension and insertion of 2 x rooflights to the front roofslope.		

Application No: **HGY/2018/2979** Officer: Jon Skapoullis
 Decision: PERM DEV Decision Date: 11/10/2018
 Location: 170 Westbury Avenue N22 6RU
 Proposal: Certificate of lawfulness for the formation of rear dormer extension, hip-to-gable roof alteration and insertion of 2 x rooflights to the front roofslope, including a single storey side extension.

Application No: **HGY/2018/3033** Officer: Jon Skapoullis
 Decision: PERM DEV Decision Date: 16/10/2018
 Location: 110 Carlingford Road N15 3ER
 Proposal: Certificate of lawfulness for proposed rear dormers, including insertion of 2 x rooflights to the front roofslope.

FUL Applications Decided: 7

Application No: **HGY/2018/2371** Officer: Sarah Madondo
 Decision: GTD Decision Date: 05/10/2018
 Location: 236 Boundary Road N22 6AJ
 Proposal: Erection of a single storey rear extension and conversion of a Property into three self-contained flats comprising 1 x 3 bedroom flat, 2 x studio flats with associated landscaping of front gardens. In addition, the flats will incorporate an external enclosed bin store and a secure cycle store.

Application No: **HGY/2018/2537** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 04/10/2018
 Location: 205 Sirdar Road N22 6QU
 Proposal: Formation of a rear dormer window including front roof lights to enlarge existing self-contained flat within the first floor level and loft space.

Application No: **HGY/2018/2684** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 08/10/2018
 Location: Flat B 407 Lordship Lane N17 6AG
 Proposal: Retrospective planning permission for Change of Use from C3 (dwelling house) to C4 (Houses in multiple occupation)

Application No: **HGY/2018/2710** Officer: Sarah Madondo
 Decision: GTD Decision Date: 16/10/2018
 Location: 51 Keston Road N17 6PJ
 Proposal: Proposed replacement of windows and doors.

Application No: **HGY/2018/2777** Officer: Sean McCawley
 Decision: GTD Decision Date: 23/10/2018
 Location: 183 Langham Road N15 3LP
 Proposal: Demolition of existing single storey rear extension and erection of a new single storey rear extension; formation of a front gable roof extension

Application No: **HGY/2018/2782** Officer: Sean McCawley
 Decision: REF Decision Date: 25/10/2018
 Location: 156-158 Walpole Road N17 6BW
 Proposal: Erection of first floor rear extensions to 156 & 158 Walpole Road

Application No: **HGY/2018/2811** Officer: Sarah Madondo
 Decision: GTD Decision Date: 30/10/2018
 Location: 21 Waldeck Road N15 3EL
 Proposal: Change of use from a 5-bedroom HMO to 2 x self-contained flats comprising 1 x 3-bedroom flat and 1 x 1-bedroom flat and the erection of 2 x ground floor single storey rear extensions.

NON Applications Decided: 1

Application No: **HGY/2018/1736** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 09/10/2018
 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 residential Block D

PNE Applications Decided: 5

Application No: **HGY/2018/2597** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 03/10/2018
 Location: 26 Carlingford Road N15 3EH
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.5m and for which the height of the eaves would be 2.5m

Application No: **HGY/2018/2654** Officer: Laina Levassor
 Decision: PN REFUSED Decision Date: 03/10/2018
 Location: 46 Rusper Road N22 6RA
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 5m, for which the maximum height would be 3.5m and for which the height of the eaves would be 3m

Application No: **HGY/2018/2739** Officer: Laina Levassor
 Decision: PN REFUSED Decision Date: 19/10/2018
 Location: 46 Rusper Road N22 6RA
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.55m and for which the height of the eaves would be 3m.

Application No: **HGY/2018/2812** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 22/10/2018
 Location: 154 Downhills Park Road N17 6BP
 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 4m and for which the height of the eaves would be 3m

Application No: **HGY/2018/2915** Officer: Laina Levassor
 Decision: PN REFUSED Decision Date: 26/10/2018
 Location: 46 Rusper Road N22 6RA
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 5m, for which the maximum height would be 3.55m and for which the height of the eaves would be 3m

Total Applications Decided for Ward: 17WARD: **White Hart Lane****CLDE Applications Decided: 1**

Application No: **HGY/2018/2752** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 25/09/2018
 Location: 13 Daubeney Road N17 7LA
 Proposal: Certificate of lawfulness for an existing single storey rear extension.

CLUP Applications Decided: 1

Application No: **HGY/2018/2988** Officer: Marco Zanelli
 Decision: PERM DEV Decision Date: 16/10/2018
 Location: 70 Devonshire Hill Lane N17 7NG
 Proposal: Certificate of lawfulness for the formation of dormer in rear roof slope and installation of three roof lights in front roof slope.

FUL Applications Decided: 2

Application No: **HGY/2018/1879** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 24/10/2018
 Location: 101 Norfolk Avenue N13 6AL
 Proposal: Erection of a single storey outbuilding in rear garden ancillary to the existing dwelling (Retrospective Application)

Application No: **HGY/2018/2580** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 12/10/2018
 Location: Bruce Castle Park, Haringey Museum & Archive Service Lordship Lane N17 8NS
 Proposal: Partial dismantling and rebuilding of a section of the listed boundary wall and the carrying out of other repair work including the reinstatement of missing and damaged brickwork, repointing, re-bedding of loose coping stones, and the removal of render.

LBC Applications Decided: 1

Application No: **HGY/2018/2573** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 12/10/2018
 Location: Bruce Castle Park, Haringey Museum & Archive Service Lordship Lane N17 8NS
 Proposal: Listed Building Consent for Partial dismantling and rebuilding of a section of the listed boundary wall and the carrying out of other repair work including the reinstatement of missing and damaged brickwork, repointing, re-bedding of loose coping stones, and the removal of render.

PNE Applications Decided: 1

Application No: **HGY/2018/2648** Officer: Laina Levassor
 Decision: REF Decision Date: 17/10/2018
 Location: 28 Gedeney Road N17 7DY
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.5m and for which the height of the eaves would be 2.5m

RES Applications Decided: 2

Application No: **HGY/2018/1883** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 05/10/2018
 Location: 500 White Hart Lane N17 7NA
 Proposal: Approval of details pursuant to condition 12 (Living Roof) of reserved matters permission HGY/2018/0047

Application No: **HGY/2018/2023** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 05/10/2018
 Location: 500 White Hart Lane N17 7NA
 Proposal: Approval of details pursuant to condition 5 (full details of species and variety of trees around the perimeter) attached to planning permission HGY/2018/0047

Total Applications Decided for Ward: 8

WARD: **Woodside**

CLDE Applications Decided: 1

Application No: **HGY/2018/3063** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 24/10/2018
 Location: 330 High Road N22 8JP
 Proposal: Certificate of lawfulness for the existing use of the property as a B1 use for 10 years.

FUL Applications Decided: 6

Application No: **HGY/2018/2445** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 05/10/2018
 Location: 40 Wolseley Road N22 7TW
 Proposal: Amendments to approved application HGY/2015/0518 for the construction of a single storey side extension, erection of a rear extension comprising ground and lower ground levels to provide 3 self-contained units.

Application No: **HGY/2018/2531** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 23/10/2018
 Location: 8 Williams Grove N22 5NR
 Proposal: A new one bedroom dwelling along the rear boundary at 8 Williams Grove.

Application No: **HGY/2018/2544** Officer: Sarah Madondo
 Decision: GTD Decision Date: 10/10/2018
 Location: 12 Park Avenue N22 7EX
 Proposal: Demolition of existing conservatory and erection of a replacement single storey rear extension and conversion of the property from an existing HMO comprising 6 bedsits into two self-contained dwellings comprising of a 3-bedroom garden flat at ground floor and a 2-bedroom maisonette on the upper floors.

Application No: **HGY/2018/2715** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 15/10/2018
 Location: 43 Eldon Road N22 5DX
 Proposal: Change of use from Hot food takeaway (A5) to Residential use (C3), demolition of existing commercial chimney and garden shed, creation of a ground level two bedroom flat with rear extension, erection of front garden walls.

Application No: **HGY/2018/2716** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 15/10/2018
 Location: 105 Perth Road N22 5QG
 Proposal: Erection of an outbuilding

Application No: **HGY/2018/2804** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 11/10/2018
 Location: 80 Sylvan Avenue N22 5HY
 Proposal: Conversion of the dwelling into three self-contained flats, including single storey rear extension.

NON Applications Decided: 1

Application No: **HGY/2018/2613** Officer: Samuel Uff
 Decision: REF Decision Date: 04/10/2018
 Location: Crossway Parade The Crossway N22 5QX
 Proposal: Non material amendment to planning permission HGY/2017/3490 (for replacement of existing mansard roof and 4 No existing flats with a first floor plus mansard roof to provide 8 No self-contained flats at first & second floor including alterations to the front and side elevation) for the installation of external columns to front & rear elevations

RES Applications Decided: 1

Application No: **HGY/2018/2617** Officer: Samuel Uff
 Decision: GTD Decision Date: 25/09/2018
 Location: 51 Selborne Road N22 7TH
 Proposal: Approval of details pursuant to conditions 4 (boundary treatments) and 5 (secure and covered cycle parking and refuse storage facilities) attached to planning permission HGY/2018/1488

Total Applications Decided for Ward: 9WARD: **Not Applicable - Outside Borough****OBS Applications Decided: 3**

Application No: **HGY/2018/2518** Officer: Matthew Gunning
 Decision: RNO Decision Date: 15/10/2018
 Location: First Floor Flat 43 Spencer Avenue N13 4TS
 Proposal: Rear dormer and front rooflights. (Observations to L.B. Enfield - their reference 18/02708/FUL)

Application No: **HGY/2018/2895** Officer: Matthew Gunning
 Decision: RNO Decision Date: 10/10/2018
 Location: Wellington Place Great North Road N2 0PN
 Proposal: Addition of two new floors at third and fourth floor level to four blocks of existing two bedroom flats to provide an additional seven new two bed duplex apartments. Associated parking, refuse and recycling store and cycle store (observations to L.B. Barnet - their reference: 18/4897/FUL)

Application No: **HGY/2018/3046** Officer: Matthew Gunning
 Decision: RNO Decision Date: 22/10/2018
 Location: 20 Berkshire Gardens N13 6AB
 Proposal: Single storey rear extension 6m deep x 3m high (3m high to eaves) (Observations to L.B. Enfield - their reference 18/03695/PRH)

Total Applications Decided for Ward: 3**Total Number of Applications Decided: 367**

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