

NOTICE OF MEETING

PLANNING SUB COMMITTEE

Thursday, 7th February, 2019, 7.00 pm - Civic Centre, High Road, Wood Green, N22 8LE

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

Quorum: 3

1. **FILMING AT MEETINGS**

Please note this meeting may be filmed or recorded by the Council for live or subsequent broadcast via the Council's internet site or by anyone attending the meeting using any communication method. Although we ask members of the public recording, filming or reporting on the meeting not to include the public seating areas, members of the public attending the meeting should be aware that we cannot guarantee that they will not be filmed or recorded by others attending the meeting. Members of the public participating in the meeting (e.g. making deputations, asking questions, making oral protests) should be aware that they are likely to be filmed, recorded or reported on. By entering the meeting room and using the public seating area, you are consenting to being filmed and to the possible use of those images and sound recordings.

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

2. **PLANNING PROTOCOL**

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

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

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

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

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

3. APOLOGIES

4. URGENT BUSINESS

The Chair will consider the admission of any late items of urgent business. Late items will be considered under the agenda item where they appear. New items will be dealt with at item 11 below.

5. DECLARATIONS OF INTEREST

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

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

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

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

6. MINUTES (PAGES 1 - 114)

To confirm and sign the minutes of the Planning Sub Committee held on 12 November 2018 and 10 December 2018.

7. 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.

8. CRAWLEY ROAD - PRE-APPLICATION BRIEFING (PAGES 115 - 124)

Proposal: Demolition of the existing taxi/vehicle repair centre and erection of 29 dwellings (ten houses and 19 flats) in development up to four storeys in height, provision of 18 car parking spaces and creation of cycle/pedestrian mews and green link connecting Crawley Road with Downhills Way and Lordship Rec.

9. UPDATE ON MAJOR PROPOSALS (PAGES 125 - 138)

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

10. APPLICATIONS DETERMINED UNDER DELEGATED POWERS (PAGES 139 - 204)

To advise the Planning Committee of decisions on planning applications taken under delegated powers for the period 29.11.18 – 25.1.19.

11. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at item 4 above.

12. DATE OF NEXT MEETING

11 March 2019

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

Wednesday, 30 January 2019

**MINUTES OF THE MEETING OF THE PLANNING SUB
COMMITTEE HELD ON MONDAY, 12TH NOVEMBER, 2018, 7.00 -
9.55 pm**

PRESENT:

**Councillors: Vincent Carroll (Chair), Reg Rice (Vice-Chair), John Bevan,
Pippa Connor, Justin Hinchcliffe, Sarah James, Viv Ross, Yvonne Say and
Sarah Williams**

243. FILMING AT MEETINGS

The Chair welcomed all present to the meeting and drew their attention to item 1 of the agenda.

The Chair also reminded Members of the need to be present for the whole duration of an application. If Members were not present for the whole duration, they would be unable to take part in any discussion or decision of the application.

244. PLANNING PROTOCOL

Noted.

245. APOLOGIES

Apologies for absence were received from Councillors Cawley-Harrison, Mitchell and Tabois.

Councillor Connor was in attendance as substitute for Councillor Cawley-Harrison.

246. URGENT BUSINESS

None.

247. DECLARATIONS OF INTEREST

Councillor Bevan declared a non-pecuniary interest in respect of agenda item 9 – HGY/2018/2351 Hale Wharf – as he had volunteered for the Stonebridge Lock Coalition several times, and a representative of that group was speaking in objection to the application. He was also a member of the Planning Committee where the original application had been refused. Councillor Bevan stated that he considered himself to be open minded, and would take part in the meeting.

Councillor Rice declared that he would be leaving the meeting for the consideration of agenda item 9 – HGY/2018/2351 Hale Wharf – as he was a member of the Planning Committee where the original application was refused, and he still considered that the application should not have been granted.

Councillor Carroll declared that he too was a member of the Planning Committee where the original application was refused, however he considered himself to be open minded, and would remain in the meeting as Chair.

248. MINUTES

RESOLVED

- That the minutes of the Planning Committee held on 9 July and 8 October 2018 be approved.

Clerks note – the Chair varied the order of the agenda to consider agenda item 9 before agenda item 8. The minutes follow the order of the agenda.

249. HGY/2018/2353 CANNON FACTORY AND ASHLEY HOUSE

The Committee considered an application for the approval of 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.

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

Officers and the Applicant responded to questions from the Committee:

- Lower level balconies would have perforated screening to allow for privacy, and higher level balconies would have lighter screening.
- The commercial spaces had scope for 450sqm A1 use, with no provision for betting shops.
- Notting Hill Genesis was a registered housing provider, and would ensure that tenancies were robust, with requirements for clutter-free balconies included on the lease. There would be rigorous requirements in the s106 agreement in relation to design contractors.
- There was a dedicated play space around the site and at podium level, and a £900k contribution had been secured for Down Lane Park.
- The daylight and sunlight conditions had been updated in accordance with reserved matters and the development would achieve targets for average daylight factors. All amenity areas were compliant with guidance.
- The response from the London Fire Brigade was in relation to an earlier point in the consultation process. Further information had been submitted, and the LFB had no objections.
- The development was largely car free, and the s106 terms outline that all marketing information was to state that the development was car free. The area has a high level of public transport available.

- The outline plan secured 50% affordable housing, although Notting Hill Genesis was working with the Council's regeneration team to bring forward grant funding to support 100% affordable housing across all three buildings. The tenure mix was likely to be intermediate rent and shared ownership, and comprise of mainly 1 and 2 bed properties.

The Chair moved that the application be granted, and following a vote with nine in favour, and no abstentions or refusals it was

RESOLVED

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

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.

4) PRIOR TO OCCUPATION: LANDSCAPE WORKS IMPLEMENTATION

All hard and soft landscape works shall be carried out in accordance with the approved details and to a reasonable standard in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice. The works shall be carried out prior to the occupation of any part of the development or in accordance with the timetable agreed with the Local Planning Authority.

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, couple with 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.

250. HGY/2018/2351 HALE WHARF

Clerks note – Councillor Rice left the Council Chamber for the consideration of the item. Councillor Hinchcliffe arrived at 19.10hrs and as consideration of the item had already begun, he was unable to take part in any discussion or decision.

The Committee considered an 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).

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

Frances Dismore, Chair of the Stonebridge Lock Coalition (SLC) addressed the Committee in objection to the application. She outlined the work carried out by the SLC, and explained that there were many opportunities for the applicant to provide natural habitats for animals. The river and channels at that part were in need of clearing, and there was no indication of the floating reed rafts on any of the plans provided.

The Applicants responded, and explained that they had carried out numerous ecological studies, and were not aware of some of the information raised and would have to review it at a later date. In regard to issues with drainage and contamination of the site, significant investment had been made to decontaminate the site and establish a drainage network to ensure that all water running in to the canal was clean. The Applicant agreed to engage further with the SLC in relation to the issues with the floating reed beds.

In response to questions from the Committee, Ms Dismore explained that her concerns were for the net biodiversity, which needed improvement.

Officers and the Applicant responded to questions from the Committee:

- It had been established at the outline permission stage that the blocks at the back of the development would be the affordable blocks.
- Bats were an important consideration and would form part of the biodiversity plan.
- Councillors were reminded that decisions taken at the original planning consent could not be reconsidered, and that a decision could only be made on reserved matters.
- Ceiling heights and acoustics between flats would be designed to the latest building regulations and standards.
- The s106 agreement required that an estate management plan be submitted and approved by the Council.

- Comprehensive sunlight and daylight assessments had been undertaken, with positive results complying with current guidelines. All affordable blocks would be dual aspect.
- Play spaces would be provided in two locations, and the paddock could also be used by children. Adjustments had been made in relation to delineating play spaces, so that the areas were clearly defined. There was a condition attached to the hybrid consent which required the applicant to submit further details on landscaping.

The Committee raised concerns around the play space areas and the lack of distinction between those and the roads around the area, and asked whether this could be addressed by a road safety order. Maurice Richards, Principal Transport Planner, advised that the Council could explore a stage two road safety order and incorporate in to the informatives if possible.

The Chair requested that where amendments had been made by applicants following comments from the QRP, they should be made available to the Committee.

The Chair moved that the application be granted and following a vote with three in favour, one against, and three absentions, it was:

RESOLVED

- i. That the Committee 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

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 the relevant part 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.

251. PPA/2018/0012 ASHLEY PARK

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

Officers and the Applicant responded to questions from the Committee:

- Following the Quality Review Panel, the eleven units on the ground floor were all duplex units with their own front doors, and would be available for London affordable rent.
- The application would be presented again to the QRP, and submitted to the Council at the beginning of December.
- The width between buildings was about 20m.

252. UPDATE ON MAJOR PROPOSALS

RESOLVED that the report be noted.

253. APPLICATIONS DETERMINED UNDER DELEGATED POWERS

RESOLVED that the report be noted.

254. NEW ITEMS OF URGENT BUSINESS

None.

255. DATE OF NEXT MEETING

10 December 2018

CHAIR: Councillor Vincent Carroll

Signed by Chair

Date

**MINUTES OF THE MEETING OF THE PLANNING SUB
COMMITTEE HELD ON MONDAY, 10TH DECEMBER, 2018, 7.00 -
11.20 pm**

PRESENT:

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

256. FILMING AT MEETINGS

Noted.

257. APOLOGIES

Apologies for absence were received from Councillor Hinchcliffe. Councillor Morris attended as his substitute.

258. URGENT BUSINESS

None.

259. DECLARATIONS OF INTEREST

Councillor Ross declared that he was a member of the Canal and River Trust.

Councillor Bevan declared that he was a Board Member of the Lea Valley Park Authority.

Councillor Carroll declared that he knew two of the speakers – Michael Hodges and Edward Badu.

Councillor Williams declared that one of the speakers – Dr Rohan – was her GP.

260. MINUTES

The minutes of the last meeting were not available for approval.

261. SDP SITES HGY/2018/2223

The Committee considered an application for the approval of demolition works and clearance of existing site to provide a mixed-use development comprising 6 buildings up to 38 storeys in height, which together with pavilion and basement accommodation

will provide up to 104,053m² of floorspace (GIA), comprising residential (Use Class C3) (up to 1,036 units), retail (Use Class A1-A4), health centre (Use Class D1), office (Use Class B1), leisure (Use Class D2) parking and servicing areas, hard and soft landscaping (including the provision of a new public square), highways works, creation of new vehicular accesses and the realignment of Station Road, decentralised energy network works and other associated works.

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

Samantha Sturgeon, Chair of Chesnuts Residents Association addressed the Committee in objection to the application. She requested that the application be rejected on the grounds of affordability, lack of social facilities and toxic air. Ms Sturgeon felt that the proposed properties would not be affordable to any local people to rent, the increase of the burden on local infrastructure would be detrimental, and the impact on the health and wellbeing of local residents would increase due to the air pollution.

Michael Hodges addressed the Committee in objection to the application. He spoke in relation to the high levels of air pollution identified by the Mayor of London at the Welbourne site and felt that there was insufficient mitigation of these levels by the Applicant. He referred to the modelling carried out by the Applicant and stated that the levels were based on a lower base level than that used by the Mayor of London. He requested that the application be resubmitted with proper mitigation, including the use of green screens, rather than shrubs and trees.

Paul Burnham, Defend Council Housing, addressed the Committee in objection to the application. He considered that the figures used for calculating the child yield for the development were incorrect. Mr Burnham had calculated a higher figure of 389 children, using the Mayor's Planning department version 2.1 calculator. Unless the Applicant were to provide a correct figure, the development would not be suitable. The homes on the development were not accessible to people with low incomes or low savings, and with 48% of residents in Haringey having no savings, this development was not suitable.

Martin Ball, addressed the Committee in objection to the application. He requested that the Committee reject the application, due to the impact of the development on Down Lane park, and local provision of facilities.

Councillor Gordon addressed the Committee in objection to the application. Her objections were made in relation to affordability, environmental impact and height and massing. The GLA stated that the application was not yet compliant with the draft London Plan, and that 25% affordability should be under review. Cllr Gordon put to the Committee that the developers could have submitted an application with a higher level of affordability. She raised concerns that the design quality had been downgraded in the units on the Welbourne Site since it had been re-nominated as affordable. The height and massing of the towers would be out of context with other schemes in the area, and she urged the Committee to reject the application.

Objectors responded to questions from the Committee:

- Statistics showed that the average wage for the area would not be enough to afford the shared ownership option. The vast majority of residents in Tottenham Hale did not have savings, or were in debt.
- The dwelling mix of 1 & 2 beds would lead to overcrowding in the dwellings, and therefore it was important to use the correct population calculator.
- Increased facilities and improvements to the park would be welcomed.
- There were concerns in regard to the development being car free. The use of public transport would increase, and would put strain on an already busy bus and tube station.
- The local roads were already congested, and increased population at the site would only exacerbate the problem.

In relation to the comments on design quality at the Welbourne site, Emma Williamson, Assistant Director for Planning, advised that there had not been a downgrade in design, and a specification had been agreed with the Applicant. In terms of the park, payments from applications in the area would provide £2,000,000 for upgrades to the park, and a Parks Officer had been appointed to take these forward.

Officers responded to questions from the Committee:

- The child yield was outlined in the last paragraph of the addendum. Officers were of the view that the correct calculator had been used, and the addendum showed the correct figure. The GLA were satisfied with the play space calculations.
- The air quality information had been referred to the Council's Environmental Health Services, and the methodology applied was acceptable.
- The bus routes through Tottenham Hale bus station had been re-optimised. Currently there was one entrance and exit, and following the development, there would be two entrances and exits which would improve traffic flow and decrease journey times (although this would be subject to an application). There was spare capacity on the Victoria Line, however there were issues around the gate and escalator capacities.
- The scheme would provide 3500sqm of non-residential floorspace, with a flexible range of jobs.
- The profit on the scheme had reduced on private housing from 20% to 17%, and the Applicant had made a concession on profit to maximise the affordable housing. The report by BNP Paribas concluded that at the current time, the affordable housing offer exceeded the maximum viable level. The Applicant had agreed to an early stage viability reassessment.
- Details of cycling improvements would be discussed as part of the highway agreement that the Council would be entering into with the Applicant. The comments made by TfL have been addressed and accepted by TfL.

Dr John Rohan addressed the Committee in support of the application. There was a real need for healthcare premises in the Tottenham area, and the development would provide suitable premises for local people.

Edward Badu, Haringey Citizens, addressed the Committee in support of the application. The development would address the issues of poor living conditions and lack of opportunities in Tottenham Hale. Young professionals needed to be encouraged to stay in Tottenham, and by developing the area into a destination area would do this. He had met with the Applicant and was pleased with the proposed plans, and considered that the development met the needs of people in Tottenham.

Tom Goodall, Argent Related (Applicant), addressed the Committee. The aim was to give the centre of Tottenham Hale a new lease of life. The development would create long lasting positive change, and would transform the area into somewhere that people would want to spend time in. The development would provide 1030 new homes, a significant proportion of which would be Council owned. The new public square would provide local people with space, shops, cafes and a cinema. Since the pre-application briefing in July Argent had worked with the Council to change the application to align with the current administrations priority to provide Council homes. There would be 131 homes at Council rent levels, on Council land. The Welbourne site would be the first of the development to complete, and it was envisaged that completion would be by 2021.

Air quality had been thoroughly assessed and addressed in the report provided as part of the application. Stephen Moorcroft, air quality assessor for Argent advised that as the development was car free, there would be a reduction in air pollution. He explained that the report maps used for the school audits were from 2013, which were five years old, and by the time the scheme had finished, would be ten years old. This had enormous implications for modelling air quality, as things changed over time. Argent had used bespoke traffic data for the modelling, and taken worse case assumptions. The GLA was tightening the low emission zone, and introducing an ultra low emission zone. Mr Moorcroft explained to the Committee that there were limited benefits to using green walls to mitigate the effects of air pollution, and that whilst there may be some benefits to installing a dense screen of ivy, this may be due to the fact that it would be a physical barrier as opposed to being 'green'.

In relation to design, the only changes which had been made to the Welbourne site were at the request of Homes for Haringey. There were no poor doors, and the housing would be of exceptional quality, regardless of tenure.

Note:

21:50 – the Chair informed the Committee that he would use his discretion to suspend Standing Orders and extend the meeting beyond 22.00 to allow for the completion of the item. Following a query made by Councillor Rice, Ben Burgerman (the Council's Lawyer) advised that paragraph 18 of the Committee Procedure Rules, Part 4, Section B of the Constitution stated that "No meeting shall continue after 10 p.m., except that discussion of the specific item or case in hand at 10 p.m. may continue thereafter at the discretion of the Chair of the meeting..."

Officers and the Applicant responded to questions from the Committee:

- There would be 25% affordable housing on site, with a cumulative 40% affordable housing for the whole development.
- The Council's trees officers had assessed the removals of trees as a whole, and was satisfied that the replanting plans were robust.
- Tom Goodall confirmed that a clause could be included in the leases to exclude all short term lets (this had been done at previous developments).
- The Quality Review Panel had considered both the internal and external plans and were satisfied that the design was of both high quality and met space standards.
- In relation to the single staircase in Building one, the Council's Building Control had spoken extensively with the Applicant and concluded that the building met and exceeded full building regulations. The building would be fully fitted with sprinklers and fire alarms, and the stair wells would be positive pressured so that smoke could not escape in to them. The London Fire Brigade was also happy with approach.
- The daylight and sunlight assessments were set out in the report, and officers were satisfied that good levels of both had been achieved across the development.
- Tom Goodall explained to the Committee that the development had taken a significant reduction in profit margins in order to provide as much affordable housing as possible.
- The architect would retained for the whole build, along with the Council's Building Control team.
- The heights of the buildings were in accordance with the Area Action Plan. The area was not suburban, and had the highest PTAL rating.
- It was unusual for large schemes to achieve zero carbon, and was common for carbon offset payments to be paid. Developments were policy compliant by either reaching zero carbon, or by delivering the most efficient buildings and offsetting the payment.

Councillor Williams proposed that the application be rejected on the grounds of lack of affordable housing, the lack of amenity space for children, and the height, massing, density and environmental impact. Councillor James seconded the proposal.

Following a vote, with five in favour and six against, the motion to refuse fell.

The Chair moved that the application be granted, and following a vote with six in favour and five against, it was

RESOLVED

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

- ii. That delegated authority be granted to the Assistant Director Planning or the Head of Development Management to make any alterations, additions or deletions to the recommended heads of terms and/or recommended conditions as set out in this report and to further delegate this power provided this authority shall be exercised in consultation with the Chair (or in their absence the Vice-Chair) of the Sub-Committee.
- iii. That the section 106 legal agreement referred to in resolution (i) above is to be completed no later than 28 February 2019 or within such extended time as the Head of Development Management or the Assistant Director Planning shall in her/his sole discretion allow; and
- iv. That, following completion of the agreement(s) referred to in resolution (i) within the time period provided for in resolution (ii) above, planning permission be granted in accordance with the Planning Application subject to the attachment of the conditions.

CONDITIONS

NOTE:

1. The conditions that relate to individual buildings are split between the various "Plots" that form the planning application development identified on Drawing Reference TH-M_ZZ_001_A_17013_P(00)_P003. The Plots comprise the following development:

"PLOT A" – NORTH ISLAND

"PLOT B" – FERRY ISLAND

"PLOT C" – WELBOURNE

"PLOT D" – ASHLEY ROAD WEST

"PLOT E" – ASHLEY ROAD EAST

"PLOT F" – THE PAVILION

Other than those 'Conditions relating to the Whole Site' below the subsequent conditions in each Section A – F shall only be enforceable against the plot to which they relate.

CONDITIONS RELATING TO THE WHOLE SITE

- 1) Three Year Expiry (HGY Development Management)

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

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

2) Development in Accordance with Approved Drawings and Documents (LBH Development Management)

The approved plans comprise drawing nos:

Masterplan

TH-M_ZZ_001_A_17013_P(00)_P001 P 01
 TH-M_ZZ_001_A_17013_P(00)_P003 P 01
 TH-M_ZZ_001_A_17013_P(00)_P100 P 01
 TH-M_ZZ_001_A_17013_P(00)_P101 P 01

North Island and Ferry Island

TH-IS_ZZ_001_A_16092_(P00)_P099A P 01
 TH-IS_ZZ_001_A_16092_(P00)_P099B P 01
 TH-IS_ZZ_001_A_16092_(P00)_P100A P 01
 TH-IS_ZZ_001_A_16092_(P00)_P100B P 01
 TH-IS_ZZ_001_A_16092_(P00)_P100MAP 01
 TH-IS_ZZ_001_A_16092_(P00)_P100MBP 01
 TH-IS_ZZ_001_A_16092_(P00)_P101 P 00
 TH-IS_ZZ_001_A_16092_(P00)_P102 P 00
 TH-IS_ZZ_001_A_16092_(P00)_P103 P 00
 TH-IS_ZZ_001_A_16092_(P00)_P107 P 00
 TH-IS_ZZ_001_A_16092_(P00)_P108 P 00
 TH-IS_ZZ_001_A_16092_(P00)_P109 P 00
 TH-IS_ZZ_001_A_16092_(P00)_P112 P 00
 TH-IS_ZZ_001_A_16092_(P00)_P113 P 00
 TH-IS_ZZ_001_A_16092_(P00)_P114 P 00
 TH-IS_ZZ_001_A_16092_(P00)_P118 P 00
 TH-IS_ZZ_001_A_16092_(P00)_P119 P 00
 TH-IS_ZZ_001_A_16092_(P00)_P120 P 00
 TH-IS_ZZ_001_A_16092_(P00)_P136 P 00
 TH-IS_ZZ_001_A_16092_(P00)_P137 P 00
 TH-IS_ZZ_001_A_16092_(P00)_P210 P 01
 TH-IS_ZZ_001_A_16092_(P00)_P211 P 01
 TH-IS_ZZ_001_A_16092_(P00)_P212 P 01
 TH-IS_ZZ_001_A_16092_(P00)_P213 P 01
 TH-IS_ZZ_001_A_16092_(P00)_P220 P 01
 TH-IS_ZZ_001_A_16092_(P00)_P221 P 01
 TH-IS_ZZ_001_A_16092_(P00)_P230 P 01
 TH-IS_ZZ_001_A_16092_(P00)_P231 P 01

Welbourne

TH-WEL-01-001-A-16063-00-100 01
 TH-WEL-01-001-A-16063-00-101 01
 TH-WEL-01-001-A-16063-00-102 01
 TH-WEL-01-001-A-16063-00-103 01
 TH-WEL-01-001-A-16063-00-104 01
 TH-WEL-01-001-A-16063-00-105 01
 TH-WEL-01-001-A-16063-00-106 00

TH-WEL-01-001-A-16063-00-107	00
TH-WEL-01-001-A-16063-00-108	00
TH-WEL-01-001-A-16063-00-109	00
TH-WEL-01-001-A-16063-00-110	00
TH-WEL-01-001-A-16063-00-300	00
TH-WEL-01-001-A-16063-00-301	01
TH-WEL-01-001-A-16063-00-302	01

Ashley Road East

TH-ARE-01-001-A-2452-00-100	00
TH-ARE-01-001-A-2452-00-100M	00
TH-ARE-01-001-A-2452-00-101	00
TH-ARE-01-001-A-2452-00-102	00
TH-ARE-01-001-A-2452-00-103	00
TH-ARE-01-001-A-2452-00-104	00
TH-ARE-01-001-A-2452-00-105	00
TH-ARE-01-001-A-2452-00-106	00
TH-ARE-01-001-A-2452-00-107	00
TH-ARE-01-001-A-2452-00-108	00
TH-ARE-01-001-A-2452-00-113	00
TH-ARE-01-001-A-2452-00-114	00
TH-ARE-01-001-A-2452-00-120	00
TH-ARE-01-001-A-2452-00-300	00
TH-ARE-01-001-A-2452-00-301	00
TH-ARE-01-001-A-2452-00-302	00
TH-ARE-01-001-A-2452-00-303	00
TH-ARE-01-001-A-2452-00-304	00
TH-ARE-01-001-A-2452-00-305	00

Ashley Road West

TH-ARW-01-001-A-16098-00-101	00
TH-ARW-01-001-A-16098-00-102	00
TH-ARW-01-001-A-16098-00-103	00
TH-ARW-01-001-A-16098-00-301	00
TH-ARW-01-001-A-16098-00-302	00

Pavilion

TH-IS_ZZ_001_A_17040_(00)_P120	P 00
TH-IS_ZZ_001_A_17040_(00)_P200	P 00
TH-IS_ZZ_001_A_17040_(00)_P301	P 00
TH-IS_ZZ_001_A_17040_(00)_P500	P 00

Landscaping*North Island and Ferry Island*

TH-IS-PR-001-LA-TOT494-(90)-3001	01
TH-IS-PR-001-LA-TOT494-(90)-5001	01

Ashley Road

TH-AR-PR-001-LA-288-(90)-104 P00
 TH-AR-PR-001-LA-288-(90)-105 P00

Welbourne

TH-WB-PR-001-LA-283-(90)-104 P00
 TH-WB-PR-001-LA-283-(90)-105 P00

Demolition

TH-M_ZZ_001_C_040204_(P00)_P710 P01

The approved documents comprise:

Planning Statement (July 2018) and Addendum (October 2018) prepared by Quod; Arboricultural Impact Assessment and Method Statement (July 2018) and Addendum (October 2018) prepared by RPS; Flood Risk Assessment (July 2018) and Addendum (October 2018) prepared by Whitby Wood; Archaeological Desk Based Assessment (July 2018) prepared by GgMs; Ecological Appraisal (July 2018) prepared by RPS; Environmental Statement (ES) Volumes I – III and Non-Technical Summary (July 2018) and Addendum (October 2018) prepared by Quod.

The development shall be completed in accordance with the approved plans and documents except where conditions attached to this planning permission or S106 obligations related to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

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

3) Floorspace Ranges (LBH Development Management)

The following non-residential floorspace ranges are permitted:

<u>Land Use</u>	<u>Minimum Area Permitted (m² GIA)</u>	<u>Maximum Area Permitted (m² GIA)</u>
<u>Retail (Use Class A1 – A4)</u>	<u>Up to 4,306</u>	
<u>Leisure (Use Class D2)</u>	<u>Up to 2,288</u>	
<u>Office (Use Class B1(a))</u>	<u>831</u>	<u>5,137</u>
<u>Health Centre (Use Class D1)</u>	<u>1,643</u>	

REASON: To ensure that the Development is undertaken in accordance with the approved drawings and the assessed Environmental Statement.

- 4) Tree/Plant Replacement – 5 Years (LBH Development Management)
Any tree or plant on the development which, within a period of five years of first occupation of the approved development 1) has died 2) is removed 3) becomes damaged or 4) becomes diseased, shall be replaced in the next planting season with a similar size and species of tree or plant.
REASON: to protect the amenity of the locality.

- 5) Wheelchair Accessible Dwellings (LBH Development Management)
At least 10% of all dwellings hereby approved shall be wheelchair accessible or easily adaptable for wheelchair use (Part M4 (3) 'wheelchair user dwellings' of the Building Regulations 2015) in conformity with the submitted Design and Access Statement (July 2018) and Addendum (October 2018), unless otherwise agreed in writing with the Local Planning Authority.
REASON: To ensure inclusive and accessible development

- 6) Part M4 (2) Accessible and Adaptable Dwellings (LBH Development Management)
90% of residential units within the proposed development shall be designed to Part M4 (2) 'accessible and adaptable dwellings' of the Building Regulations 2015 unless otherwise agreed in writing with the Local Planning Authority.
REASON: To ensure inclusive and accessible development

- 7) BREEAM Very Good Certification (LBH Carbon Management)
The non-residential development hereby approved shall achieve a BREEAM “Very Good” outcome (BREEAM New Construction 2018 version). The rating shall be maintained thereafter.
REASON: In the interest of addressing climate change and to secure sustainable development

- 8) Green/Living Roof – Amenity Access Precluded (LBH Carbon Management)
The Green/Living roofs hereby approved shall not be used for external amenity space. Access shall only be permitted for maintenance, repair or escape in an emergency unless agreed in writing with the Local Planning Authority.
REASON: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall.

- 9) Tree Removal In Accordance with Relevant Standards (LBH Arboricultural Officer)
All tree removals on the site shall be in accordance with BS3998:2010 Tree Work – Recommendations unless agreed in writing with the Local Planning Authority.
REASON: to protect the amenity of the locality.

10) New Tree Provision – Industry Best Practice (LBH Arboricultural Officer)

All new trees shall be provided in accordance with the following industry best practice:

- BS 8545:2014 Trees: from nursery to independence in the landscape (Sec 8: Nursery production & procurement, Sec 9: handling & storage and Annex D & E. All trees to be supplied must be produced by working in accordance with UK plant bio security policies.

REASON: To minimise the introduction of harmful pests and diseases through imported tree stock.

11) Electric Charging Points (LBH Transportation)

The development hereby approved shall provide 20% of the total number of car parking spaces with active electric charging points, with a further 20% passive provision for future conversion.

REASON: To reduce carbon emissions and protect air quality.

12) Noise Levels – Compliance (LBH Environmental Health – Noise)

All residential premises hereby approved shall be designed in accordance with BS8233:2014 ‘Guidance on sound insulation and noise reduction for buildings’ and meet the following noise levels;

Time	Area	Average Noise level
Daytime Noise 7am – 11pm	Living rooms & Bedrooms	35dB(A) (L _{Aeq,16hour})
	Dining Room Area	40dB(A) (L _{Aeq,16hour})
Night Time Noise 11pm - 7am	Bedrooms	30dB(A) (L _{Aeq,8hour})

With no individual events to exceed 45dB LA_{max} (measured with F time weighting) between 23.00hrs – 07.00hrs.

REASON: To protect the amenity of occupiers

13) Building Services Plant Noise (LBH Environmental Health – Noise)

Noise arising from the use of the building service plants and associated equipment shall;

- 1) Not increase the background noise level (LA90 15mins) when measured (LAeq 15mins) 1 metre external from the nearest residential receptor.
- 2) Not exceed the background noise level (LA90 15mins) when measured (LAeq 15mins) 1 metre external from the nearest commercial receptor.

All plant units shall be installed and maintained throughout the duration of the use in accordance with the above condition.

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

14) Infiltration of Surface Water Drainage (Environment Agency)

No infiltration of surface water drainage associated with the development is permitted other than with the written consent of the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: To ensure that the development is not contributing to, put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in line with paragraph 170 of the National Planning Policy Framework. To prevent deterioration of groundwater within the principal chalk aquifer.

15) Intermittent and Exceptional Use of Diesel Generators (LBH Environmental Health)

Generators shall be used solely on brief intermittent and exceptional occasions when required in response to an emergency and for testing as necessary to meet that purpose and shall not be used at any other time. At all times the generators shall be operated to minimise noise impacts and emissions of air pollutants and a log of operational hours shall be maintained and be available for inspection by the Local Planning Authority.

REASON: to protect air quality and the amenity of the locality.

16) Back-Up Diesel Generators – Details of EU Stage V Emission Standards Compliance (LBH Environmental Health)

Prior to the installation of back up diesel generators on the application site, details of generator compliance with EU Stage V Emission Standards for Generator Set Engines shall be provided in writing to and for approval by the Local Planning Authority. Installation shall be in compliance with the approved details and maintained thereafter.

REASON: to protect air quality and the amenity of the locality.

17) Diesel Generator Fuel - Ultra Low Sulphur Diesel (ULSD) - (LBH Environmental Health)

Any diesel generators on the application site shall run on ultra low sulphur diesel (ULSD) meeting the fuel specification within EN590:2004.

REASON: to protect air quality and the amenity of the locality.

18) Flue Height Termination Above Highest Roof - (LBH Environmental Health)

All combustion flues on the application site must terminate at least 1 m above the highest roof in the relevant plot, unless otherwise agreed in writing by the Local Planning Authority

REASON: to protect air quality and the amenity of the locality.

19) Plant and Machinery – EU Air Quality Compliance (LBH Environmental Health)

All plant and machinery to be used at the demolition and construction phases of development shall meet Stage IIIA of EU Directive 97/68/ EC for both NO_x and PM.

REASON: To protect the amenity of the locality.

20) Hard and Soft Landscaping (LBH Development Management)

Part A

Full details of both hard and soft landscape works within the publicly accessible areas of the Site shall be submitted in writing to and approved by the Local Planning Authority prior to installation of such works. The hard and soft landscaping within the publicly accessible areas of the Site shall be constructed in accordance with the approved details and shall be delivered in line with the timeframes set out in the Public Access Areas Phasing Details as defined in the s106 Agreement relating to, and of even date with, this permission.

Part B

Full details of both hard and soft landscape works within each plot's building(s) demise shall be submitted in writing to and approved by the Local Planning Authority prior to installation of such works on the relevant plot. The hard and soft landscaping shall be constructed in accordance with the approved details. The soft landscaping details approved under this condition 20B shall be implemented in the first planting and seeding season following the residential occupation of the relevant plot. The hard landscaping details approved under this condition 20B shall be implemented within 3 months of the residential occupation of the relevant plot.

Relevant details from the following apply to both Parts A and B above.

Details of hard landscaping works shall include:

- Hard surfacing materials;
- Street furniture, short stay cycle parking in accordance with the London Cycle Design Standards (LCDS, October 2016), refuse or other storage units and signage; and
- Details of any hard landscaping mitigation measures required to mitigate potential wind tunnel effects identified within the ES (July 2018) and ES Addendum (October 2018).

Details of soft landscape works shall include:

- A full schedule of species of new trees and shrubs proposed to be planted;
- Written specifications (including cultivation and other operations) associated with plant establishment;
- Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
- Details of any proposed residential podium space;

- Details of any soft landscaping mitigation measures required to mitigate potential wind tunnel effects identified within the ES (July 2018) and ES Addendum (October 2018); and
- An implementation programme and management plan.

REASON: To protect the amenity of the locality.

21) Public Lighting Strategy (LBH Development Management)

Details of a Public Realm Lighting Strategy shall be submitted in writing to and approved by the Local Planning Authority prior to installation of any lighting. The Strategy shall be in broad conformity with Vol 8 – Lighting Strategy of the Design and Access Statement (July 2018). The strategy shall be implemented as approved and maintained thereafter and shall be delivered in line with the timescales set out in the Public Access Areas Phasing Details as defined in the s106 Agreement relating to, and of even date with, this permission.

REASON: to ensure a high quality public realm

A. CONDITIONS RELATING TO NORTH ISLAND (PLOT A)

A1) Materials Samples (LBH Development Management)

Prior to the installation of materials on the external surfaces on the building(s) within Plot A, samples of materials to be used for the external surfaces of the building(s) hereby approved within Plot A, shall be submitted in writing to and for approval by the Local Planning Authority. Samples shall include type and shade of cladding, window frames and balcony frames, sample panels or brick types and a roofing material sample combined with a schedule of the exact product references. The development shall be constructed of the approved materials and maintained thereafter.

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

A2) Waste Management Plan (LBH Waste Management)

Prior to the residential occupation of Plot A, a Residential Waste Management Plan in respect of Plot A shall be submitted in writing to and for approval by the Local Planning Authority.

Prior to the occupation of the Plot A non-residential floorspace, a Commercial Waste Management Plan in respect of Plot A shall be submitted in writing to and for approval by the Local Planning Authority.

The plans shall demonstrate as necessary:

- Any distances between waste storage areas and collection vehicles further than 10 metres are mitigated by appropriate management measures.
- Installed dropped kerbs relevant to servicing access have gradients no greater than 1:20
- Suitable pest control of waste storage areas.

- Separate commercial and residential waste storage and disposal
- In respect of the non-residential units, arrangements for a scheduled waste collection with a Commercial Waste Contractor
- A cleansing schedule and measures to ensure waste is contained at all times.

The development within Plot A shall be implemented in accordance with the approved Plan and maintained thereafter.

REASON: To protect the amenity of the locality

A3) Drainage – Attenuation Details (LBH Local Lead Flood Authority)

Prior to the commencement of the Plot A development other than demolition, below ground and building core works, full details of the drainage attenuation in respect of Plot A shall be submitted in writing to and for approval by the local Planning Authority.

Attenuation measures shall demonstrate compliance with the relevant London Plan (2016) Standards, in relation to greenfield runoff rate, and the approved details shall then be implemented as approved and maintained thereafter.

REASON: to mitigate flood risk.

A4) Drainage - Design Implementation, Maintenance Management (LBH Local Lead Flood Authority)

Prior to commencement of the Plot A development other than demolition, below ground and building core works, details of design implementation, maintenance and management of the sustainable drainage scheme in respect of Plot A shall be submitted in writing to and for approval by the Local Planning Authority, those details shall include:-

- i) Information about the design storm periods and intensity, discharge rates for both pre and post development, means of access for maintenance, methods used to control surface water discharge from the Plot.
- ii) Any works required off site to ensure adequate discharge of surface water without causing flooding.
- iii) Floodwater exceedance routes, both on and off site.
- iv) Timetable for implementation.
- v) A detailed management maintenance plan for the lifetime of the Plot A development, which shall include arrangements for adoption by an appropriate public body or statutory undertaker, management by Residents management company or other arrangements to secure the operation of the drainage scheme throughout the lifetime of the Plot A development.

The scheme shall be implemented, retained, managed and maintained within Plot A in accordance with the approved details.

REASON: To prevent increased risk of flooding to improve water quality and amenity to ensure future maintenance of the surface water drainage system.

A5) BREAAM – Post Occupation Certificate (LBH Carbon Management)

Six calendar months after the first non-residential occupation of the Plot, a BREEAM Post Construction Certificate in respect of the non-residential space within Plot A shall be submitted to the Local Planning Authority. The Certificate shall be issued by the Building Research Establishment (or another independent certification body). The development within Plot A shall maintain the rating in the approved Certificate thereafter unless agreed in writing with the Local Planning Authority.

REASON: In the interest of addressing climate change and to secure sustainable development

A6) Overheating and Model Report (LBH Carbon Management)

Prior to above ground works within Plot A (excluding works to construct the building core), an Overheating Model and Report in respect of Plot A shall be submitted in writing to and for approval by the Local Planning Authority. The submission shall assess the overheating risk (using future weather temperature projections), and demonstrate how the risks have been mitigated and removed through design solutions. This assessment will use TM59 (for domestic) or TM52 (for non-domestic). Both models shall be run using the London Weather File TM49.

The submission shall include details of the design measures incorporated within the scheme within Plot A (including details of the feasibility of using external solar shading and passive cooling and ventilation) to ensure adaptation to higher temperatures are addressed, and the units do not overheat. The submission shall include the following:

- A. Full listing (based on unit number relating to planning drawings) of units modelled and the overheating risk before measures are installed;
- B. The measures installed to reduce overheating risk:
 - i. the standard and the impact of the solar control glazing;
 - ii. that all heating pipework is appropriately insulated
 - iii. that passive cooling and ventilation features have been included
 - iv. highlight the mitigation strategies to overcome any overheating risk
 - v. that there is space for pipe work or localised building services and that this is designed in to the building to allow the retrofitting of centralised or localised cooling and ventilation equipment if needed.

The submission shall preclude the use of air conditioning unless exceptional justification is given for design based upon current weather projection (CIBSE DSY 1). The development within Plot A shall be constructed in accordance with the approved submission.

REASON: In the interest of adapting to climate change and to secure sustainable development.

A7) Biodiversity Plan (LBH Carbon Management)

Prior to the installation of the measures listed in items i to v below within Plot A, details of a Biodiversity Plan in respect of the development within Plot A shall be submitted in writing to and for approval by the Local Planning Authority. The Plan shall detail:

- i. Details on the number, and location of the bird brick boxes (or other) - including orientation and links to habitats that would be needed to support the identified bird species;
- ii. Details on the bird brick box (or other) design and for what bird species would they serve;
- iii. The lighting measures and ongoing management to reduce the impact on recorded bat populations;
- iv. The number, and location of the bat brick boxes; and
- v. The number, and location of the insect hotels.

The development within Plot A shall be constructed in accordance with the approved Plan and the approved measures incorporated prior to the occupation of the development within Plot A. The approved biodiversity infrastructure should where possible preclude impacts by amenity uses and access should be permitted only for maintenance, repair or escape in an emergency.

REASON: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall.

A8) Green/living Roof Plan (LBH Carbon Management)

Prior to installation of green/living roofs, a Green/Living Roof Plan in respect of the development within Plot A shall be submitted in writing to and for approval by the Local Planning Authority. The Plan shall include:

- A roof(s) plan identifying where the living roofs will be located;
- Confirmation of the substrates depth ranges;
- Details on the diversity of substrate depths across the roof to provide contours of substrate;
- Details on the diversity of substrate types and sizes;
- Details on bare areas of substrate to allow for self colonisation of local windblown seeds and invertebrates;
- Details on the range of native species of wildflowers and herbs planted to benefit native wildlife precluding a overreliance on sedum;
- Details of the location of log piles / flat stones for invertebrates; and
- Schedule of ongoing maintenance and management

The measures should be incorporated prior to the occupation of the development within Plot A. The development within Plot A shall be carried out in accordance with the approved Plan and maintained thereafter.

REASON: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall.

A9) Boiler Details (LBH Environmental Health/Carbon Management)

Prior to above ground works within Plot A (excluding works to construct the building core), details of the boiler facilities and associated infrastructure within the Plot, shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

- a) location of the energy centre;
- b) specification of equipment and pipework;
- c) details of all the flue arrangements and chimney heights calculations, diameters and locations;
- d) confirmation that the boilers to be provided for space heating and domestic hot water shall have dry NO_x emissions not exceeding 40 mg/kWh;
- e) confirmation that the site wide heating and hot water network has been designed and shall be constructed following the CIBSE / ADE Heat Networks Code of Practice
- f) operation/management strategy;
- g) the method of how the facility and infrastructure shall be designed to allow for the future connection to any neighbouring heating network (including the proposed connectivity location, space for extra equipment, punch points and large enough route of the link); and
- h) the route from the Energy Centre to the red line boundary with installed pipe specification to serve all heat loads.

The development within Plot A shall be constructed in accordance with the approved details and maintained thereafter.

REASON: To protect air quality, ensure future district energy connection and protect the amenity of the locality.

A10) Accessible Parking Demarcated (LBH Transportation)

Prior to the occupation of the Plot A development, all accessible car parking spaces within that Plot shall be marked as such and retained permanently.

REASON: In order to ensure that a reasonable number of parking spaces are located conveniently for use by people with disabilities.

A11) Cycle Parking (LBH Transportation)

Prior to the occupation of the Plot A development, full details of the long stay cycle parking (including the type, dimensions and method of security and access), in line with the London Cycle Design Standards (LCDS, October 2016) within that Plot shall be submitted in writing to and approved by the Local Planning Authority. Cycle parking within the Plot shall be installed in accordance with the approved details.

REASON: To promote sustainable transport.

A12) Service and Delivery Plan (LBH Transportation)

Part A

Prior to the residential occupation of the Plot A development, a full Residential Service and Delivery Plan (SDP) in respect of the development within Plot A

shall be submitted in writing to and for approval by the Local Planning Authority. The Plan should provide details on how servicing and deliveries will take place. The plan shall demonstrate how deliveries and servicing are coordinated to avoid the AM and PM peak periods. Servicing and deliveries within Plot A shall be undertaken in accordance with the approved plan.

Part B

Prior to the occupation of the non-residential floorspace within Plot A, a full Service and Delivery Plan (SDP) for the non-residential uses within Plot A shall be submitted in writing to and for approval by the Local Planning Authority. The Plan should provide details on how servicing and deliveries will take place. The plan shall demonstrate how deliveries and servicing are coordinated to avoid the AM and PM peak periods. Servicing and deliveries within Plot A shall be undertaken in accordance with the approved plan.

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

A13) Noise Level Testing Details (LBH Environmental Health – Noise)

Prior to the occupation of the Plot A development, testing details (the scope of which shall be agreed with the Local Planning Authority prior to submission) confirming the noise levels cited in Site Wide condition 12 above have been met shall be submitted in writing to and for approval by the Local Planning Authority. The approved noise level shall be maintained within Plot A thereafter.

REASON: To protect the amenity of occupiers.

A14) Sound Insulation Between Residential and Commercial Properties (LBH Environmental Health – Noise)

Prior to the commencement of the building works for the fit-out of the commercial units within Plot A, details of a Sound Insulation Scheme to be installed between the commercial premises and residential premises within Plot A shall be submitted in writing to and for approval by the Local Planning Authority. The scheme shall be submitted following consultation with the Council's Environmental Health Officer (Noise). The scheme shall be installed as approved prior to any commercial occupation of Plot A and shall be maintained thereafter.

REASON: to protect the amenity of the locality.

A15) Secure by Design Accreditation (Metropolitan Police)

Part A

Prior to carrying out above ground works within Plot A (excluding demolition and works to construct the building core) details shall be submitted to, and approved in writing by the Local Planning Authority to demonstrate that the Plot (and building(s) contained therein) has incorporated the principles and practices of Secured by Design where these can be practically achieved. Where the principles cannot be achieved, then justification for this will be required. The

development within Plot A shall be implemented in accordance with the approved details.

Part B

Prior to first occupation of each building or part of a building or use within Plot A, details shall be submitted to, and approved in writing by the Local Planning Authority to demonstrate that such Plot (and building(s) contained therein) has delivered the principles and practices of Secured by Design, and as agreed by the Local Planning Authority in the discharge of Part A.

REASON: To ensure safe and secure development and reduce crime.

A16) Site Levels (LBH Development Management)

No development shall proceed within Plot A (excluding above ground demolition) until details of all existing and proposed levels on the Plot in relation to the adjoining properties have been submitted to and approved by the Local Planning Authority. The Plot A development shall be built in accordance with the approved details.

REASON: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site.

A17) Open Space Management & Maintenance Plan (LBH Development Management)

Prior to the occupation of the Plot A development, an Open Space Management & Maintenance Plan in respect of the development within Plot A shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of the following:

- i) Long-term management and maintenance responsibilities for all private, communal play spaces/amenity spaces and all publicly accessible open spaces
- ii) Soft landscaping management and maintenance arrangements to ensure positive contribution to biodiversity

Spaces within Plot A shall be managed and maintained in accordance with the approved Plan and maintained thereafter.

REASON: to ensure high quality open space

A18) Child Playspace Strategy (LBH Development Management)

Prior to the residential occupation of Plot A, a Child Play Space Strategy in respect of the development within Plot A shall be submitted in writing to and for approval by the Local Planning Authority. The Strategy shall provide detail of child play spaces in accordance with the London Plan (2016) and the London Plan SPG Play and Informal Recreation (2012). The development within Plot A shall be implemented in accordance with the Strategy and maintained thereafter.

REASON: to ensure high quality development

A19) Monitoring and Maintenance Plan – Contamination (Environment Agency)

The Plot A development hereby permitted may not commence, other than for investigative work, until a monitoring and maintenance plan in respect of contamination within Plot A, including a timetable of monitoring and submission of reports to the Local Planning Authority, has been submitted to, and approved in writing by, the Local Planning Authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to, and approved in writing by, the Local Planning Authority.

REASON: To ensure that the site does not pose any further risk to human health or the water environment by managing any ongoing contamination issues and completing all necessary long-term remediation measures. This is in line with paragraph 170 of the National Planning Policy Framework. To prevent deterioration of groundwater within the principal chalk aquifer.

A20) Contamination Not Previously Identified (Environment Agency)

If during development, contamination not previously identified is found to be present at Plot A then no further development in respect of that Plot (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved within Plot A.

REASONS: To ensure that the development is not contributing to, put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site in line with paragraph 170 of the National Planning Policy Framework. To prevent deterioration of groundwater within the principal chalk aquifer.

A21) Written Consent for Piling or Other Intrusive Ground Works (Environment Agency)

Piling or other intrusive ground works (investigation boreholes, tunnel shafts, ground source heating and cooling systems) using penetrative methods shall not be carried out other than with the written consent of the local planning authority. The development within Plot A shall be carried out in accordance with the approved details.

REASON: To ensure that the proposed piling activities through potentially contaminated land is not contributing to, put at unacceptable risk from, or adversely affected by unacceptable levels of water pollution caused by mobilised contaminants in line with paragraph 170 of the National Planning Policy Framework and the Environment Agency's approach to groundwater protection. To prevent deterioration of groundwater within the principal chalk aquifer.

A22) Method of Piling (LBH Environmental Health)

No development within Plot A (including the site preparation works) shall commence until a Piling Impact Study has been undertaken in respect of Plot A. The Piling Impact Study shall include the method of piling foundations and shall be submitted to and approved in writing by the Local Planning Authority. Piling or any other foundation design using penetrative methods shall not be permitted within Plot A except for those parts of Plot A where it has been demonstrated that there is no resultant unacceptable risk to ground water.

REASON: To prevent the contamination of the underlying groundwater aquifer

A23) Written Scheme of Investigation (WSI) – Historic England (GLAAS)

No demolition or development shall take place within Plot A until a stage 1 written scheme of investigation (WSI) in respect of Plot A has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place within Plot A other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place within Plot A other than in accordance with the agreed stage 2 WSI which shall include:

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

REASON: To protect the Historic Environment

A24) Contaminated Land – Part 1 (LBH Environmental Health)

Prior to the commencement of the development on Plot A (other than for investigative work):

- a) Using the information obtained from the previous assessments, an additional site investigation, sampling and analysis shall be undertaken at the Plot as appropriate. The investigation must be comprehensive enough to enable:-
 - i) A risk assessment to be undertaken,
 - ii) Refinement of the Conceptual Model, and
 - ii) The development of a Method Statement detailing the remediation requirements.

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

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

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

A25) Contaminated Land – Part 2 (LBH Environmental Health)

Where the contaminated land condition above demonstrates that remediation of contamination on the Plot is required, completion of the remediation detailed in the Method Statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied within Plot A.

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

A26) Development Near Subsurface Potable Water Infrastructure (Thames Water)

No construction shall take place within 5m of the water main unless otherwise agreed in writing with the Local Planning Authority in consultation with Thames Water. Information detailing how the developer intends to divert the asset / align the Plot A development, so as to prevent the potential for damage to subsurface potable water infrastructure, must be submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.

REASON: The proposed works will be in close proximity to underground strategic water main, utility infrastructure. The works have the potential to impact on local underground water utility infrastructure.

A27) Central Satellite Dish/Receiving System (LBH Development Management)

Prior to the residential occupation of the Plot A development, details of a Central Satellite Dish/Receiving System in respect of Plot A shall be submitted in writing to and for approval by the Local Planning Authority. The System shall be implemented in accordance with approved details and maintained thereafter.

REASON: To protect the amenity of the locality.

A28) Satellite Dish or Television Antenna (LBH Development Management)

The placement of any satellite dish or television antenna on any external surface of any building in the Plot is not permitted, excepting the approved central dish/receiving system noted in the condition above, unless agreed in writing with the Local Planning Authority.

REASON: To protect the amenity of the locality.

A29) Demolition/Construction Environmental Management Plans

Part A

Demolition works shall not commence within Plot A until a Demolition Environmental Management Plan (DEMP) in respect of Plot A has been submitted to and approved in writing by the local planning authority.

Part B

Development shall not commence within Plot A (other than demolition) until a Construction Environmental Management Plan (CEMP) in respect of Plot A has been submitted to and approved in writing by the local planning authority.

The following applies to both Parts A and B above:

- a) The DEMP/CEMP shall include a Construction Logistics Plan (CLP) and Air Quality and Dust Management Plan (AQDMP) in respect of Plot A.
- b) The DEMP/CEMP shall provide details of how demolition/construction works in respect of Plot A are to be undertaken respectively and shall include:
 - i. A construction method statement which identifies the stages and details how works will be undertaken;
 - ii. Details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays;
 - iii. Details of plant and machinery to be used during demolition/construction works;
 - iv. Details of an Unexploded Ordnance Survey;
 - v. Details of the waste management strategy;
 - vi. Details of community engagement arrangements;
 - vii. Details of any acoustic hoarding;
 - viii. A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);
 - ix. Details of external lighting; and,
 - x. Details of any other standard environmental management and control measures to be implemented.
- c) The CLP will be in accordance with Transport for London's Construction Logistics Plan Guidance (July 2017) and shall provide details on:
 - i. Monitoring and joint working arrangements, where appropriate;

- ii. Site access and car parking arrangements;
 - iii. Delivery booking systems;
 - iv. Agreed routes to/from the Plot;
 - v. Timing of deliveries to and removals from the Plot (to avoid peak times, as agreed with Highways Authority, 07.00 to 9.00 and 16.00 to 18.00, where possible); and
 - vi. Travel plans for staff/personnel involved in demolition/construction works to detail the measures to encourage sustainable travel to the Plot during the demolition/construction phase; and
 - vii. Joint arrangements with neighbouring developers for staff parking, Lorry Parking and consolidation of facilities such as concrete batching.
- d) The AQDMP will be in accordance with the Greater London Authority SPG Dust and Emissions Control (2014) and shall include:
- i. Mitigation measures to manage and minimise demolition/construction dust emissions during works;
 - ii. Details confirming the Plot has been registered at <http://nrmm.london>;
 - iii. Evidence of Non-Road Mobile Machinery (NRMM) and plant registration shall be available on site in the event of Local Authority Inspection;
 - iv. An inventory of NRMM currently on site (machinery should be regularly serviced and service logs kept on site, which includes proof of emission limits for equipment for inspection);
 - v. A Dust Risk Assessment for the works; and
 - vi. Lorry Parking, in joint arrangement where appropriate.

The development on Plot A shall be carried out in accordance with the approved details.

Additionally, the site or Contractor Company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out.

REASON: To safeguard residential amenity, reduce congestion and mitigate obstruction to the flow of traffic, protect air quality and the amenity of the locality.

A30) Details of Roof Top PV Panels

Prior to the occupation of Plot A for residential purposes, details of the layout and specification of the PV solar panel installation in respect of Plot A shall be submitted in writing to and for approval by the Local Planning Authority. The installation within Plot A shall be constructed in accordance with the approved details and maintained thereafter.

REASON: To ensure sustainable development and mitigate the impacts of climate change.

A31) Legal Agreement – Interested Parties (LBH Development Management)

No development shall commence on Plot A (as shown on drawing reference TH-M_ZZ_001_A_17013_P(00)_P003) until all those with an interest in the land of Plot A have entered into a legal agreement with the Local Planning Authority to secure the obligations listed in Section 2 of the committee report.

REASON: to secure a legal agreement with all those with an interest in the land.

A32) Installation of roof top structures

Prior to the installation of any access ladders or building cleaning equipment at the roof level of Plot A, details shall be submitted in writing to and for approval by the Local Planning Authority. The installation within Plot A shall be constructed in accordance with the approved details and maintained thereafter.

REASON: To ensure that the building has a satisfactory appearance

A33) Opaque Glazing to non-residential units

Prior to the installation of any opaque glazing on the ground floor non-residential units of Plot A, details shall be submitted in writing to and for approval by the Local Planning Authority. The installation within Plot A shall be constructed in accordance with the approved details and maintained thereafter.

REASON: To ensure that the building has a satisfactory appearance

B. CONDITIONS RELATING TO FERRY ISLAND (PLOT B)

B1) Materials Samples (LBH Development Management)

Part A – Building 1

Prior to the installation of materials on the external surfaces on Building 1 within Plot B, samples of materials to be used for the external surfaces of Building 1 hereby approved, shall be submitted in writing to and for approval by the Local Planning Authority. Samples shall include type and shade of cladding, window frames and balcony frames, sample panels or brick types and a roofing material sample combined with a schedule of the exact product references. The development shall be constructed of the approved materials and maintained thereafter.

Part B – Building 2

Prior to the installation of materials on the external surfaces on the Building 2 within Plot B, samples of materials to be used for the external surfaces of Building 2 hereby approved, shall be submitted in writing to and for approval by the Local Planning Authority. Samples shall include type and shade of cladding, window frames and balcony frames, sample panels or brick types and a roofing material sample combined with a schedule of the exact product references. The development shall be constructed of the approved materials and maintained thereafter.

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

B2) Waste Management Plan (LBH Waste Management)

Prior to the residential occupation of Plot B, a Residential Waste Management Plan in respect of Plot B shall be submitted in writing to and for approval by the Local Planning Authority.

Prior to the occupation of the Plot B non-residential floorspace, a Commercial Waste Management Plan in respect of Plot B shall be submitted in writing to and for approval by the Local Planning Authority.

The plans shall demonstrate as necessary:

- Any distances between waste storage areas and collection vehicles further than 10 metres are mitigated by appropriate management measures.
- Installed dropped kerbs relevant to servicing access have gradients no greater than 1:20
- Suitable pest control of waste storage areas.
- Separate commercial and residential waste storage and disposal
- In respect of the non-residential units, arrangements for a scheduled waste collection with a Commercial Waste Contractor
- A cleansing schedule and measures to ensure waste is contained at all times.

The development within Plot B shall be implemented in accordance with the approved Plan and maintained thereafter.

REASON: To protect the amenity of the locality

B3) Drainage – Attenuation Details (LBH Local Lead Flood Authority)

Prior to the commencement of the Plot B development other than demolition, below ground and building core works, full details of the drainage attenuation in respect of Plot B shall be submitted in writing to and for approval by the local Planning Authority.

Attenuation measures shall demonstrate compliance with the relevant London Plan (2016) Standards, in relation to greenfield runoff rate, and the approved details shall then be implemented as approved and maintained thereafter.

REASON: to mitigate flood risk.

B4) Drainage - Design Implementation, Maintenance Management (LBH Local Lead Flood Authority)

Prior to commencement of the Plot B development other than demolition, below ground and building core works, details of design implementation, maintenance and management of the sustainable drainage scheme in respect of Plot B shall be submitted in writing to and for approval by the Local Planning Authority, those details shall include:-

- i) Information about the design storm periods and intensity, discharge rates for both pre and post development, means of access for maintenance, methods used to control surface water discharge from the Plot.
- ii) Any works required off site to ensure adequate discharge of surface water without causing flooding.
- iii) Floodwater exceedance routes, both on and off site.
- iv) Timetable for implementation.
- v) A detailed management maintenance plan for the lifetime of the Plot B development, which shall include arrangements for adoption by an appropriate public body or statutory undertaker, management by Residents management company or other arrangements to secure the operation of the drainage scheme throughout the lifetime of the Plot B development.

The scheme shall be implemented, retained, managed and maintained within Plot B in accordance with the approved details.

REASON: To prevent increased risk of flooding to improve water quality and amenity to ensure future maintenance of the surface water drainage system.

B5) BREAAM – Post Occupation Certificate (LBH Carbon Management)

Part A – Building 1

Six calendar months after the first non-residential occupation of Building 1 on Plot B, a BREEAM Post Construction Certificate in respect of the non-residential space within Building 1 on Plot B shall be submitted to the Local Planning Authority. The Certificate shall be issued by the Building Research Establishment (or another independent certification body). The development within Building 1 on Plot B shall maintain the rating in the approved Certificate thereafter unless agreed in writing with the Local Planning Authority.

Part B – Building 2

Six calendar months after the first non-residential occupation of Building 2 on Plot B, a BREEAM Post Construction Certificate in respect of the non-residential space within Building 2 on Plot B shall be submitted to the Local Planning Authority. The Certificate shall be issued by the Building Research Establishment (or another independent certification body). The development within Building 2 on Plot B shall maintain the rating in the approved Certificate thereafter unless agreed in writing with the Local Planning Authority.

REASON: In the interest of addressing climate change and to secure sustainable development

B6) Overheating and Model Report (LBH Carbon Management)

Part A – Building 1

Prior to above ground works of Building 1 on Plot B (excluding works to construct the building core), an Overheating Model and Report in respect of Building 1 on Plot B shall be submitted in writing to and for approval by the Local Planning

Authority. The submission shall assess the overheating risk (using future weather temperature projections), and demonstrate how the risks have been mitigated and removed through design solutions. This assessment will use TM59 (for domestic) or TM52 (for non-domestic). Both models shall be run using the London Weather File TM49.

The submission shall include details of the design measures incorporated within Building 1 on Plot B (including details of the feasibility of using external solar shading and passive cooling and ventilation) to ensure adaptation to higher temperatures are addressed, and the units do not overheat.

Part A – Building 2

Prior to above ground works of Building 2 on Plot B (excluding works to construct the building core), an Overheating Model and Report in respect of Building 2 on Plot B shall be submitted in writing to and for approval by the Local Planning Authority. The submission shall assess the overheating risk (using future weather temperature projections), and demonstrate how the risks have been mitigated and removed through design solutions. This assessment will use TM59 (for domestic) or TM52 (for non-domestic). Both models shall be run using the London Weather File TM49.

The submission shall include details of the design measures incorporated within Building 2 on Plot B (including details of the feasibility of using external solar shading and passive cooling and ventilation) to ensure adaptation to higher temperatures are addressed, and the units do not overheat.

The Part A and Part B submissions shall include the following:

- A. Full listing (based on unit number relating to planning drawings) of units modelled and the overheating risk before measures are installed;
- B. The measures installed to reduce overheating risk:
 - i. the standard and the impact of the solar control glazing;
 - ii. that all heating pipework is appropriately insulated
 - iii. that passive cooling and ventilation features have been included
 - iv. highlight the mitigation strategies to overcome any overheating risk
 - v. that there is space for pipe work or localised building services and that this is designed in to the building to allow the retrofitting of centralised or localised cooling and ventilation equipment if needed.

The submission shall preclude the use of air conditioning unless exceptional justification is given for design based upon current weather projection (CIBSE DSY 1). The development within Plot B shall be constructed in accordance with the approved submission.

REASON: In the interest of adapting to climate change and to secure sustainable development.

B7) Biodiversity Plan (LBH Carbon Management)

Part A – Building 1

Prior to the installation of the measures listed in items i to v below for Building 1 of Plot B, details of a Biodiversity Plan in respect of the development for Building 1 of Plot B shall be submitted in writing to and for approval by the Local Planning Authority.

Part B – Building 2

Prior to the installation of the measures listed in items i to v below for Building 2 of Plot B, details of a Biodiversity Plan in respect of the development for Building 2 of Plot B shall be submitted in writing to and for approval by the Local Planning Authority.

The Plans submitted for Part A and Part B shall detail:

- i. Details on the number, and location of the bird brick boxes (or other) - including orientation and links to habitats that would be needed to support the identified bird species;
- ii. Details on the bird brick box (or other) design and for what bird species would they serve;
- iii. The lighting measures and ongoing management to reduce the impact on recorded bat populations;
- iv. The number, and location of the bat brick boxes; and
- v. The number, and location of the insect hotels.

The development within Plot B shall be constructed in accordance with the approved Plans.

The approved measures for Building 1 of Plot B shall be incorporated prior to the occupation of Building 1 of Plot B. The approved measures for Building 2 of Plot B shall be incorporated prior to the occupation of Building 2 of Plot B.

The approved biodiversity infrastructure should where possible preclude impacts by amenity uses and access should be permitted only for maintenance, repair or escape in an emergency.

REASON: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall.

B8) Green/living Roof Plan (LBH Carbon Management)

Part A – Building 1

Prior to installation of green/living roofs on Building 1 of Plot B, a Green/Living Roof Plan in respect of Building 1 of Plot B shall be submitted in writing to and for approval by the Local Planning Authority.

Part B – Building 2

Prior to installation of green/living roofs on Building 2 of Plot B, a Green/Living Roof Plan in respect of Building 2 of Plot B shall be submitted in writing to and for approval by the Local Planning Authority.

The Plans submitted for Part A and Part B shall include:

- A roof(s) plan identifying where the living roofs will be located;
- Confirmation of the substrates depth ranges;
- Details on the diversity of substrate depths across the roof to provide contours of substrate;
- Details on the diversity of substrate types and sizes;
- Details on bare areas of substrate to allow for self colonisation of local windblown seeds and invertebrates;
- Details on the range of native species of wildflowers and herbs planted to benefit native wildlife precluding a overreliance on sedum;
- Details of the location of log piles / flat stones for invertebrates; and
- Schedule of ongoing maintenance and management

The approved measures for Building 1 of Plot B shall be incorporated prior to the occupation of Building 1 of Plot B. The approved measures for Building 2 of Plot B shall be incorporated prior to the occupation of Building 2 of Plot B

The development within Plot B shall be carried out in accordance with the approved Plans and maintained thereafter.

REASON: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall.

B9) Boiler Details (LBH Environmental Health/Carbon Management)

Prior to above ground works within Plot B (excluding works to construct the building cores), details of the boiler facilities and associated infrastructure within the Plot, shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

- a) location of the energy centre;
- b) specification of equipment and pipework;
- c) details of all the flue arrangements and chimney heights calculations, diameters and locations;
- d) confirmation that the boilers to be provided for space heating and domestic hot water shall have dry NO_x emissions not exceeding 40 mg/kWh;
- e) confirmation that the site wide heating and hot water network has been designed and shall be constructed following the CIBSE / ADE Heat Networks Code of Practice
- f) operation/management strategy;

- g) the method of how the facility and infrastructure shall be designed to allow for the future connection to any neighbouring heating network (including the proposed connectivity location, space for extra equipment, punch points and large enough route of the link); and
- h) the route from the Energy Centre to the red line boundary with installed pipe specification to serve all heat loads.

The development within Plot B shall be constructed in accordance with the approved details and maintained thereafter.

REASON: To protect air quality, ensure future district energy connection and protect the amenity of the locality.

B10) Accessible Parking Demarcated (LBH Transportation)

Prior to the occupation of Building 2 on Plot B development, all accessible car parking spaces within that Plot shall be marked as such and retained permanently.

REASON: In order to ensure that a reasonable number of parking spaces are located conveniently for use by people with disabilities.

B11) Cycle Parking (LBH Transportation)

Part A – Building 1

Prior to the occupation of Building 1 on Plot B, full details of the long stay cycle parking (including the type, dimensions and method of security and access), in line with the London Cycle Design Standards (LCDS, October 2016) within that Plot shall be submitted in writing to and approved by the Local Planning Authority. Cycle parking within Building 1 on Plot B shall be installed in accordance with the approved details.

Part B – Building 2

Prior to the occupation of Building 2 on Plot B, full details of the long stay cycle parking (including the type, dimensions and method of security and access), in line with the London Cycle Design Standards (LCDS, October 2016) within that Plot shall be submitted in writing to and approved by the Local Planning Authority. Cycle parking within Building 1 on Plot B shall be installed in accordance with the approved details.

REASON: To promote sustainable transport.

B12) Service and Delivery Plan (LBH Transportation)

Part A

Part (i) – Building 1

Prior to the residential occupation of Building 1 of the Plot B development, a full Residential Service and Delivery Plan (SDP) in respect of Building 1 within Plot

B shall be submitted in writing to and for approval by the Local Planning Authority. The Plan should provide details on how servicing and deliveries will take place. The plan shall demonstrate how deliveries and servicing are coordinated to avoid the AM and PM peak periods. Servicing and deliveries for Building 1 within Plot B shall be undertaken in accordance with the approved plan.

Part (ii) – Building 2

Prior to the residential occupation of Building 2 of the Plot B development, a full Residential Service and Delivery Plan (SDP) in respect of Building 2 within Plot B shall be submitted in writing to and for approval by the Local Planning Authority. The Plan should provide details on how servicing and deliveries will take place. The plan shall demonstrate how deliveries and servicing are coordinated to avoid the AM and PM peak periods. Servicing and deliveries for Building 2 within Plot B shall be undertaken in accordance with the approved plan.

Part B

Part (i) – Building 1

Prior to the occupation of the non-residential floorspace within Building 1 of Plot B, a full Service and Delivery Plan (SDP) for the non-residential uses within Building 1 of Plot B shall be submitted in writing to and for approval by the Local Planning Authority. The Plan should provide details on how servicing and deliveries will take place. The plan shall demonstrate how deliveries and servicing are coordinated to avoid the AM and PM peak periods. Servicing and deliveries within Building 1 of Plot B shall be undertaken in accordance with the approved plan.

Part (ii) – Building 2

Prior to the occupation of the non-residential floorspace within Building 2 of Plot B, a full Service and Delivery Plan (SDP) for the non-residential uses within Building 2 of Plot B shall be submitted in writing to and for approval by the Local Planning Authority. The Plan should provide details on how servicing and deliveries will take place. The plan shall demonstrate how deliveries and servicing are coordinated to avoid the AM and PM peak periods. Servicing and deliveries within Building 2 of Plot B shall be undertaken in accordance with the approved plan.

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

B13) Noise Level Testing Details (LBH Environmental Health – Noise)

Part A – Building 1

Prior to the occupation of Building 1 within the Plot B development, testing details (the scope of which shall be agreed with the Local Planning Authority prior to submission) confirming the noise levels cited in Site Wide condition 12 above have been met shall be submitted in writing to and for approval by the Local Planning Authority. The approved noise level shall be maintained within Building 1 of Plot B thereafter.

Part B – Building 2

Prior to the occupation of Building 2 within the Plot B development, testing details (the scope of which shall be agreed with the Local Planning Authority prior to submission) confirming the noise levels cited in Site Wide condition 12 above have been met shall be submitted in writing to and for approval by the Local Planning Authority. The approved noise level shall be maintained within Building 2 of Plot B thereafter.

REASON: To protect the amenity of occupiers.

B14) Sound Insulation Between Residential and Commercial Properties (LBH Environmental Health – Noise)

Part A – Building 1

Prior to the commencement of the building works for the fit-out of the commercial units within Building 1 of Plot B, details of a Sound Insulation Scheme to be installed between the commercial premises and residential premises within Building 1 of Plot B shall be submitted in writing to and for approval by the Local Planning Authority. The scheme shall be submitted following consultation with the Council's Environmental Health Officer (Noise). The scheme shall be installed as approved prior to any commercial occupation of Building 1 of Plot B and shall be maintained thereafter.

Part B – Building 2

Prior to the commencement of the building works for the fit-out of the commercial units within Building 2 of Plot B, details of a Sound Insulation Scheme to be installed between the commercial premises and residential premises within Building 2 of Plot B shall be submitted in writing to and for approval by the Local Planning Authority. The scheme shall be submitted following consultation with the Council's Environmental Health Officer (Noise). The scheme shall be installed as approved prior to any commercial occupation of Building 2 of Plot B and shall be maintained thereafter.

REASON: to protect the amenity of the locality.

B15) Secure by Design Accreditation (Metropolitan Police)

Part A

Prior to carrying out above ground works within Plot B (excluding demolition and works to construct the building cores) details shall be submitted to, and approved in writing by the Local Planning Authority to demonstrate that the Plot (and

building(s) contained therein) has incorporated the principles and practices of Secured by Design where these can be practically achieved. Where the principles cannot be achieved, then justification for this will be required. The development within Plot B shall be implemented in accordance with the approved details.

Part B

Prior to first occupation of each building or part of a building or use within Plot B, details shall be submitted to, and approved in writing by the Local Planning Authority to demonstrate that such Plot (and building(s) contained therein) has delivered the principles and practices of Secured by Design, and as agreed by the Local Planning Authority in the discharge of Part A.

REASON: To ensure safe and secure development and reduce crime.

B16) Site Levels (LBH Development Management)

No development shall proceed within Plot B (excluding above ground demolition) until details of all existing and proposed levels on the Plot in relation to the adjoining properties have been submitted to and approved by the Local Planning Authority. The Plot B development shall be built in accordance with the approved details.

REASON: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site.

B17) Open Space Management & Maintenance Plan (LBH Development Management)

Prior to the occupation of the Plot B development, an Open Space Management & Maintenance Plan in respect of the development within Plot B shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of the following:

- i) Long-term management and maintenance responsibilities for all private, communal play spaces/amenity spaces and all publicly accessible open spaces
- ii) Soft landscaping management and maintenance arrangements to ensure positive contribution to biodiversity

Spaces within Plot B shall be managed and maintained in accordance with the approved Plan and maintained thereafter.

REASON: to ensure high quality open space

B18) Child Playspace Strategy (LBH Development Management)

Part A – Building 1

Prior to the residential occupation of Building 1 on Plot B, a Child Play Space Strategy in respect of the development within Building 1 on Plot B shall be

submitted in writing to and for approval by the Local Planning Authority. The Strategy shall provide detail of child play spaces in accordance with the London Plan (2016) and the London Plan SPG Play and Informal Recreation (2012). The development within Building 1 of Plot B shall be implemented in accordance with the Strategy and maintained thereafter.

Part B – Building 2

Prior to the residential occupation of Building 2 on Plot B, a Child Play Space Strategy in respect of the development within Building 2 on Plot B shall be submitted in writing to and for approval by the Local Planning Authority. The Strategy shall provide detail of child play spaces in accordance with the London Plan (2016) and the London Plan SPG Play and Informal Recreation (2012). The development within Building 2 of Plot B shall be implemented in accordance with the Strategy and maintained thereafter.

REASON: to ensure high quality development

B19) Monitoring and Maintenance Plan – Contamination (Environment Agency)

The Plot B development hereby permitted may not commence, other than for investigative work, until a monitoring and maintenance plan in respect of contamination within Plot B, including a timetable of monitoring and submission of reports to the Local Planning Authority, has been submitted to, and approved in writing by, the Local Planning Authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to, and approved in writing by, the Local Planning Authority.

REASON: To ensure that the site does not pose any further risk to human health or the water environment by managing any ongoing contamination issues and completing all necessary long-term remediation measures. This is in line with paragraph 170 of the National Planning Policy Framework. To prevent deterioration of groundwater within the principal chalk aquifer.

B20) Contamination Not Previously Identified (Environment Agency)

If during development, contamination not previously identified is found to be present at Plot B then no further development in respect of that Plot (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved within Plot B.

REASONS: To ensure that the development is not contributing to, put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development

site in line with paragraph 170 of the National Planning Policy Framework. To prevent deterioration of groundwater within the principal chalk aquifer.

B21) Written Consent for Piling or Other Intrusive Ground Works (Environment Agency)

Piling or other intrusive ground works (investigation boreholes, tunnel shafts, ground source heating and cooling systems) using penetrative methods shall not be carried out other than with the written consent of the local planning authority. The development within Plot B shall be carried out in accordance with the approved details.

REASON: To ensure that the proposed piling activities through potentially contaminated land is not contributing to, put at unacceptable risk from, or adversely affected by unacceptable levels of water pollution caused by mobilised contaminants in line with paragraph 170 of the National Planning Policy Framework and the Environment Agency's approach to groundwater protection. To prevent deterioration of groundwater within the principal chalk aquifer.

B22) Method of Piling (LBH Environmental Health)

No development within Plot B (including the site preparation works) shall commence until a Piling Impact Study has been undertaken in respect of Plot B. The Piling Impact Study shall include the method of piling foundations and shall be submitted to and approved in writing by the Local Planning Authority. Piling or any other foundation design using penetrative methods shall not be permitted within Plot B except for those parts of Plot B where it has been demonstrated that there is no resultant unacceptable risk to ground water.

REASON: To prevent the contamination of the underlying groundwater aquifer

B23) Written Scheme of Investigation (WSI) – Historic England (GLAAS)

No demolition or development shall take place within Plot B until a stage 1 written scheme of investigation (WSI) in respect of Plot B has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place within Plot B other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place within Plot B other than in accordance with the agreed stage 2 WSI which shall include:

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

REASON: To protect the Historic Environment

B24) Contaminated Land – Part 1 (LBH Environmental Health)

Prior to the commencement of the development on Plot B (other than for investigative work):

- a) Using the information obtained from the previous assessments, an additional site investigation, sampling and analysis shall be undertaken at the Plot as appropriate. The investigation must be comprehensive enough to enable:-
 - i) A risk assessment to be undertaken,
 - ii) Refinement of the Conceptual Model, and
 - ii) The development of a Method Statement detailing the remediation requirements.

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

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

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

B25) Contaminated Land – Part 2 (LBH Environmental Health)

Where the contaminated land condition above demonstrates that remediation of contamination on the Plot is required, completion of the remediation detailed in the Method Statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied within Plot B.

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

B26) Development Near Subsurface Potable Water Infrastructure (Thames Water)

No construction shall take place within 5m of the water main unless otherwise agreed in writing with the Local Planning Authority in consultation with Thames

Water. Information detailing how the developer intends to divert the asset / align the Plot B development, so as to prevent the potential for damage to subsurface potable water infrastructure, must be submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.

REASON: The proposed works will be in close proximity to underground strategic water main, utility infrastructure. The works have the potential to impact on local underground water utility infrastructure.

B27) Central Satellite Dish/Receiving System (LBH Development Management)

Part A – Building 1

Prior to the residential occupation of Building 1 of the Plot B development, details of a Central Satellite Dish/Receiving System in respect of Building 1 of Plot B shall be submitted in writing to and for approval by the Local Planning Authority. The System shall be implemented in accordance with approved details and maintained thereafter.

Part B – Building 2

Prior to the residential occupation of Building 2 of the Plot B development, details of a Central Satellite Dish/Receiving System in respect of Building 2 of Plot B shall be submitted in writing to and for approval by the Local Planning Authority. The System shall be implemented in accordance with approved details and maintained thereafter.

REASON: To protect the amenity of the locality.

B28) Satellite Dish or Television Antenna (LBH Development Management)

The placement of any satellite dish or television antenna on any external surface of any building in the Plot is not permitted, excepting the approved central dish/receiving system noted in the condition above, unless agreed in writing with the Local Planning Authority.

REASON: To protect the amenity of the locality.

B29) Demolition/Construction Environmental Management Plans

Part A

Demolition works shall not commence within Plot B until a Demolition Environmental Management Plan (DEMP) in respect of Plot B has been submitted to and approved in writing by the local planning authority.

Part B

Development shall not commence within Plot B (other than demolition) until a Construction Environmental Management Plan (CEMP) in respect of Plot B has been submitted to and approved in writing by the local planning authority.

The following applies to both Parts A and B above:

- a) The DEMP/CEMP shall include a Construction Logistics Plan (CLP) and Air Quality and Dust Management Plan (AQDMP) in respect of Plot B.
- b) The DEMP/CEMP shall provide details of how demolition/construction works in respect of Plot B are to be undertaken respectively and shall include:
 - i. A construction method statement which identifies the stages and details how works will be undertaken;
 - ii. Details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays;
 - iii. Details of plant and machinery to be used during demolition/construction works;
 - iv. Details of an Unexploded Ordnance Survey;
 - v. Details of the waste management strategy;
 - vi. Details of community engagement arrangements;
 - vii. Details of any acoustic hoarding;
 - viii. A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);
 - ix. Details of external lighting; and,
 - x. Details of any other standard environmental management and control measures to be implemented.
- c) The CLP will be in accordance with Transport for London's Construction Logistics Plan Guidance (July 2017) and shall provide details on:
 - i. Monitoring and joint working arrangements, where appropriate;
 - ii. Site access and car parking arrangements;
 - iii. Delivery booking systems;
 - iv. Agreed routes to/from the Plot;
 - v. Timing of deliveries to and removals from the Plot (to avoid peak times, as agreed with Highways Authority, 07.00 to 9.00 and 16.00 to 18.00, where possible); and
 - vi. Travel plans for staff/personnel involved in demolition/construction works to detail the measures to encourage sustainable travel to the Plot during the demolition/construction phase; and
 - vii. Joint arrangements with neighbouring developers for staff parking, Lorry Parking and consolidation of facilities such as concrete batching.

- d) The AQDMP will be in accordance with the Greater London Authority SPG Dust and Emissions Control (2014) and shall include:
- i. Mitigation measures to manage and minimise demolition/construction dust emissions during works;
 - ii. Details confirming the Plot has been registered at <http://nrmm.london>;
 - iii. Evidence of Non-Road Mobile Machinery (NRMM) and plant registration shall be available on site in the event of Local Authority Inspection;
 - iv. An inventory of NRMM currently on site (machinery should be regularly serviced and service logs kept on site, which includes proof of emission limits for equipment for inspection);
 - v. A Dust Risk Assessment for the works; and
 - vi. Lorry Parking, in joint arrangement where appropriate.

The development on Plot B shall be carried out in accordance with the approved details.

Additionally, the site or Contractor Company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out.

REASON: To safeguard residential amenity, reduce congestion and mitigate obstruction to the flow of traffic, protect air quality and the amenity of the locality.

B30) Details of Roof Top PV Panels

Part A – Building 1

Prior to the occupation of Building 1 of Plot B for residential purposes, details of the layout and specification of the PV solar panel installation in respect of Building 1 of Plot B shall be submitted in writing to and for approval by the Local Planning Authority. The installation within Building 1 of Plot B shall be constructed in accordance with the approved details and maintained thereafter.

Part B – Building 2

Prior to the occupation of Building 2 of Plot B for residential purposes, details of the layout and specification of the PV solar panel installation in respect of Building 2 of Plot B shall be submitted in writing to and for approval by the Local Planning Authority. The installation within Building 2 of Plot B shall be constructed in accordance with the approved details and maintained thereafter.

REASON: To ensure sustainable development and mitigate the impacts of climate change.

B31) Legal Agreement – Interested Parties (LBH Development Management)

No development shall commence on Plot B (as shown on drawing reference TH-M_ZZ_001_A_17013_P(00)_P003) until all those with an interest in the land of Plot B have entered into a legal agreement with the Local Planning Authority to secure the obligations listed in Section 2 of the committee report.

REASON: to secure a legal agreement with all those with an interest in the land.

B32) Installation of roof top structures

Prior to the installation of any access ladders or building cleaning equipment at roof level of Plot B, details shall be submitted in writing to and for approval by the Local Planning Authority. The installation within Plot B shall be constructed in accordance with the approved details and maintained thereafter.

REASON: To ensure that the building has a satisfactory appearance

B33) Source Protection Strategy (Ferry Island Plot) Development (excluding above ground demolition – (Thames Water)

Prior to the commencement of the Plot B, a Source Protection Strategy in respect of Plot B detailing how the developer intends to ensure the water abstraction source is not detrimentally affected by the proposed development both during and after its construction shall be submitted to and approved by, the local planning authority in consultation with the water undertaker (Thames Water). The development within Plot B shall be constructed in line with the recommendations of the strategy.

REASON: To ensure that the water resource is not detrimentally affected by the development.

B34) Building 1 Internal Street

Prior to installation, detailed drawings of the soffit serving the Building 1 internal street shall be submitted in writing to and for approval by the Local Planning Authority. The soffit shall be installed in accordance with the approved details prior to the residential occupation of Building 1 and maintained thereafter.

REASON: To ensure that the building has a satisfactory appearance

B35) Opaque Glazing to non-residential units

Prior to the installation of any opaque glazing on the ground floor non-residential units of Plot B, details shall be submitted in writing to and for approval by the Local Planning Authority. The installation within Plot B shall be constructed in accordance with the approved details and maintained thereafter.

REASON: To ensure that the building has a satisfactory appearance

C. CONDITIONS RELATING TO WELBOURNE (PLOT C)

C1) Materials Samples (LBH Development Management)

Prior to the installation of materials on the external surfaces on the building(s) within Plot C, samples of materials to be used for the external surfaces of the building(s) hereby approved within Plot C, shall be submitted in writing to and for approval by the Local Planning Authority. Samples shall include type and shade of cladding, window frames and balcony frames, sample panels or brick types and a roofing material sample combined with a schedule of the exact product

references. The development shall be constructed of the approved materials and maintained thereafter.

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

C2) Waste Management Plan (LBH Waste Management)

Prior to the residential occupation of Plot C, a Residential Waste Management Plan in respect of Plot C shall be submitted in writing to and for approval by the Local Planning Authority.

Prior to the occupation of the Plot C non-residential floorspace, a Commercial Waste Management Plan in respect of Plot C shall be submitted in writing to and for approval by the Local Planning Authority.

The plans shall demonstrate as necessary:

- Any distances between waste storage areas and collection vehicles further than 10 metres are mitigated by appropriate management measures.
- Installed dropped kerbs relevant to servicing access have gradients no greater than 1:20
- Suitable pest control of waste storage areas.
- Separate commercial and residential waste storage and disposal
- In respect of the non-residential units, arrangements for a scheduled waste collection with a Commercial Waste Contractor
- A cleansing schedule and measures to ensure waste is contained at all times.

The development within Plot C shall be implemented in accordance with the approved Plan and maintained thereafter.

REASON: To protect the amenity of the locality

C3) Drainage – Attenuation Details (LBH Local Lead Flood Authority)

Prior to the commencement of the Plot C development other than demolition, below ground and building core works, full details of the drainage attenuation in respect of Plot C shall be submitted in writing to and for approval by the local Planning Authority.

Attenuation measures shall demonstrate compliance with the relevant London Plan (2016) Standards, in relation to greenfield runoff rate, and the approved details shall then be implemented as approved and maintained thereafter.

REASON: to mitigate flood risk.

C4) Drainage - Design Implementation, Maintenance Management (LBH Local Lead Flood Authority)

Prior to commencement of the Plot C development other than demolition, below ground and building core works, details of design implementation, maintenance and management of the sustainable drainage scheme in respect of Plot C shall be submitted in writing to and for approval by the Local Planning Authority, those details shall include:-

- i) Information about the design storm periods and intensity, discharge rates for both pre and post development, means of access for maintenance, methods used to control surface water discharge from the Plot.
- ii) Any works required off site to ensure adequate discharge of surface water without causing flooding.
- iii) Floodwater exceedance routes, both on and off site.
- iv) Timetable for implementation.
- v) A detailed management maintenance plan for the lifetime of the Plot C development, which shall include arrangements for adoption by an appropriate public body or statutory undertaker, management by Residents management company or other arrangements to secure the operation of the drainage scheme throughout the lifetime of the Plot C development.

The scheme shall be implemented, retained, managed and maintained within Plot C in accordance with the approved details.

REASON: To prevent increased risk of flooding to improve water quality and amenity to ensure future maintenance of the surface water drainage system.

C5) BREAAM – Post Occupation Certificate (LBH Carbon Management)

Six calendar months after the first non-residential occupation of the Plot, a BREEAM Post Construction Certificate in respect of the non-residential space within Plot C shall be submitted to the Local Planning Authority. The Certificate shall be issued by the Building Research Establishment (or another independent certification body). The development within Plot C shall maintain the rating in the approved Certificate thereafter unless agreed in writing with the Local Planning Authority.

REASON: In the interest of addressing climate change and to secure sustainable development

C6) Overheating and Model Report (LBH Carbon Management)

Prior to above ground works within Plot C (excluding works to construct the building core), an Overheating Model and Report in respect of Plot C shall be submitted in writing to and for approval by the Local Planning Authority. The submission shall assess the overheating risk (using future weather temperature projections), and demonstrate how the risks have been mitigated and removed through design solutions. This assessment will use TM59 (for domestic) or TM52 (for non-domestic). Both models shall be run using the London Weather File TM49.

The submission shall include details of the design measures incorporated within the scheme within Plot C (including details of the feasibility of using external solar shading and passive cooling and ventilation) to ensure adaptation to higher temperatures are addressed, and the units do not overheat. The submission shall include the following:

- A. Full listing (based on unit number relating to planning drawings) of units modelled and the overheating risk before measures are installed;
- B. The measures installed to reduce overheating risk:
 - i. the standard and the impact of the solar control glazing;
 - ii. that all heating pipework is appropriately insulated
 - iii. that passive cooling and ventilation features have been included
 - iv. highlight the mitigation strategies to overcome any overheating risk
 - v. that there is space for pipe work or localised building services and that this is designed in to the building to allow the retrofitting of centralised or localised cooling and ventilation equipment if needed.

The submission shall preclude the use of air conditioning unless exceptional justification is given for design based upon current weather projection (CIBSE DSY 1). The development within Plot C shall be constructed in accordance with the approved submission.

REASON: In the interest of adapting to climate change and to secure sustainable development.

C7) Biodiversity Plan (LBH Carbon Management)

Prior to the installation of the measures listed in items i to v below within Plot C, details of a Biodiversity Plan in respect of the development within Plot C shall be submitted in writing to and for approval by the Local Planning Authority. The Plan shall detail:

- i. Details on the number, and location of the bird brick boxes (or other) - including orientation and links to habitats that would be needed to support the identified bird species;
- ii. Details on the bird brick box (or other) design and for what bird species would they serve;
- iii. The lighting measures and ongoing management to reduce the impact on recorded bat populations;
- iv. The number, and location of the bat brick boxes; and
- v. The number, and location of the insect hotels.

The development within Plot C shall be constructed in accordance with the approved Plan and the approved measures incorporated prior to the occupation of the development within Plot C. The approved biodiversity infrastructure should where possible preclude impacts by amenity uses and access should be permitted only for maintenance, repair or escape in an emergency.

REASON: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall.

C8) Green/living Roof Plan (LBH Carbon Management)

Prior to installation of green/living roofs, a Green/Living Roof Plan in respect of the development within Plot C shall be submitted in writing to and for approval by the Local Planning Authority. The Plan shall include:

- A roof(s) plan identifying where the living roofs will be located;
- Confirmation of the substrates depth ranges;
- Details on the diversity of substrate depths across the roof to provide contours of substrate;
- Details on the diversity of substrate types and sizes;
- Details on bare areas of substrate to allow for self colonisation of local windblown seeds and invertebrates;
- Details on the range of native species of wildflowers and herbs planted to benefit native wildlife precluding a overreliance on sedum;
- Details of the location of log piles / flat stones for invertebrates; and
- Schedule of ongoing maintenance and management

The measures should be incorporated prior to the occupation of the development within Plot C. The development within Plot C shall be carried out in accordance with the approved Plan and maintained thereafter.

REASON: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall.

C9) Boiler Details (LBH Environmental Health/Carbon Management)

Prior to above ground works within Plot C (excluding works to construct the building core), details of the boiler facilities and associated infrastructure within the Plot, shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

- a) location of the energy centre;
- b) specification of equipment and pipework;
- c) details of all the flue arrangements and chimney heights calculations, diameters and locations;
- d) confirmation that the boilers to be provided for space heating and domestic hot water shall have dry NO_x emissions not exceeding 40 mg/kWh;
- e) confirmation that the site wide heating and hot water network has been designed and shall be constructed following the CIBSE / ADE Heat Networks Code of Practice
- f) operation/management strategy;
- g) the method of how the facility and infrastructure shall be designed to allow for the future connection to any neighbouring heating network (including the proposed connectivity location, space for extra equipment, punch points and large enough route of the link); and

- h) the route from the Energy Centre to the red line boundary with installed pipe specification to serve all heat loads.

The development within Plot C shall be constructed in accordance with the approved details and maintained thereafter.

REASON: To protect air quality, ensure future district energy connection and protect the amenity of the locality.

C10) Accessible Parking Demarcated (LBH Transportation)

Prior to the occupation of the Plot C development, all accessible car parking spaces within that Plot shall be marked as such and retained permanently.

REASON: In order to ensure that a reasonable number of parking spaces are located conveniently for use by people with disabilities.

C11) Cycle Parking (LBH Transportation)

Prior to the occupation of the Plot C development, full details of the long stay cycle parking (including the type, dimensions and method of security and access), in line with the London Cycle Design Standards (LCDS, October 2016) within that Plot shall be submitted in writing to and approved by the Local Planning Authority. Cycle parking within the Plot shall be installed in accordance with the approved details.

REASON: To promote sustainable transport.

C12) Service and Delivery Plan (LBH Transportation)

Part A

Prior to the residential occupation of the Plot C development, a full Residential Service and Delivery Plan (SDP) in respect of the development within Plot C shall be submitted in writing to and for approval by the Local Planning Authority. The Plan should provide details on how servicing and deliveries will take place. The plan shall demonstrate how deliveries and servicing are coordinated to avoid the AM and PM peak periods. Servicing and deliveries within Plot C shall be undertaken in accordance with the approved plan.

Part B

Prior to the occupation of the non-residential floorspace within Plot C, a full Service and Delivery Plan (SDP) for the non-residential uses within Plot C shall be submitted in writing to and for approval by the Local Planning Authority. The Plan should provide details on how servicing and deliveries will take place. The plan shall demonstrate how deliveries and servicing are coordinated to avoid the AM and PM peak periods. Servicing and deliveries within Plot C shall be undertaken in accordance with the approved plan.

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

C13) Noise Level Testing Details (LBH Environmental Health – Noise)

Prior to the occupation of the Plot C development, testing details (the scope of which shall be agreed with the Local Planning Authority prior to submission) confirming the noise levels cited in Site Wide condition 12 above have been met shall be submitted in writing to and for approval by the Local Planning Authority. The approved noise level shall be maintained within Plot C thereafter.

REASON: To protect the amenity of occupiers.

C14) Sound Insulation Between Residential and Commercial Properties (LBH Environmental Health – Noise)

Prior to the commencement of the building works for the fit-out of the commercial units within Plot C, details of a Sound Insulation Scheme to be installed between the commercial premises and residential premises within Plot C shall be submitted in writing to and for approval by the Local Planning Authority. The scheme shall be submitted following consultation with the Council's Environmental Health Officer (Noise). The scheme shall be installed as approved prior to any commercial occupation of Plot C and shall be maintained thereafter.

REASON: to protect the amenity of the locality.

C15) Secure by Design Accreditation (Metropolitan Police)

Part A

Prior to carrying out above ground works within Plot C (excluding demolition and works to construct the building core) details shall be submitted to, and approved in writing by the Local Planning Authority to demonstrate that the Plot (and building(s) contained therein) has incorporated the principles and practices of Secured by Design where these can be practically achieved. Where the principles cannot be achieved, then justification for this will be required. The development within Plot C shall be implemented in accordance with the approved details.

Part B

Prior to first occupation of each building or part of a building or use within Plot C, details shall be submitted to, and approved in writing by the Local Planning Authority to demonstrate that such Plot (and building(s) contained therein) has delivered the principles and practices of Secured by Design, and as agreed by the Local Planning Authority in the discharge of Part C.

REASON: To ensure safe and secure development and reduce crime.

C16) Site Levels (LBH Development Management)

No development shall proceed within Plot C (excluding above ground demolition) until details of all existing and proposed levels on the Plot in relation to the adjoining properties have been submitted to and approved by the Local Planning Authority. The Plot C development shall be built in accordance with the approved details.

REASON: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site.

C17) Open Space Management & Maintenance Plan (LBH Development Management)

Prior to the occupation of the Plot C development, an Open Space Management & Maintenance Plan in respect of the development within Plot C shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of the following:

- i) Long-term management and maintenance responsibilities for all private, communal play spaces/amenity spaces and all publicly accessible open spaces
- ii) Soft landscaping management and maintenance arrangements to ensure positive contribution to biodiversity

Spaces within Plot C shall be managed and maintained in accordance with the approved Plan and maintained thereafter.

REASON: to ensure high quality open space

C18) Child Playspace Strategy (LBH Development Management)

Prior to the residential occupation of Plot C, a Child Play Space Strategy in respect of the development within Plot C shall be submitted in writing to and for approval by the Local Planning Authority. The Strategy shall provide detail of child play spaces in accordance with the London Plan (2016) and the London Plan SPG Play and Informal Recreation (2012). The development within Plot C shall be implemented in accordance with the Strategy and maintained thereafter.

REASON: to ensure high quality development

C19) Monitoring and Maintenance Plan – Contamination (Environment Agency)

The Plot C development hereby permitted may not commence, other than for investigative work, until a monitoring and maintenance plan in respect of contamination within Plot C, including a timetable of monitoring and submission of reports to the Local Planning Authority, has been submitted to, and approved in writing by, the Local Planning Authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to, and approved in writing by, the Local Planning Authority.

REASON: To ensure that the site does not pose any further risk to human health or the water environment by managing any ongoing contamination issues and completing all necessary long-term remediation measures. This is in line with paragraph 170 of the National Planning Policy Framework. To prevent deterioration of groundwater within the principal chalk aquifer.

C20) Contamination Not Previously Identified (Environment Agency)

If during development, contamination not previously identified is found to be present at Plot C then no further development in respect of that Plot (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved within Plot C.

REASONS: To ensure that the development is not contributing to, put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site in line with paragraph 170 of the National Planning Policy Framework. To prevent deterioration of groundwater within the principal chalk aquifer.

C21) Written Consent for Piling or Other Intrusive Ground Works (Environment Agency)

Piling or other intrusive ground works (investigation boreholes, tunnel shafts, ground source heating and cooling systems) using penetrative methods shall not be carried out other than with the written consent of the local planning authority. The development within Plot C shall be carried out in accordance with the approved details.

REASON: To ensure that the proposed piling activities through potentially contaminated land is not contributing to, put at unacceptable risk from, or adversely affected by unacceptable levels of water pollution caused by mobilised contaminants in line with paragraph 170 of the National Planning Policy Framework and the Environment Agency's approach to groundwater protection. To prevent deterioration of groundwater within the principal chalk aquifer.

C22) Method of Piling (LBH Environmental Health)

No development within Plot C (including the site preparation works) shall commence until a Piling Impact Study has been undertaken in respect of Plot C. The Piling Impact Study shall include the method of piling foundations and shall be submitted to and approved in writing by the Local Planning Authority. Piling or any other foundation design using penetrative methods shall not be permitted within Plot C except for those parts of Plot C where it has been demonstrated that there is no resultant unacceptable risk to ground water.

REASON: To prevent the contamination of the underlying groundwater aquifer

C23) Written Scheme of Investigation (WSI) – Historic England (GLAAS)

No demolition or development shall take place within Plot C until a stage 1 written scheme of investigation (WSI) in respect of Plot C has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place within Plot C other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place within Plot C other than in accordance with the agreed stage 2 WSI which shall include:

A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

REASON: To protect the Historic Environment

C24) Contaminated Land – Part 1 (LBH Environmental Health)

Prior to the commencement of the development on Plot C (other than for investigative work):

a) Using the information obtained from the previous assessments, an additional site investigation, sampling and analysis shall be undertaken at the Plot as appropriate. The investigation must be comprehensive enough to enable:-

- i) A risk assessment to be undertaken,
- ii) Refinement of the Conceptual Model, and
- ii) The development of a Method Statement detailing the remediation requirements.

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

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

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

C25) Contaminated Land – Part 2 (LBH Environmental Health)

Where the contaminated land condition above demonstrates that remediation of contamination on the Plot is required, completion of the remediation detailed in the Method Statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied within Plot C.

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

C26) Development Near Subsurface Potable Water Infrastructure (Thames Water)

No construction shall take place within 5m of the water main unless otherwise agreed in writing with the Local Planning Authority in consultation with Thames Water. Information detailing how the developer intends to divert the asset / align the Plot C development, so as to prevent the potential for damage to subsurface potable water infrastructure, must be submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.

REASON: The proposed works will be in close proximity to underground strategic water main, utility infrastructure. The works have the potential to impact on local underground water utility infrastructure.

C27) Central Satellite Dish/Receiving System (LBH Development Management)

Prior to the residential occupation of the Plot C development, details of a Central Satellite Dish/Receiving System in respect of Plot C shall be submitted in writing to and for approval by the Local Planning Authority. The System shall be implemented in accordance with approved details and maintained thereafter.

REASON: To protect the amenity of the locality.

C28) Satellite Dish or Television Antenna (LBH Development Management)

The placement of any satellite dish or television antenna on any external surface of any building in the Plot is not permitted, excepting the approved central dish/receiving system noted in the condition above, unless agreed in writing with the Local Planning Authority.

REASON: To protect the amenity of the locality.

C29) Demolition/Construction Environmental Management Plans

Part A

Demolition works shall not commence within Plot C until a Demolition Environmental Management Plan (DEMP) in respect of Plot C has been submitted to and approved in writing by the local planning authority.

Part B

Development shall not commence within Plot C (other than demolition) until a Construction Environmental Management Plan (CEMP) in respect of Plot C has been submitted to and approved in writing by the local planning authority.

The following applies to both Parts A and B above:

- a) The DEMP/CEMP shall include a Construction Logistics Plan (CLP) and Air Quality and Dust Management Plan (AQDMP) in respect of Plot C.
- b) The DEMP/CEMP shall provide details of how demolition/construction works in respect of Plot C are to be undertaken respectively and shall include:
 - i. A construction method statement which identifies the stages and details how works will be undertaken;
 - ii. Details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays;
 - iii. Details of plant and machinery to be used during demolition/construction works;
 - iv. Details of an Unexploded Ordnance Survey;
 - v. Details of the waste management strategy;
 - vi. Details of community engagement arrangements;
 - vii. Details of any acoustic hoarding;
 - viii. A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);
 - ix. Details of external lighting; and,
 - x. Details of any other standard environmental management and control measures to be implemented.
- c) The CLP will be in accordance with Transport for London's Construction Logistics Plan Guidance (July 2017) and shall provide details on:
 - i. Monitoring and joint working arrangements, where appropriate;
 - ii. Site access and car parking arrangements;
 - iii. Delivery booking systems;
 - iv. Agreed routes to/from the Plot;
 - v. Timing of deliveries to and removals from the Plot (to avoid peak times, as agreed with Highways Authority, 07.00 to 9.00 and 16.00 to 18.00, where possible); and
 - vi. Travel plans for staff/personnel involved in demolition/construction works to detail the measures to encourage sustainable travel to the Plot during the demolition/construction phase; and
 - vii. Joint arrangements with neighbouring developers for staff parking, Lorry Parking and consolidation of facilities such as concrete batching.
- d) The AQDMP will be in accordance with the Greater London Authority SPG Dust and Emissions Control (2014) and shall include:

- i. Mitigation measures to manage and minimise demolition/construction dust emissions during works;
- ii. Details confirming the Plot has been registered at <http://nrmm.london>;
- iii. Evidence of Non-Road Mobile Machinery (NRMM) and plant registration shall be available on site in the event of Local Authority Inspection;
- iv. An inventory of NRMM currently on site (machinery should be regularly serviced and service logs kept on site, which includes proof of emission limits for equipment for inspection);
- v. A Dust Risk Assessment for the works; and
- vi. Lorry Parking, in joint arrangement where appropriate.

The development on Plot C shall be carried out in accordance with the approved details.

Additionally, the site or Contractor Company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out.

REASON: To safeguard residential amenity, reduce congestion and mitigate obstruction to the flow of traffic, protect air quality and the amenity of the locality.

C30) Details of Roof Top PV Panels

Prior to the occupation of Plot C for residential purposes, details of the layout and specification of the PV solar panel installation in respect of Plot C shall be submitted in writing to and for approval by the Local Planning Authority. The installation within Plot C shall be constructed in accordance with the approved details and maintained thereafter.

REASON: To ensure sustainable development and mitigate the impacts of climate change.

C31) Legal Agreement – Interested Parties (LBH Development Management)

No development shall commence on Plot C (as shown on drawing reference TH-M_ZZ_001_A_17013_P(00)_P003) until all those with an interest in the land of Plot C have entered into a legal agreement with the Local Planning Authority to secure the obligations listed in Section 2 of the committee report.

REASON: to secure a legal agreement with all those with an interest in the land.

C32) Installation of roof top structures

Prior to the installation of any access ladders or building cleaning equipment at the roof level of Plot C, details shall be submitted in writing to and for approval by the Local Planning Authority. The installation within Plot C shall be constructed in accordance with the approved details and maintained thereafter.

REASON: To ensure that the building has a satisfactory appearance

C33) Health Centre Operation and Parking Plan (LBH Development Management)

Prior to the operation of the health centre, a Health Centre Operation and Parking Management Plan shall be submitted in writing to and for approval by the Local Planning Authority. The Plan shall address ambulance and GP parking. The plan shall be implemented as approved.

REASON: to protect the amenity of the locality.

C34) Opaque Glazing to non-residential units

Prior to the installation of any opaque glazing on the ground floor non-residential units of Plot C, details shall be submitted in writing to and for approval by the Local Planning Authority. The installation within Plot C shall be constructed in accordance with the approved details and maintained thereafter.

REASON: To ensure that the building has a satisfactory appearance

D. CONDITIONS RELATING TO ASHLEY ROAD WEST (PLOT D)

D1) Materials Samples (LBH Development Management)

Prior to the installation of materials on the external surfaces on the building(s) within Plot D, samples of materials to be used for the external surfaces of the building(s) hereby approved within Plot D, shall be submitted in writing to and for approval by the Local Planning Authority. Samples shall include type and shade of cladding, window frames and balcony frames, sample panels or brick types and a roofing material sample combined with a schedule of the exact product references. The development shall be constructed of the approved materials and maintained thereafter.

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

D2) Waste Management Plan (LBH Waste Management)

Prior to the residential occupation of Plot D, a Residential Waste Management Plan in respect of Plot D shall be submitted in writing to and for approval by the Local Planning Authority.

Prior to the occupation of the Plot D non-residential floorspace, a Commercial Waste Management Plan in respect of Plot D shall be submitted in writing to and for approval by the Local Planning Authority.

The plans shall demonstrate as necessary:

- Any distances between waste storage areas and collection vehicles further than 10 metres are mitigated by appropriate management measures.
- Installed dropped kerbs relevant to servicing access have gradients no greater than 1:20
- Suitable pest control of waste storage areas.

- Separate commercial and residential waste storage and disposal
- In respect of the non-residential units, arrangements for a scheduled waste collection with a Commercial Waste Contractor
- A cleansing schedule and measures to ensure waste is contained at all times.

The development within Plot D shall be implemented in accordance with the approved Plan and maintained thereafter.

REASON: To protect the amenity of the locality

D3) Drainage – Attenuation Details (LBH Local Lead Flood Authority)

Prior to the commencement of the Plot D development other than demolition, below ground and building core works, full details of the drainage attenuation in respect of Plot D shall be submitted in writing to and for approval by the local Planning Authority.

Attenuation measures shall demonstrate compliance with the relevant London Plan (2016) Standards, in relation to greenfield runoff rate, and the approved details shall then be implemented as approved and maintained thereafter.

REASON: to mitigate flood risk.

D4) Drainage - Design Implementation, Maintenance Management (LBH Local Lead Flood Authority)

Prior to commencement of the Plot D development other than demolition, below ground and building core works, details of design implementation, maintenance and management of the sustainable drainage scheme in respect of Plot D shall be submitted in writing to and for approval by the Local Planning Authority, those details shall include:-

- i) Information about the design storm periods and intensity, discharge rates for both pre and post development, means of access for maintenance, methods used to control surface water discharge from the Plot.
- ii) Any works required off site to ensure adequate discharge of surface water without causing flooding.
- iii) Floodwater exceedance routes, both on and off site.
- iv) Timetable for implementation.
- v) A detailed management maintenance plan for the lifetime of the Plot D development, which shall include arrangements for adoption by an appropriate public body or statutory undertaker, management by Residents management company or other arrangements to secure the operation of the drainage scheme throughout the lifetime of the Plot D development.

The scheme shall be implemented, retained, managed and maintained within Plot D in accordance with the approved details.

REASON: To prevent increased risk of flooding to improve water quality and amenity to ensure future maintenance of the surface water drainage system.

D5) BREAAAM – Post Occupation Certificate (LBH Carbon Management)

Six calendar months after the first non-residential occupation of the Plot, a BREEAM Post Construction Certificate in respect of the non-residential space within Plot D shall be submitted to the Local Planning Authority. The Certificate shall be issued by the Building Research Establishment (or another independent certification body). The development within Plot D shall maintain the rating in the approved Certificate thereafter unless agreed in writing with the Local Planning Authority.

REASON: In the interest of addressing climate change and to secure sustainable development

D6) Overheating and Model Report (LBH Carbon Management)

Prior to above ground works within Plot D (excluding works to construct the building core), an Overheating Model and Report in respect of Plot D shall be submitted in writing to and for approval by the Local Planning Authority. The submission shall assess the overheating risk (using future weather temperature projections), and demonstrate how the risks have been mitigated and removed through design solutions. This assessment will use TM59 (for domestic) or TM52 (for non-domestic). Both models shall be run using the London Weather File TM49.

The submission shall include details of the design measures incorporated within the scheme within Plot D (including details of the feasibility of using external solar shading and passive cooling and ventilation) to ensure adaptation to higher temperatures are addressed, and the units do not overheat. The submission shall include the following:

- A. Full listing (based on unit number relating to planning drawings) of units modelled and the overheating risk before measures are installed;
- B. The measures installed to reduce overheating risk:
 - i. the standard and the impact of the solar control glazing;
 - ii. that all heating pipework is appropriately insulated
 - iii. that passive cooling and ventilation features have been included
 - iv. highlight the mitigation strategies to overcome any overheating risk
 - v. that there is space for pipe work or localised building services and that this is designed in to the building to allow the retrofitting of centralised or localised cooling and ventilation equipment if needed.

The submission shall preclude the use of air conditioning unless exceptional justification is given for design based upon current weather projection (CIBSE DSY 1). The development within Plot D shall be constructed in accordance with the approved submission.

REASON: In the interest of adapting to climate change and to secure sustainable development.

D7) Biodiversity Plan (LBH Carbon Management)

Prior to the installation of the measures listed in items i to v below within Plot D, details of a Biodiversity Plan in respect of the development within Plot D shall be submitted in writing to and for approval by the Local Planning Authority. The Plan shall detail:

- i. Details on the number, and location of the bird brick boxes (or other) - including orientation and links to habitats that would be needed to support the identified bird species;
- ii. Details on the bird brick box (or other) design and for what bird species would they serve;
- iii. The lighting measures and ongoing management to reduce the impact on recorded bat populations;
- iv. The number, and location of the bat brick boxes; and
- v. The number, and location of the insect hotels.

The development within Plot D shall be constructed in accordance with the approved Plan and the approved measures incorporated prior to the occupation of the development within Plot D. The approved biodiversity infrastructure should where possible preclude impacts by amenity uses and access should be permitted only for maintenance, repair or escape in an emergency.

REASON: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall.

D8) Green/living Roof Plan (LBH Carbon Management)

Prior to installation of green/living roofs, a Green/Living Roof Plan in respect of the development within Plot D shall be submitted in writing to and for approval by the Local Planning Authority. The Plan shall include:

- A roof(s) plan identifying where the living roofs will be located;
- Confirmation of the substrates depth ranges;
- Details on the diversity of substrate depths across the roof to provide contours of substrate;
- Details on the diversity of substrate types and sizes;
- Details on bare areas of substrate to allow for self colonisation of local windblown seeds and invertebrates;
- Details on the range of native species of wildflowers and herbs planted to benefit native wildlife precluding a overreliance on sedum;
- Details of the location of log piles / flat stones for invertebrates; and
- Schedule of ongoing maintenance and management

The measures should be incorporated prior to the occupation of the development within Plot D. The development within Plot D shall be carried out in accordance with the approved Plan and maintained thereafter.

REASON: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall.

D9) Boiler Details (LBH Environmental Health/Carbon Management)

Prior to above ground works within Plot D (excluding works to construct the building core), details of the boiler facilities and associated infrastructure within the Plot, shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

- a) location of the energy centre;
- b) specification of equipment and pipework;
- c) details of all the flue arrangements and chimney heights calculations, diameters and locations;
- d) confirmation that the boilers to be provided for space heating and domestic hot water shall have dry NO_x emissions not exceeding 40 mg/kWh;
- e) confirmation that the site wide heating and hot water network has been designed and shall be constructed following the CIBSE / ADE Heat Networks Code of Practice
- f) operation/management strategy;
- g) the method of how the facility and infrastructure shall be designed to allow for the future connection to any neighbouring heating network (including the proposed connectivity location, space for extra equipment, punch points and large enough route of the link); and
- h) the route from the Energy Centre to the red line boundary with installed pipe specification to serve all heat loads.

The development within Plot D shall be constructed in accordance with the approved details and maintained thereafter.

REASON: To protect air quality, ensure future district energy connection and protect the amenity of the locality.

D10) Accessible Parking Demarcated (LBH Transportation)

Prior to the occupation of the Plot D development, all accessible car parking spaces within that Plot shall be marked as such and retained permanently.

REASON: In order to ensure that a reasonable number of parking spaces are located conveniently for use by people with disabilities.

D11) Cycle Parking (LBH Transportation)

Prior to the occupation of the Plot D development, full details of the long stay cycle parking (including the type, dimensions and method of security and access), in line with the London Cycle Design Standards (LCDS, October 2016) within that Plot shall be submitted in writing to and approved by the Local Planning Authority. Cycle parking within the Plot shall be installed in accordance with the approved details.

REASON: To promote sustainable transport.

D12) Service and Delivery Plan (LBH Transportation)

Part A

Prior to the residential occupation of the Plot D development, a full Residential Service and Delivery Plan (SDP) in respect of the development within Plot D shall be submitted in writing to and for approval by the Local Planning Authority. The Plan should provide details on how servicing and deliveries will take place. The plan shall demonstrate how deliveries and servicing are coordinated to avoid the AM and PM peak periods. Servicing and deliveries within Plot D shall be undertaken in accordance with the approved plan.

Part B

Prior to the occupation of the non-residential floorspace within Plot D, a full Service and Delivery Plan (SDP) for the non-residential uses within Plot D shall be submitted in writing to and for approval by the Local Planning Authority. The Plan should provide details on how servicing and deliveries will take place. The plan shall demonstrate how deliveries and servicing are coordinated to avoid the AM and PM peak periods. Servicing and deliveries within Plot D shall be undertaken in accordance with the approved plan.

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

D13) Noise Level Testing Details (LBH Environmental Health – Noise)

Prior to the occupation of the Plot D development, testing details (the scope of which shall be agreed with the Local Planning Authority prior to submission) confirming the noise levels cited in Site Wide condition 12 above have been met shall be submitted in writing to and for approval by the Local Planning Authority. The approved noise level shall be maintained within Plot D thereafter.

REASON: To protect the amenity of occupiers.

D14) Sound Insulation Between Residential and Commercial Properties (LBH Environmental Health – Noise)

Prior to the commencement of the building works for the fit-out of the commercial units within Plot D, details of a Sound Insulation Scheme to be installed between the commercial premises and residential premises within Plot D shall be submitted in writing to and for approval by the Local Planning Authority. The scheme shall be submitted following consultation with the Council's Environmental Health Officer (Noise). The scheme shall be installed as approved prior to any commercial occupation of Plot D and shall be maintained thereafter.

REASON: to protect the amenity of the locality.

D15) Secure by Design Accreditation (Metropolitan Police)

Part A

Prior to carrying out above ground works within Plot D (excluding demolition and works to construct the building core) details shall be submitted to, and approved in writing by the Local Planning Authority to demonstrate that the Plot (and building(s) contained therein) has incorporated the principles and practices of Secured by Design where these can be practically achieved. Where the principles cannot be achieved, then justification for this will be required. The development within Plot D shall be implemented in accordance with the approved details.

Part B

Prior to first occupation of each building or part of a building or use within Plot D, details shall be submitted to, and approved in writing by the Local Planning Authority to demonstrate that such Plot (and building(s) contained therein) has delivered the principles and practices of Secured by Design, and as agreed by the Local Planning Authority in the discharge of Part D.

REASON: To ensure safe and secure development and reduce crime.

D16) Site Levels (LBH Development Management)

No development shall proceed within Plot D (excluding above ground demolition) until details of all existing and proposed levels on the Plot in relation to the adjoining properties have been submitted to and approved by the Local Planning Authority. The Plot D development shall be built in accordance with the approved details.

REASON: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site.

D17) Open Space Management & Maintenance Plan (LBH Development Management)

Prior to the occupation of the Plot D development, an Open Space Management & Maintenance Plan in respect of the development within Plot D shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of the following:

- i) Long-term management and maintenance responsibilities for all private, communal play spaces/amenity spaces and all publicly accessible open spaces
- ii) Soft landscaping management and maintenance arrangements to ensure positive contribution to biodiversity

Spaces within Plot D shall be managed and maintained in accordance with the approved Plan and maintained thereafter.

REASON: to ensure high quality open space

D18) Child Playspace Strategy (LBH Development Management)

Prior to the residential occupation of Plot D, a Child Play Space Strategy in respect of the development within Plot D shall be submitted in writing to and for approval by the Local Planning Authority. The Strategy shall provide detail of child play spaces in accordance with the London Plan (2016) and the London Plan SPG Play and Informal Recreation (2012). The development within Plot D shall be implemented in accordance with the Strategy and maintained thereafter.
REASON: to ensure high quality development

D19) Monitoring and Maintenance Plan – Contamination (Environment Agency)

The Plot D development hereby permitted may not commence, other than for investigative work, until a monitoring and maintenance plan in respect of contamination within Plot D, including a timetable of monitoring and submission of reports to the Local Planning Authority, has been submitted to, and approved in writing by, the Local Planning Authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to, and approved in writing by, the Local Planning Authority.

REASON: To ensure that the site does not pose any further risk to human health or the water environment by managing any ongoing contamination issues and completing all necessary long-term remediation measures. This is in line with paragraph 170 of the National Planning Policy Framework. To prevent deterioration of groundwater within the principal chalk aquifer.

D20) Contamination Not Previously Identified (Environment Agency)

If during development, contamination not previously identified is found to be present at Plot D then no further development in respect of that Plot (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved within Plot D.

REASONS: To ensure that the development is not contributing to, put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site in line with paragraph 170 of the National Planning Policy Framework. To prevent deterioration of groundwater within the principal chalk aquifer.

D21) Written Consent for Piling or Other Intrusive Ground Works (Environment Agency)

Piling or other intrusive ground works (investigation boreholes, tunnel shafts, ground source heating and cooling systems) using penetrative methods shall not be carried out other than with the written consent of the local planning authority. The development within Plot D shall be carried out in accordance with the approved details.

REASON: To ensure that the proposed piling activities through potentially contaminated land is not contributing to, put at unacceptable risk from, or adversely affected by unacceptable levels of water pollution caused by mobilised contaminants in line with paragraph 170 of the National Planning Policy Framework and the Environment Agency's approach to groundwater protection. To prevent deterioration of groundwater within the principal chalk aquifer.

D22) Method of Piling (LBH Environmental Health)

No development within Plot D (including the site preparation works) shall commence until a Piling Impact Study has been undertaken in respect of Plot D. The Piling Impact Study shall include the method of piling foundations and shall be submitted to and approved in writing by the Local Planning Authority. Piling or any other foundation design using penetrative methods shall not be permitted within Plot D except for those parts of Plot D where it has been demonstrated that there is no resultant unacceptable risk to ground water.

REASON: To prevent the contamination of the underlying groundwater aquifer

D23) Written Scheme of Investigation (WSI) – Historic England (GLAAS)

No demolition or development shall take place within Plot D until a stage 1 written scheme of investigation (WSI) in respect of Plot D has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place within Plot D other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place within Plot D other than in accordance with the agreed stage 2 WSI which shall include:

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

REASON: To protect the Historic Environment

D24) Contaminated Land – Part 1 (LBH Environmental Health)

Prior to the commencement of the development on Plot D (other than for investigative work):

a) Using the information obtained from the previous assessments, an additional site investigation, sampling and analysis shall be undertaken at the Plot as appropriate. The investigation must be comprehensive enough to enable:-

- i) A risk assessment to be undertaken,
- ii) Refinement of the Conceptual Model, and
- iii) The development of a Method Statement detailing the remediation requirements.

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

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

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

D25) Contaminated Land – Part 2 (LBH Environmental Health)

Where the contaminated land condition above demonstrates that remediation of contamination on the Plot is required, completion of the remediation detailed in the Method Statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied within Plot D.

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

D26) Development Near Subsurface Potable Water Infrastructure (Thames Water)

No construction shall take place within 5m of the water main unless otherwise agreed in writing with the Local Planning Authority in consultation with Thames Water. Information detailing how the developer intends to divert the asset / align the Plot D development, so as to prevent the potential for damage to subsurface potable water infrastructure, must be submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.

REASON: The proposed works will be in close proximity to underground strategic water main, utility infrastructure. The works have the potential to impact on local underground water utility infrastructure.

D27) Central Satellite Dish/Receiving System (LBH Development Management)

Prior to the residential occupation of the Plot D development, details of a Central Satellite Dish/Receiving System in respect of Plot D shall be submitted in writing to and for approval by the Local Planning Authority. The System shall be implemented in accordance with approved details and maintained thereafter.

REASON: To protect the amenity of the locality.

D28) Satellite Dish or Television Antenna (LBH Development Management)

The placement of any satellite dish or television antenna on any external surface of any building in the Plot is not permitted, excepting the approved central dish/receiving system noted in the condition above, unless agreed in writing with the Local Planning Authority.

REASON: To protect the amenity of the locality.

D29) Demolition/Construction Environmental Management Plans

Part A

Demolition works shall not commence within Plot D until a Demolition Environmental Management Plan (DEMP) in respect of Plot D has been submitted to and approved in writing by the local planning authority.

Part B

Development shall not commence within Plot D (other than demolition) until a Construction Environmental Management Plan (CEMP) in respect of Plot D has been submitted to and approved in writing by the local planning authority.

The following applies to both Parts A and B above:

- a) The DEMP/CEMP shall include a Construction Logistics Plan (CLP) and Air Quality and Dust Management Plan (AQDMP) in respect of Plot D.
- b) The DEMP/CEMP shall provide details of how demolition/construction works in respect of Plot D are to be undertaken respectively and shall include:
 - i. A construction method statement which identifies the stages and details how works will be undertaken;
 - ii. Details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays;
 - iii. Details of plant and machinery to be used during demolition/construction works;
 - iv. Details of an Unexploded Ordnance Survey;
 - v. Details of the waste management strategy;
 - vi. Details of community engagement arrangements;
 - vii. Details of any acoustic hoarding;

- viii. A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);
 - ix. Details of external lighting; and,
 - x. Details of any other standard environmental management and control measures to be implemented.
- c) The CLP will be in accordance with Transport for London's Construction Logistics Plan Guidance (July 2017) and shall provide details on:
- i. Monitoring and joint working arrangements, where appropriate;
 - ii. Site access and car parking arrangements;
 - iii. Delivery booking systems;
 - iv. Agreed routes to/from the Plot;
 - v. Timing of deliveries to and removals from the Plot (to avoid peak times, as agreed with Highways Authority, 07.00 to 9.00 and 16.00 to 18.00, where possible); and
 - vi. Travel plans for staff/personnel involved in demolition/construction works to detail the measures to encourage sustainable travel to the Plot during the demolition/construction phase; and
 - vii. Joint arrangements with neighbouring developers for staff parking, Lorry Parking and consolidation of facilities such as concrete batching.
- d) The AQDMP will be in accordance with the Greater London Authority SPG Dust and Emissions Control (2014) and shall include:
- i. Mitigation measures to manage and minimise demolition/construction dust emissions during works;
 - ii. Details confirming the Plot has been registered at <http://nrmm.london>;
 - iii. Evidence of Non-Road Mobile Machinery (NRMM) and plant registration shall be available on site in the event of Local Authority Inspection;
 - iv. An inventory of NRMM currently on site (machinery should be regularly serviced and service logs kept on site, which includes proof of emission limits for equipment for inspection);
 - v. A Dust Risk Assessment for the works; and
 - vi. Lorry Parking, in joint arrangement where appropriate.

The development on Plot D shall be carried out in accordance with the approved details.

Additionally, the site or Contractor Company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out.

REASON: To safeguard residential amenity, reduce congestion and mitigate obstruction to the flow of traffic, protect air quality and the amenity of the locality.

D30) Details of Roof Top PV Panels

Prior to the occupation of Plot D for residential purposes, details of the layout and specification of the PV solar panel installation in respect of Plot D shall be submitted in writing to and for approval by the Local Planning Authority. The installation within Plot D shall be constructed in accordance with the approved details and maintained thereafter.

REASON: To ensure sustainable development and mitigate the impacts of climate change.

D31) Legal Agreement – Interested Parties (LBH Development Management)

No development shall commence on Plot D (as shown on drawing reference TH-M_ZZ_001_A_17013_P(00)_P003) until all those with an interest in the land of Plot D have entered into a legal agreement with the Local Planning Authority to secure the obligations listed in Section 2 of the committee report.

REASON: to secure a legal agreement with all those with an interest in the land.

D32) Installation of roof top structures

Prior to the installation of any access ladders or building cleaning equipment at the roof level of Plot D, details shall be submitted in writing to and for approval by the Local Planning Authority. The installation within Plot D shall be constructed in accordance with the approved details and maintained thereafter.

REASON: To ensure that the building has a satisfactory appearance

D33) Ashley Road Façade

Prior to above ground works on Plot D (excluding works to construct the building Core within Plot D), detailed elevation drawings of the Ashley Road façade shall be submitted in writing to and for approval by the Local Planning Authority. The development within Plot D shall be carried out in accordance with the approved details.

REASON: To ensure that the building has a satisfactory appearance.

D34) Hale Road Gable Opportunity

Prior to the residential occupation of Plot D, details of the finish to the Hale Road gable façade shall be submitted in writing to and for approval by the Local Planning Authority. The development on Plot D shall be carried out in accordance with the approved details and maintained until any redevelopment of the adjacent site to the west of the Plot commences unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure that the building has a satisfactory appearance.

D35) Opaque Glazing to non-residential units

Prior to the installation of any opaque glazing on the ground floor non-residential units of Plot D, details shall be submitted in writing to and for approval by the Local Planning Authority. The installation within Plot D shall be constructed in accordance with the approved details and maintained thereafter.

REASON: To ensure that the building has a satisfactory appearance

E. CONDITIONS RELATING TO ASHLEY ROAD EAST (PLOT E)

E1) Materials Samples (LBH Development Management)

Prior to the installation of materials on the external surfaces on the building(s) within Plot E, samples of materials to be used for the external surfaces of the building(s) hereby approved within Plot E, shall be submitted in writing to and for approval by the Local Planning Authority. Samples shall include type and shade of cladding, window frames and balcony frames, sample panels or brick types and a roofing material sample combined with a schedule of the exact product references. The development shall be constructed of the approved materials and maintained thereafter.

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

E2) Waste Management Plan (LBH Waste Management)

Prior to the residential occupation of Plot E, a Residential Waste Management Plan in respect of Plot E shall be submitted in writing to and for approval by the Local Planning Authority.

Prior to the occupation of the Plot E non-residential floorspace, a Commercial Waste Management Plan in respect of Plot E shall be submitted in writing to and for approval by the Local Planning Authority.

The plans shall demonstrate as necessary:

- Any distances between waste storage areas and collection vehicles further than 10 metres are mitigated by appropriate management measures.
- Installed dropped kerbs relevant to servicing access have gradients no greater than 1:20
- Suitable pest control of waste storage areas.
- Separate commercial and residential waste storage and disposal
- In respect of the non-residential units, arrangements for a scheduled waste collection with a Commercial Waste Contractor
- A cleansing schedule and measures to ensure waste is contained at all times.

The development within Plot E shall be implemented in accordance with the approved Plan and maintained thereafter.

REASON: To protect the amenity of the locality

E3) Drainage – Attenuation Details (LBH Local Lead Flood Authority)

Prior to the commencement of the Plot E development other than demolition, below ground and building core works, full details of the drainage attenuation in respect of Plot E shall be submitted in writing to and for approval by the local Planning Authority.

Attenuation measures shall demonstrate compliance with the relevant London Plan (2016) Standards, in relation to greenfield runoff rate, and the approved details shall then be implemented as approved and maintained thereafter.

REASON: to mitigate flood risk.

E4) Drainage - Design Implementation, Maintenance Management (LBH Local Lead Flood Authority)

Prior to commencement of the Plot E development other than demolition, below ground and building core works, details of design implementation, maintenance and management of the sustainable drainage scheme in respect of Plot E shall be submitted in writing to and for approval by the Local Planning Authority, those details shall include:-

- i) Information about the design storm periods and intensity, discharge rates for both pre and post development, means of access for maintenance, methods used to control surface water discharge from the Plot.
- ii) Any works required off site to ensure adequate discharge of surface water without causing flooding.
- iii) Floodwater exceedance routes, both on and off site.
- iv) Timetable for implementation.
- v) A detailed management maintenance plan for the lifetime of the Plot E development, which shall include arrangements for adoption by an appropriate public body or statutory undertaker, management by Residents management company or other arrangements to secure the operation of the drainage scheme throughout the lifetime of the Plot E development.

The scheme shall be implemented, retained, managed and maintained within Plot E in accordance with the approved details.

REASON: To prevent increased risk of flooding to improve water quality and amenity to ensure future maintenance of the surface water drainage system.

E5) BREAAM – Post Occupation Certificate (LBH Carbon Management)

Six calendar months after the first non-residential occupation of the Plot, a BREEAM Post Construction Certificate in respect of the non-residential space within Plot E shall be submitted to the Local Planning Authority. The Certificate shall be issued by the Building Research Establishment (or another independent certification body). The development within Plot E shall maintain the rating in the approved Certificate thereafter unless agreed in writing with the Local Planning Authority.

REASON: In the interest of addressing climate change and to secure sustainable development

E6) Overheating and Model Report (LBH Carbon Management)

Prior to above ground works within Plot E (excluding works to construct the building core), an Overheating Model and Report in respect of Plot E shall be submitted in writing to and for approval by the Local Planning Authority. The submission shall assess the overheating risk (using future weather temperature projections), and demonstrate how the risks have been mitigated and removed through design solutions. This assessment will use TM59 (for domestic) or TM52 (for non-domestic). Both models shall be run using the London Weather File TM49.

The submission shall include details of the design measures incorporated within the scheme within Plot E (including details of the feasibility of using external solar shading and passive cooling and ventilation) to ensure adaptation to higher temperatures are addressed, and the units do not overheat. The submission shall include the following:

- A. Full listing (based on unit number relating to planning drawings) of units modelled and the overheating risk before measures are installed;
- B. The measures installed to reduce overheating risk:
 - i. the standard and the impact of the solar control glazing;
 - ii. that all heating pipework is appropriately insulated
 - iii. that passive cooling and ventilation features have been included
 - iv. highlight the mitigation strategies to overcome any overheating risk
 - v. that there is space for pipe work or localised building services and that this is designed in to the building to allow the retrofitting of centralised or localised cooling and ventilation equipment if needed.

The submission shall preclude the use of air conditioning unless exceptional justification is given for design based upon current weather projection (CIBSE DSY 1). The development within Plot E shall be constructed in accordance with the approved submission.

REASON: In the interest of adapting to climate change and to secure sustainable development.

E7) Biodiversity Plan (LBH Carbon Management)

Prior to the installation of the measures listed in items i to v below within Plot E, details of a Biodiversity Plan in respect of the development within Plot E shall be submitted in writing to and for approval by the Local Planning Authority. The Plan shall detail:

- i. Details on the number, and location of the bird brick boxes (or other) - including orientation and links to habitats that would be needed to support the identified bird species;

- ii. Details on the bird brick box (or other) design and for what bird species would they serve;
- iii. The lighting measures and ongoing management to reduce the impact on recorded bat populations;
- iv. The number, and location of the bat brick boxes; and
- v. The number, and location of the insect hotels.

The development within Plot E shall be constructed in accordance with the approved Plan and the approved measures incorporated prior to the occupation of the development within Plot E. The approved biodiversity infrastructure should where possible preclude impacts by amenity uses and access should be permitted only for maintenance, repair or escape in an emergency.

REASON: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall.

E8) Green/living Roof Plan (LBH Carbon Management)

Prior to installation of green/living roofs, a Green/Living Roof Plan in respect of the development within Plot E shall be submitted in writing to and for approval by the Local Planning Authority. The Plan shall include:

- A roof(s) plan identifying where the living roofs will be located;
- Confirmation of the substrates depth ranges;
- Details on the diversity of substrate depths across the roof to provide contours of substrate;
- Details on the diversity of substrate types and sizes;
- Details on bare areas of substrate to allow for self colonisation of local windblown seeds and invertebrates;
- Details on the range of native species of wildflowers and herbs planted to benefit native wildlife precluding a overreliance on sedum;
- Details of the location of log piles / flat stones for invertebrates; and
- Schedule of ongoing maintenance and management

The measures should be incorporated prior to the occupation of the development within Plot E. The development within Plot E shall be carried out in accordance with the approved Plan and maintained thereafter.

REASON: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall.

E9) Boiler Details (LBH Environmental Health/Carbon Management)

Prior to above ground works within Plot E (excluding works to construct the building core), details of the boiler facilities and associated infrastructure within the Plot, shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

- a) location of the energy centre;
- b) specification of equipment and pipework;

- c) details of all the flue arrangements and chimney heights calculations, diameters and locations;
- d) confirmation that the boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 40 mg/kWh;
- e) confirmation that the site wide heating and hot water network has been designed and shall be constructed following the CIBSE / ADE Heat Networks Code of Practice
- f) operation/management strategy;
- g) the method of how the facility and infrastructure shall be designed to allow for the future connection to any neighbouring heating network (including the proposed connectivity location, space for extra equipment, punch points and large enough route of the link); and
- h) the route from the Energy Centre to the red line boundary with installed pipe specification to serve all heat loads.

The development within Plot E shall be constructed in accordance with the approved details and maintained thereafter.

REASON: To protect air quality, ensure future district energy connection and protect the amenity of the locality.

E10) Accessible Parking Demarcated (LBH Transportation)

Prior to the occupation of the Plot E development, all accessible car parking spaces within that Plot shall be marked as such and retained permanently.

REASON: In order to ensure that a reasonable number of parking spaces are located conveniently for use by people with disabilities.

E11) Cycle Parking (LBH Transportation)

Prior to the occupation of the Plot E development, full details of the long stay cycle parking (including the type, dimensions and method of security and access), in line with the London Cycle Design Standards (LCDS, October 2016) within that Plot shall be submitted in writing to and approved by the Local Planning Authority. Cycle parking within the Plot shall be installed in accordance with the approved details.

REASON: To promote sustainable transport.

E12) Service and Delivery Plan (LBH Transportation)

Part A

Prior to the residential occupation of the Plot E development, a full Residential Service and Delivery Plan (SDP) in respect of the development within Plot E shall be submitted in writing to and for approval by the Local Planning Authority. The Plan should provide details on how servicing and deliveries will take place. The plan shall demonstrate how deliveries and servicing are coordinated to avoid the AM and PM peak periods. Servicing and deliveries within Plot E shall be undertaken in accordance with the approved plan.

Part B

Prior to the occupation of the non-residential floorspace within Plot E, a full Service and Delivery Plan (SDP) for the non-residential uses within Plot E shall be submitted in writing to and for approval by the Local Planning Authority. The Plan should provide details on how servicing and deliveries will take place. The plan shall demonstrate how deliveries and servicing are coordinated to avoid the AM and PM peak periods. Servicing and deliveries within Plot E shall be undertaken in accordance with the approved plan.

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

E13) Noise Level Testing Details (LBH Environmental Health – Noise)

Prior to the occupation of the Plot E development, testing details (the scope of which shall be agreed with the Local Planning Authority prior to submission) confirming the noise levels cited in Site Wide condition 12 above have been met shall be submitted in writing to and for approval by the Local Planning Authority. The approved noise level shall be maintained within Plot E thereafter.

REASON: To protect the amenity of occupiers.

E14) Sound Insulation Between Residential and Commercial Properties (LBH Environmental Health – Noise)

Prior to the commencement of the building works for the fit-out of the commercial units within Plot E, details of a Sound Insulation Scheme to be installed between the commercial premises and residential premises within Plot E shall be submitted in writing to and for approval by the Local Planning Authority. The scheme shall be submitted following consultation with the Council's Environmental Health Officer (Noise). The scheme shall be installed as approved prior to any commercial occupation of Plot E and shall be maintained thereafter.

REASON: to protect the amenity of the locality.

E15) Secure by Design Accreditation (Metropolitan Police)

Part A

Prior to carrying out above ground works within Plot E (excluding demolition and works to construct the building core) details shall be submitted to, and approved in writing by the Local Planning Authority to demonstrate that the Plot (and building(s) contained therein) has incorporated the principles and practices of Secured by Design where these can be practically achieved. Where the principles cannot be achieved, then justification for this will be required. The development within Plot E shall be implemented in accordance with the approved details.

Part B

Prior to first occupation of each building or part of a building or use within Plot E, details shall be submitted to, and approved in writing by the Local Planning Authority to demonstrate that such Plot (and building(s) contained therein) has

delivered the principles and practices of Secured by Design, and as agreed by the Local Planning Authority in the discharge of Part E.

REASON: To ensure safe and secure development and reduce crime.

E16) Site Levels (LBH Development Management)

No development shall proceed within Plot E (excluding above ground demolition) until details of all existing and proposed levels on the Plot in relation to the adjoining properties have been submitted to and approved by the Local Planning Authority. The Plot E development shall be built in accordance with the approved details.

REASON: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site.

E17) Open Space Management & Maintenance Plan (LBH Development Management)

Prior to the occupation of the Plot E development, an Open Space Management & Maintenance Plan in respect of the development within Plot E shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of the following:

- i) Long-term management and maintenance responsibilities for all private, communal play spaces/amenity spaces and all publicly accessible open spaces
- ii) Soft landscaping management and maintenance arrangements to ensure positive contribution to biodiversity

Spaces within Plot E shall be managed and maintained in accordance with the approved Plan and maintained thereafter.

REASON: to ensure high quality open space

E18) Child Playspace Strategy (LBH Development Management)

Prior to the residential occupation of Plot E, a Child Play Space Strategy in respect of the development within Plot E shall be submitted in writing to and for approval by the Local Planning Authority. The Strategy shall provide detail of child play spaces in accordance with the London Plan (2016) and the London Plan SPG Play and Informal Recreation (2012). The development within Plot E shall be implemented in accordance with the Strategy and maintained thereafter.

REASON: to ensure high quality development

E19) Monitoring and Maintenance Plan – Contamination (Environment Agency)

The Plot E development hereby permitted may not commence, other than for investigative work, until a monitoring and maintenance plan in respect of contamination within Plot E, including a timetable of monitoring and submission of reports to the Local Planning Authority, has been submitted to, and approved in writing by, the Local Planning Authority. Reports as specified in the approved

plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to, and approved in writing by, the Local Planning Authority.

REASON: To ensure that the site does not pose any further risk to human health or the water environment by managing any ongoing contamination issues and completing all necessary long-term remediation measures. This is in line with paragraph 170 of the National Planning Policy Framework. To prevent deterioration of groundwater within the principal chalk aquifer.

E20) Contamination Not Previously Identified (Environment Agency)

If during development, contamination not previously identified is found to be present at Plot E then no further development in respect of that Plot (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved within Plot E.

REASONS: To ensure that the development is not contributing to, put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site in line with paragraph 170 of the National Planning Policy Framework. To prevent deterioration of groundwater within the principal chalk aquifer.

E21) Written Consent for Piling or Other Intrusive Ground Works (Environment Agency)

Piling or other intrusive ground works (investigation boreholes, tunnel shafts, ground source heating and cooling systems) using penetrative methods shall not be carried out other than with the written consent of the local planning authority. The development within Plot E shall be carried out in accordance with the approved details.

REASON: To ensure that the proposed piling activities through potentially contaminated land is not contributing to, put at unacceptable risk from, or adversely affected by unacceptable levels of water pollution caused by mobilised contaminants in line with paragraph 170 of the National Planning Policy Framework and the Environment Agency's approach to groundwater protection. To prevent deterioration of groundwater within the principal chalk aquifer.

E22) Method of Piling (LBH Environmental Health)

No development within Plot E (including the site preparation works) shall commence until a Piling Impact Study has been undertaken in respect of Plot E. The Piling Impact Study shall include the method of piling foundations and shall be submitted to and approved in writing by the Local Planning Authority. Piling or any other foundation design using penetrative methods shall not be permitted within Plot E except for those parts of Plot E where it has been demonstrated that there is no resultant unacceptable risk to ground water.

REASON: To prevent the contamination of the underlying groundwater aquifer

E23) Written Scheme of Investigation (WSI) – Historic England (GLAAS)

No demolition or development shall take place within Plot E until a stage 1 written scheme of investigation (WSI) in respect of Plot E has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place within Plot E other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place within Plot E other than in accordance with the agreed stage 2 WSI which shall include:

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

REASON: To protect the Historic Environment

E24) Contaminated Land – Part 1 (LBH Environmental Health)

Prior to the commencement of the development on Plot E (other than for investigative work):

- a) Using the information obtained from the previous assessments, an additional site investigation, sampling and analysis shall be undertaken at the Plot as appropriate. The investigation must be comprehensive enough to enable:-
 - i) A risk assessment to be undertaken,
 - ii) Refinement of the Conceptual Model, and
 - ii) The development of a Method Statement detailing the remediation requirements.

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

- b) If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements in respect of the Plot, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be

submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on the Plot.

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

E25) Contaminated Land – Part 2 (LBH Environmental Health)

Where the contaminated land condition above demonstrates that remediation of contamination on the Plot is required, completion of the remediation detailed in the Method Statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied within Plot E.

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

E26) Development Near Subsurface Potable Water Infrastructure (Thames Water)

No construction shall take place within 5m of the water main unless otherwise agreed in writing with the Local Planning Authority in consultation with Thames Water. Information detailing how the developer intends to divert the asset / align the Plot E development, so as to prevent the potential for damage to subsurface potable water infrastructure, must be submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.

REASON: The proposed works will be in close proximity to underground strategic water main, utility infrastructure. The works have the potential to impact on local underground water utility infrastructure.

E27) Central Satellite Dish/Receiving System (LBH Development Management)

Prior to the residential occupation of the Plot E development, details of a Central Satellite Dish/Receiving System in respect of Plot E shall be submitted in writing to and for approval by the Local Planning Authority. The System shall be implemented in accordance with approved details and maintained thereafter.

REASON: To protect the amenity of the locality.

E28) Satellite Dish or Television Antenna (LBH Development Management)

The placement of any satellite dish or television antenna on any external surface of any building in the Plot is not permitted, excepting the approved central dish/receiving system noted in the condition above, unless agreed in writing with the Local Planning Authority.

REASON: To protect the amenity of the locality.

E29) Demolition/Construction Environmental Management Plans

Part A

Demolition works shall not commence within Plot E until a Demolition Environmental Management Plan (DEMP) in respect of Plot E has been submitted to and approved in writing by the local planning authority.

Part B

Development shall not commence within Plot E (other than demolition) until a Construction Environmental Management Plan (CEMP) in respect of Plot E has been submitted to and approved in writing by the local planning authority.

The following applies to both Parts A and B above:

- a) The DEMP/CEMP shall include a Construction Logistics Plan (CLP) and Air Quality and Dust Management Plan (AQDMP) in respect of Plot E.
- b) The DEMP/CEMP shall provide details of how demolition/construction works in respect of Plot E are to be undertaken respectively and shall include:
 - i. A construction method statement which identifies the stages and details how works will be undertaken;
 - ii. Details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays;
 - iii. Details of plant and machinery to be used during demolition/construction works;
 - iv. Details of an Unexploded Ordnance Survey;
 - v. Details of the waste management strategy;
 - vi. Details of community engagement arrangements;
 - vii. Details of any acoustic hoarding;
 - viii. A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);
 - ix. Details of external lighting; and,
 - x. Details of any other standard environmental management and control measures to be implemented.
- c) The CLP will be in accordance with Transport for London's Construction Logistics Plan Guidance (July 2017) and shall provide details on:
 - i. Monitoring and joint working arrangements, where appropriate;
 - ii. Site access and car parking arrangements;
 - iii. Delivery booking systems;
 - iv. Agreed routes to/from the Plot;

- v. Timing of deliveries to and removals from the Plot (to avoid peak times, as agreed with Highways Authority, 07.00 to 9.00 and 16.00 to 18.00, where possible); and
 - vi. Travel plans for staff/personnel involved in demolition/construction works to detail the measures to encourage sustainable travel to the Plot during the demolition/construction phase; and
 - vii. Joint arrangements with neighbouring developers for staff parking, Lorry Parking and consolidation of facilities such as concrete batching.
- d) The AQDMP will be in accordance with the Greater London Authority SPG Dust and Emissions Control (2014) and shall include:
- i. Mitigation measures to manage and minimise demolition/construction dust emissions during works;
 - ii. Details confirming the Plot has been registered at <http://nrmm.london>;
 - iii. Evidence of Non-Road Mobile Machinery (NRMM) and plant registration shall be available on site in the event of Local Authority Inspection;
 - iv. An inventory of NRMM currently on site (machinery should be regularly serviced and service logs kept on site, which includes proof of emission limits for equipment for inspection);
 - v. A Dust Risk Assessment for the works; and
 - vi. Lorry Parking, in joint arrangement where appropriate.

The development on Plot E shall be carried out in accordance with the approved details.

Additionally, the site or Contractor Company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out.

REASON: To safeguard residential amenity, reduce congestion and mitigate obstruction to the flow of traffic, protect air quality and the amenity of the locality.

E30) Details of Roof Top PV Panels

Prior to the occupation of Plot E for residential purposes, details of the layout and specification of the PV solar panel installation in respect of Plot E shall be submitted in writing to and for approval by the Local Planning Authority. The installation within Plot E shall be constructed in accordance with the approved details and maintained thereafter.

REASON: To ensure sustainable development and mitigate the impacts of climate change.

E31) Legal Agreement – Interested Parties (LBH Development Management)

No development shall commence on Plot E (as shown on drawing reference TH-M_ZZ_001_A_17013_P(00)_P003) until all those with an interest in the land of Plot E have entered into a legal agreement with the Local Planning Authority to secure the obligations listed in Section 2 of the committee report.

REASON: to secure a legal agreement with all those with an interest in the land.

E32) Installation of roof top structures

Prior to the installation of any access ladders or building cleaning equipment at the roof level of Plot E, details shall be submitted in writing to and for approval by the Local Planning Authority. The installation within Plot E shall be constructed in accordance with the approved details and maintained thereafter.

REASON: To ensure that the building has a satisfactory appearance

E33) Updated Ecological Survey (LBH Nature Conservation)

Prior to the demolition of 1 Ashley Road, an updated Ecological Appraisal including a daytime bat survey shall be submitted in writing to and for approval by the Local Planning Authority. The Appraisal shall propose mitigation if required. The development shall be implemented in accordance with approved details.

REASON: to protect biodiversity.

E34) Existing Business Occupier Retention

Prior to the commencement of the Plot E development, a description of the operation of any existing business occupiers on the Plot shall be submitted to the Local Planning Authority. Details shall also be submitted setting out a description of discussions that have been held with any existing occupiers to determine if they would express an interest to take up floorspace within the Proposed Development.

In the event that as part of these discussions any existing business occupiers express an interest in taking up floorspace within the Proposed Development, the submitted details shall set out the opportunities for the existing occupiers to take up floorspace within the Proposed Development.

REASON: To provide the opportunity for existing businesses to be retained on the Site.

E35) Opaque Glazing to non-residential units

Prior to the installation of any opaque glazing on the ground floor non-residential units of Plot E, details shall be submitted in writing to and for approval by the Local Planning Authority. The installation within Plot E shall be constructed in accordance with the approved details and maintained thereafter.

REASON: To ensure that the building has a satisfactory appearance

F. CONDITIONS RELATING TO THE PAVILION (PLOT F)

F1) Materials Samples (LBH Development Management)

Prior to the installation of materials on the external surfaces of Plot F, samples of materials to be used for the external surfaces of the building hereby approved within Plot F, shall be submitted in writing to and for approval by the Local Planning Authority. Samples shall include type and shade of cladding, window frames and balcony frames, sample panels or brick types and a roofing material sample combined with a schedule of the exact product references. The development shall be constructed of the approved materials and maintained thereafter.

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

F2) Waste Management Plan (LBH Waste Management)

Prior to the occupation of Plot F, a Commercial Waste Management Plan in respect of Plot F shall be submitted in writing to and for approval by the Local Planning Authority.

The plans shall demonstrate as necessary:

- Any distances between waste storage areas and collection vehicles further than 10 metres are mitigated by appropriate management measures.
- Installed dropped kerbs relevant to servicing access have gradients no greater than 1:20
- Suitable pest control of waste storage areas.
- Separate commercial and residential waste storage and disposal
- In respect of the non-residential units, arrangements for a scheduled waste collection with a Commercial Waste Contractor
- A cleansing schedule and measures to ensure waste is contained at all times.

The development within Plot F shall be implemented in accordance with the approved Plan and maintained thereafter.

REASON: To protect the amenity of the locality

F3) Drainage – Attenuation Details (LBH Local Lead Flood Authority)

Prior to the commencement of the Plot F development other than demolition, below ground and building core works, full details of the drainage attenuation in respect of Plot F shall be submitted in writing to and for approval by the local Planning Authority.

Attenuation measures shall demonstrate compliance with the relevant London Plan (2016) Standards, in relation to greenfield runoff rate, and the approved details shall then be implemented as approved and maintained thereafter.

REASON: to mitigate flood risk.

F4) Drainage - Design Implementation, Maintenance Management (LBH Local Lead Flood Authority)

Prior to commencement of the Plot F development other than demolition, below ground and building core works, details of design implementation, maintenance and management of the sustainable drainage scheme in respect of Plot F shall be submitted in writing to and for approval by the Local Planning Authority, those details shall include:-

- i) Information about the design storm periods and intensity, discharge rates for both pre and post development, means of access for maintenance, methods used to control surface water discharge from the Plot.
- ii) Any works required off site to ensure adequate discharge of surface water without causing flooding.
- iii) Floodwater exceedance routes, both on and off site.
- iv) Timetable for implementation.
- v) A detailed management maintenance plan for the lifetime of the Plot F development, which shall include arrangements for adoption by an appropriate public body or statutory undertaker, management by Residents management company or other arrangements to secure the operation of the drainage scheme throughout the lifetime of the Plot A development.

The scheme shall be implemented, retained, managed and maintained within Plot F in accordance with the approved details.

REASON: To prevent increased risk of flooding to improve water quality and amenity to ensure future maintenance of the surface water drainage system.

F5) BREAAM – Post Occupation Certificate (LBH Carbon Management)

Six calendar months after the first occupation of the Plot, a BREEAM Post Construction Certificate in respect of the non-residential space within Plot F shall be submitted to the Local Planning Authority. The Certificate shall be issued by the Building Research Establishment (or another independent certification body). The development within Plot F shall maintain the rating in the approved Certificate thereafter unless agreed in writing with the Local Planning Authority.

REASON: In the interest of addressing climate change and to secure sustainable development

F6) Service and Delivery Plan (LBH Transportation)

Prior to the occupation of Plot F, a full Service and Delivery Plan (SDP) for the non-residential uses within Plot F shall be submitted in writing to and for

approval by the Local Planning Authority. The Plan should provide details on how servicing and deliveries will take place. The plan shall demonstrate how deliveries and servicing are coordinated to avoid the AM and PM peak periods. Servicing and deliveries within Plot A shall be undertaken in accordance with the approved plan.

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

F7) Secure by Design Accreditation (Metropolitan Police)

Part A

Prior to carrying out above ground works within Plot F (excluding demolition and works to construct the building core) details shall be submitted to, and approved in writing by the Local Planning Authority to demonstrate that the Plot (and building(s) contained therein) has incorporated the principles and practices of Secured by Design where these can be practically achieved. Where the principles cannot be achieved, then justification for this will be required. The development within Plot F shall be implemented in accordance with the approved details.

Part B

Prior to first occupation of Plot F, details shall be submitted to, and approved in writing by the Local Planning Authority to demonstrate that such Plot (and building(s) contained therein) has delivered the principles and practices of Secured by Design, and as agreed by the Local Planning Authority in the discharge of Part F.

REASON: To ensure safe and secure development and reduce crime.

F8) Site Levels (LBH Development Management)

No development shall proceed within Plot F (excluding above ground demolition) until details of all existing and proposed levels on the Plot in relation to the adjoining properties have been submitted to and approved by the Local Planning Authority. The Plot F development shall be built in accordance with the approved details.

REASON: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site.

F9) Open Space Management & Maintenance Plan (LBH Development Management)

Prior to the occupation of the Plot F development, an Open Space Management & Maintenance Plan in respect of the development within Plot F shall be submitted to and approved in writing by the Local Planning Authority The Plan shall include details of the following:

- i) Long-term management and maintenance responsibilities for all private, communal play spaces/amenity spaces and all publicly accessible open spaces
- ii) Soft landscaping management and maintenance arrangements to ensure positive contribution to biodiversity

Spaces within Plot F shall be managed and maintained in accordance with the approved Plan and maintained thereafter.

REASON: to ensure high quality open space

F10) Monitoring and Maintenance Plan – Contamination (Environment Agency)

The Plot F development hereby permitted may not commence until a monitoring and maintenance plan in respect of contamination within Plot F, including a timetable of monitoring and submission of reports to the Local Planning Authority, has been submitted to, and approved in writing by, the Local Planning Authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to, and approved in writing by, the Local Planning Authority.

REASON: To ensure that the site does not pose any further risk to human health or the water environment by managing any ongoing contamination issues and completing all necessary long-term remediation measures. This is in line with paragraph 170 of the National Planning Policy Framework. To prevent deterioration of groundwater within the principal chalk aquifer.

F11) Contamination Not Previously Identified (Environment Agency)

If during development, contamination not previously identified is found to be present at Plot F then no further development in respect of that Plot (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved within Plot F.

REASONS: To ensure that the development is not contributing to, put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site in line with paragraph 170 of the National Planning Policy Framework. To prevent deterioration of groundwater within the principal chalk aquifer.

F12) Written Consent for Piling or Other Intrusive Ground Works (Environment Agency)

Piling or other intrusive ground works (investigation boreholes, tunnel shafts, ground source heating and cooling systems) using penetrative methods shall not be carried out other than with the written consent of the local planning authority. The development within Plot F shall be carried out in accordance with the approved details.

REASON: To ensure that the proposed piling activities through potentially contaminated land is not contributing to, put at unacceptable risk from, or adversely affected by unacceptable levels of water pollution caused by mobilised contaminants in line with paragraph 170 of the National Planning Policy Framework and the Environment Agency's approach to groundwater protection. To prevent deterioration of groundwater within the principal chalk aquifer.

F13) Method of Piling (LBH Environmental Health)

No development within Plot F (including the site preparation works) shall commence until a Piling Impact Study has been undertaken in respect of Plot F. The Piling Impact Study shall include the method of piling foundations and shall be submitted to and approved in writing by the Local Planning Authority. Piling or any other foundation design using penetrative methods shall not be permitted within Plot F except for those parts of Plot F where it has been demonstrated that there is no resultant unacceptable risk to ground water.

REASON: To prevent the contamination of the underlying groundwater aquifer

F14) Written Scheme of Investigation (WSI) – Historic England (GLAAS)

No demolition or development shall take place within Plot F until a stage 1 written scheme of investigation (WSI) in respect of Plot F has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place within Plot F other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place within Plot F other than in accordance with the agreed stage 2 WSI which shall include:

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

REASON: To protect the Historic Environment

F15) Contaminated Land – Part 1 (LBH Environmental Health)

Prior to the commencement of the development on Plot F (other than for investigative work):

a) Using the information obtained from the previous assessments, an additional site investigation, sampling and analysis shall be undertaken at the Plot as appropriate. The investigation must be comprehensive enough to enable:-

- i) A risk assessment to be undertaken,
- ii) Refinement of the Conceptual Model, and
- ii) The development of a Method Statement detailing the remediation requirements.

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

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

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

F16) Contaminated Land – Part 2 (LBH Environmental Health)

Where the contaminated land condition above demonstrates that remediation of contamination on the Plot is required, completion of the remediation detailed in the Method Statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied within Plot F.

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

F17) Development Near Subsurface Potable Water Infrastructure (Thames Water)

No construction shall take place within 5m of the water main unless otherwise agreed in writing with the Local Planning Authority in consultation with Thames Water. Information detailing how the developer intends to divert the asset / align the Plot F development, so as to prevent the potential for damage to subsurface potable water infrastructure, must be submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.

REASON: The proposed works will be in close proximity to underground strategic water main, utility infrastructure. The works have the potential to impact on local underground water utility infrastructure.

F18) Satellite Dish or Television Antenna (LBH Development Management)

The placement of any satellite dish or television antenna on any external surface of the building within the Plot is not permitted unless agreed in writing with the Local Planning Authority.

REASON: To protect the amenity of the locality.

F19) Demolition/Construction Environmental Management Plans

Part A

Demolition works shall not commence within Plot F until a Demolition Environmental Management Plan (DEMP) in respect of Plot F has been submitted to and approved in writing by the local planning authority.

Part B

Development shall not commence within Plot F (other than demolition) until a Construction Environmental Management Plan (CEMP) in respect of Plot F has been submitted to and approved in writing by the local planning authority.

The following applies to both Parts A and B above:

- a) The DEMP/CEMP shall include a Construction Logistics Plan (CLP) and Air Quality and Dust Management Plan (AQDMP) in respect of Plot F.
- b) The DEMP/CEMP shall provide details of how demolition/construction works in respect of Plot F are to be undertaken respectively and shall include:
 - i. A construction method statement which identifies the stages and details how works will be undertaken;
 - ii. Details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays;
 - iii. Details of plant and machinery to be used during demolition/construction works;
 - iv. Details of an Unexploded Ordnance Survey;
 - v. Details of the waste management strategy;
 - vi. Details of community engagement arrangements;
 - vii. Details of any acoustic hoarding;
 - viii. A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);
 - ix. Details of external lighting; and,
 - x. Details of any other standard environmental management and control measures to be implemented.
- c) The CLP will be in accordance with Transport for London's Construction Logistics Plan Guidance (July 2017) and shall provide details on:
 - i. Monitoring and joint working arrangements, where appropriate;
 - ii. Site access and car parking arrangements;

- iii. Delivery booking systems;
 - iv. Agreed routes to/from the Plot;
 - v. Timing of deliveries to and removals from the Plot (to avoid peak times, as agreed with Highways Authority, 07.00 to 9.00 and 16.00 to 18.00, where possible); and
 - vi. Travel plans for staff/personnel involved in demolition/construction works to detail the measures to encourage sustainable travel to the Plot during the demolition/construction phase; and
 - vii. Joint arrangements with neighbouring developers for staff parking, Lorry Parking and consolidation of facilities such as concrete batching.
- d) The AQDMP will be in accordance with the Greater London Authority SPG Dust and Emissions Control (2014) and shall include:
- i. Mitigation measures to manage and minimise demolition/construction dust emissions during works;
 - ii. Details confirming the Plot has been registered at <http://nrmm.london>;
 - iii. Evidence of Non-Road Mobile Machinery (NRMM) and plant registration shall be available on site in the event of Local Authority Inspection;
 - iv. An inventory of NRMM currently on site (machinery should be regularly serviced and service logs kept on site, which includes proof of emission limits for equipment for inspection);
 - v. A Dust Risk Assessment for the works; and
 - vi. Lorry Parking, in joint arrangement where appropriate.

The development on Plot F shall be carried out in accordance with the approved details.

Additionally, the site or Contractor Company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out.

REASON: To safeguard residential amenity, reduce congestion and mitigate obstruction to the flow of traffic, protect air quality and the amenity of the locality.

F20) Details of Roof Top PV Panels

Prior to the occupation of Plot F, details of the layout and specification of the PV solar panel installation in respect of Plot F shall be submitted in writing to and for approval by the Local Planning Authority. The installation within Plot F shall be constructed in accordance with the approved details and maintained thereafter.

REASON: To ensure sustainable development and mitigate the impacts of climate change.

F21) Legal Agreement – Interested Parties (LBH Development Management)

No development shall commence on Plot F (as shown on drawing reference TH-M_ZZ_001_A_17013_P(00)_P003) until all those with an interest in the land of Plot F have entered into a legal agreement with the Local Planning Authority to secure the obligations listed in Section 2 of the committee report.

REASON: to secure a legal agreement with all those with an interest in the land.

F22) Installation of roof top structures

Prior to the installation of any access ladders or building cleaning equipment at the roof level of Plot F, details shall be submitted in writing to and for approval by the Local Planning Authority. The installation within Plot F shall be constructed in accordance with the approved details and maintained thereafter.

REASON: To ensure that the building has a satisfactory appearance

F23) Pavilion Signage Strategy

Prior to the occupation of Plot F, details of a signage strategy for the Pavilion shall be submitted in writing to and for approval by the Local Planning Authority. All signage to be fixed to the Pavilion shall be in accordance with the approved signage strategy.

REASON: To ensure that the building has a satisfactory appearance.

F24) Opaque Glazing to non-residential units

Prior to the installation of any opaque glazing on the ground floor non-residential units of Plot F, details shall be submitted in writing to and for approval by the Local Planning Authority. The installation within Plot F shall be constructed in accordance with the approved details and maintained thereafter.

REASON: To ensure that the building has a satisfactory appearance

INFORMATIVES

1) Working With the Applicant (LBH Development Management)

INFORMATIVE: In dealing with this application, the London Borough of Haringey has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) Order 2015 to foster the delivery of sustainable development in a positive and proactive manner.

2) Community Infrastructure Levy (LBH Development Management)

INFORMATIVE: The Community Infrastructure Levy 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.

3) 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

4) Party Wall Act (LBH Development Management)

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

5) Development Numbering (LBH Land Charges)

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

6) Site Constraints (Environment Agency)

INFORMATIVE: The EA have no issues on flood risk grounds but would refer the applicant to our Flood Risk Standing Advice (FRSA).

The previous use of the proposed development site as a landfill presents a high risk of contamination that could be mobilised during construction to pollute controlled waters. Controlled waters are considered to be particularly sensitive in this location because the proposed development site is;

- Sited on the regionally important principal chalk aquifer and the Thanet Sands deposit which are considered to be in continuity at this site.
- Within a source protection zone 2 for a public drinking water supply abstraction.

The Environmental Statement and associated Non-Technical Summary Dated July 2018 submitted in support of this planning application provides the EA with confidence that it will be possible to suitably manage the risks posed to controlled waters by this development. However, further detailed information will be required before built development is undertaken. It is our opinion that it would place an unreasonable burden on the developer to ask for more detailed information prior to the granting of planning permission but respect that this is a decision for the Local Planning Authority. In light of the above, the proposed development will be acceptable if the planning conditions listed above are invoked and a remediation strategy carried out by a competent person in line with paragraph 180 of the National Planning Policy Framework.

7) Advice to Applicant on Model Procedures and Good Practice (Environment Agency)

INFORMATIVE: EA recommends that developers should:

- Follow the risk management framework provided in CLR11, Model Procedures for the Management of Land Contamination, when dealing with land affected by contamination.
- Refer to the Environment Agency Guiding principles for land contamination for the type of information that we required in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, such as human health.
- Consider using the National Quality Mark Scheme for Land Contamination Management which involves the use of competent persons to ensure that land contamination risks are appropriately managed.
- Refer to the contaminated land pages on GOV.UK for more information.

A Detailed Quantitative Risk Assessment (DQRA) for the principal chalk aquifer using the results of the site investigations with consideration of the hydrogeology of the site and the degree of any existing groundwater and surface water pollution should be carried out. This increased provision of information by the applicant reflects the potentially greater risk to the water environment. We feel that a DQRA for environmental health purposes should be sufficient to characterise near surface deposits.

In the absence of any applicable on-site data, a range of values should be used to calculate the sensitivity of the input parameter on the outcome of the risk assessment. Where groundwater has been impacted by contamination on site, the default compliance point for Principal and Secondary aquifers is 50m. Following the DQRA, a Remediation Options Appraisal to determine the Remediation Strategy in accordance with CRL11. The remediation strategy should address the procedure for dealing with waste arising from piling activities in the historic landfill and appropriate materials management plan for reuse of suitable materials onsite.

The verification plan should include proposals for a groundwater-monitoring programme to encompass regular monitoring for a period before, during and after ground works. E.g. monthly monitoring before, during and for at least the first quarter after completion of ground works, and then quarterly for the remaining 9-month period. Where SUDs are proposed; infiltration SUDs should not be located in unsuitable and unstable ground conditions such as land affected by contamination or solution features. As the site is a former landfill it may not be a practical options to use infiltration techniques for dealing with surface water and appropriate connections to the public sewer are expected. Where infiltration SuDS are to be used for surface run-off from roads, car parking

and public or amenity areas, they should have a suitable series of treatment steps to prevent the pollution of groundwater. For the immediate drainage catchment areas used for handling and storage of chemicals and fuel, handling and storage of waste and lorry, bus and coach parking or turning areas, infiltration SuDS are not permitted without an environmental permit. Further advice is available in the updated CIRIA SUDs manual.

http://www.ciria.org/Resources/Free_publications/SuDS_manual_C753.aspx

8) Waste on Site and Reuse of Materials (Environment Agency)

INFORMATIVE: The CLAIRE Definition of Waste: Development Industry Code of Practice provides operators with a framework for determining whether or not excavated material arising from site during remediation and/or land development works are waste or have ceased to be waste. Under the Code of Practice, excavated materials that are recovered via a treatment operation can be re-used on-site providing they are treated to a standard such that they fit for purpose and unlikely to cause pollution treated materials can be transferred between sites as part of a hub and cluster project. Some naturally occurring clean material can be reused directly onsite.

It will not be acceptable to reuse historic landfill material on site as this will remain waste and will need to be disposed in accordance with the relevant protocols. Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on site operations are clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

The Environment Agency recommends that developers should refer to: the position statement on the Definition of Waste: Development Industry Code of Practice and the Environmental regulations page on GOV.UK.

9) Advice to applicant on Review of Further Documents (Environment Agency)

INFORMATIVE: If you would like EA to review a technical report or document, outside of a statutory consultation, and/or meet to discuss EA position, this will be chargeable in line with EA planning advice service.

If you wish to request a meeting, or document review, please contact EA team email address at HNLsustainableplaces@environment-agency.gov.uk

Further information on our charged planning advice service is available at: <https://www.gov.uk/government/publications/planning-advice-environment-agency-standard-terms-and-conditions>

Decision notice: EA records the outcome of planning applications and request that the decision notice is sent to hnl@sustainableplaces@environment-agency.gov.uk

10) Suitably Qualified Professional – WSI (Historic England – GLAAS)

INFORMATIVE: Written schemes of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London.

11) Deemed Discharge - Written Scheme of Investigation (Historic England – GLAAS)

INFORMATIVE: The Condition addressing a Written Scheme of Investigation (WSI) is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

12) Evaluation - Written Scheme of Investigation (Historic England – GLAAS)

INFORMATIVE: Historic England GLAAS envisages that archaeological fieldwork would comprise the following:

Geoarchaeological Assessment and Coring

Geoarchaeology is the application of earth science principles and techniques to the understanding of the archaeological record. Coring involves boreholes drilled into the buried deposits to record (and sample) their characteristics, extent and depth. It can assist in identifying buried landforms and deposits of archaeological interest, usually by using the results in deposit models. Coring is often undertaken when the deposits of interest are too deep for conventional digging, or when large areas need to be mapped. It is only rarely used in isolation usually forming part of either an archaeological evaluation to inform a planning decision or the excavation of a threatened heritage asset.

Evaluation

An archaeological field evaluation involves exploratory fieldwork to determine if significant remains are present on a site and if so to define their character, extent, quality and preservation. Field evaluation may involve one or more techniques depending on the nature of the site and its archaeological potential. It will normally include excavation of trial trenches. A field evaluation report will usually be used to inform a planning decision (pre-determination evaluation) but can also be required by condition to refine a mitigation strategy after permission has been granted.

The scope of the archaeological mitigation will depend on the results of the above phases of work. You can find more information on archaeology and planning in Greater London on our website This response only relates to

archaeology. You should also consult Historic England's Development Management on statutory matters.

13) 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.

14) Positive Pumped Device (Thames Water)

INFORMATIVE Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing a positive pumped device (or equivalent reflecting technological advances) to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions. Fitting only a non-return valve could result in flooding to the property should there be prolonged surcharge in the public sewer.

15) Groundwater Risk Management Permit (Thames Water)

INFORMATIVE: If as part of the basement development there is a proposal to discharge ground water to the public network, this would require a Groundwater Risk Management Permit from Thames Water. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Thames Water would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality

16) Minimum Pressure (Thames Water)

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

17) Water Mains Crossing or Close to Development (Thames Water)

INFORMATIVE: There are water mains crossing or close to development. Thames Water do NOT permit the building over or construction within 3m of water mains. If applicant is planning significant works near TW mains (within 3m) TW need to check that development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working

near or diverting our pipes. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-yourdevelopment/Working-near-or-diverting-our-pipes>

18) Development within 15m of Thames Water Assets (Thames Water)

INFORMATIVE: The applicant is advised to read TW guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-yourdevelopment/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk.

19) Ground Water Source Protection Strategies (Thames Water)

INFORMATIVE: More detailed information regarding Source Protection Strategies can be obtained from Thames Waters' Groundwater Resources Team email GroundwaterResources@Thameswater.co.uk Tel: 0203 577 3603.

20) Network Rail Asset Protection (Network Rail)

INFORMATIVE: Network Rail strongly recommends the developer contacts Network Rail Asset Protection London South East Asset Protection anglia@networkrail.co.uk prior to any works commencing on site, and also to agree an Asset Protection Agreement with us to enable approval of detailed works. More information can also be obtained from our website at www.networkrail.co.uk/asp/1538.aspx.

21) Safe Operation of the Railway (Network Rail)

INFORMATIVE: The Developer must ensure that their proposal, both during construction and after completion of works on site, does not:

- Encroach onto Network Rail land
- Affect the safety, operation or integrity of the company's railway and its infrastructure
- Undermine its support zone
- Damage the company's infrastructure
- Place additional load on cuttings
- Adversely affect any railway land or structure
- Over-sail or encroach upon the air-space of any Network Rail land
- Cause to obstruct or interfere with any works or proposed works or Network Rail development both now and in the future

The developer should comply with the following comments and requirements for the safe operation of the railway and the protection of Network Rail's adjoining land.

22) Safe Operation of the Railway - Future Maintenance (Network Rail)

INFORMATIVE: The development must ensure any future maintenance can be conducted solely on the applicant's land. The applicant must ensure that any

construction and any subsequent maintenance can be carried out to any proposed buildings or structures without adversely affecting the safety of, or encroaching upon Network Rail's adjacent land and air-space, and therefore all/any building should be situated at least 2 metres (3m for overhead lines and third rail) from Network Rail's boundary. The reason for the 2m (3m for overhead lines and third rail) stand off requirement is to allow for construction and future maintenance of a building and without requirement for access to the operational railway environment which may not necessarily be granted or if granted subject to railway site safety requirements and special provisions with all associated railway costs charged to the applicant. Any less than 2m (3m for overhead lines and third rail) and there is a strong possibility that the applicant (and any future resident) will need to utilise Network Rail land and air-space to facilitate works. The applicant / resident would need to receive approval for such works from Network Rail Asset Protection, the applicant / resident would need to submit the request at least 20 weeks before any works were due to commence on site and they would be liable for all costs (e.g. all possession costs, all site safety costs, all asset protection presence costs). However, Network Rail is not required to grant permission for any third party access to its land. No structure/building should be built hard-against Network Rail's boundary as in this case there is an even higher probability of access to Network Rail land being required to undertake any construction / maintenance works. Equally any structure/building erected hard against the boundary with Network Rail will impact adversely upon our maintenance teams' ability to maintain our boundary fencing and boundary treatments.

23) Safe Operation of the Railway - Drainage (Network Rail)

INFORMATIVE: Storm/surface water must not be discharged onto Network Rail's property or into Network Rail's culverts or drains except by agreement with Network Rail. Suitable drainage or other works must be provided and maintained by the Developer to prevent surface water flows or run-off onto Network Rail's property. Proper provision must be made to accept and continue drainage discharging from Network Rail's property; full details to be submitted for approval to Network Rail Asset Protection. Suitable foul drainage must be provided separate from Network Rail's existing drainage. Soakaways, as a means of storm/surface water disposal must not be constructed near/within 10 – 20 metres of Network Rail's boundary or at any point which could adversely affect the stability of Network Rail's property. After the completion and occupation of the development, any new or exacerbated problems attributable to the new development shall be investigated and remedied at the applicants' expense.

24) Safe Operation of the Railway – Plant and Materials (Network Rail)

INFORMATIVE: All operations, including the use of cranes or other mechanical plant working adjacent to Network Rail's property, must at all times be carried out in a "fail safe" manner such that in the event of mishandling, collapse or

failure, no plant or materials are capable of falling within 3.0m of the boundary with Network Rail.

25) Safe Operation of the Railway – Scaffolding (Network Rail)

INFORMATIVE: Any scaffold which is to be constructed within 10 metres of the railway boundary fence must be erected in such a manner that at no time will any poles over-sail the railway and protective netting around such scaffold must be installed. The applicant/applicant's contractor must consider if they can undertake the works and associated scaffold/access for working at height within the footprint of their property boundary.

26) Safe Operation of the Railway – Piling (Network Rail)

INFORMATIVE: Where vibro-compaction/displacement piling plant is to be used in development, details of the use of such machinery and a method statement should be submitted for approval to Network Rail Asset Protection prior to the commencement of works and the works shall only be carried out in accordance with the approved method statement.

27) Safe Operation of the Railway – Fencing (Network Rail)

INFORMATIVE: In view of the nature of the development, it is essential that the developer provide (at their own expense) and thereafter maintain a substantial, trespass proof fence along the development side of the existing boundary fence, to a minimum height of 1.8 metres. The 1.8m fencing should be adjacent to the railway boundary and the developer/applicant should make provision for its future maintenance and renewal without encroachment upon Network Rail land. Network Rail's existing fencing / wall must not be removed or damaged and at no point either during construction or after works are completed on site should the foundations of the fencing or wall or any embankment therein, be damaged, undermined or compromised in any way. Any vegetation on Network Rail land and within Network Rail's boundary must also not be disturbed. Any fencing installed by the applicant must not prevent Network Rail from maintaining its own fencing/boundary treatment.

28) Safe Operation of the Railway – Lighting (Network Rail)

INFORMATIVE: Any lighting associated with the development (including vehicle lights) must not interfere with the sighting of signalling apparatus and/or train drivers vision on approaching trains. The location and colour of lights must not give rise to the potential for confusion with the signalling arrangements on the railway. The developers should obtain Network Rail's approval of their detailed proposals regarding lighting.

29) Safe Operation of the Railway – Noise and Vibration (Network Rail)

INFORMATIVE: The potential for any noise/ vibration impacts caused by the proximity between the proposed development and any existing railway must be

assessed in the context of the National Planning Policy Framework which hold relevant national guidance information. The current level of usage may be subject to change at any time without notification including increased frequency of trains, night time train running and heavy freight trains.

30) Safe Operation of the Railway – Vehicle Incursion (Network Rail)

INFORMATIVE: Where a proposal calls for hard standing area / parking of vehicles area near the boundary with the operational railway, Network Rail would recommend the installation of a highways approved vehicle incursion barrier or high kerbs to prevent vehicles accidentally driving or rolling onto the railway or damaging lineside fencing.

31) Asset Protection Agreement (Network Rail)

INFORMATIVE: Network Rail strongly recommends the developer contacts Network Rail Asset Protection London South East at AssetProtectionanglia@networkrail.co.uk prior to any works commencing on site, and also to agree an Asset Protection Agreement with us to enable approval of detailed works. More information can also be obtained from our website at www.networkrail.co.uk/asp/1538.aspx.

32) Commercial Waste Disposal (LBH Waste Management)

INFORMATIVE: Commercial Business must ensure all waste produced on site are disposed of responsibly under their duty of care within Environmental Protection Act 1990. It is for the business to arrange a properly documented process for waste collection from a licensed contractor of their choice. Documentation must be kept by the business and be produced on request of an authorised Council Official under Section 34 of the Act. Failure to do so may result in a fixed penalty fine or prosecution through the criminal Court system.

33) Noise Receptors (LBH Environmental Health – Noise)

INFORMATIVE: To effectively protect the existing noise sensitive receptors from adverse levels of noise and vibration, the principal contractor shall be encouraged to apply for prior consent under Section 61 of the Control of Pollution Act 1974 for this development.

34) Phasing for CIL Purposes (LBH Development Management)

INFORMATIVE: For the avoidance of doubt, this planning permission is not a phased planning permission for the purposes of the Community Infrastructure Levy Regulations 2010 (as amended)

SECTION 106 HEADS OF TERMS:

- 1) **Considerate Constructor Scheme** – Applicant participation (All plots)

- 2) **Construction Management** – Financial contribution of **£40,000** (Contribution to a Tottenham Hale Construction Coordinator)
- 3) **Energy Plan**
 - a. District Energy Network (DEN) Connection - Reasonable Endeavours
 - b. DEN Connection Fees **£250,000**
 - c. Carbon Offset Payment **£939,650**
 - d. DEN Pipework:
 - i. Installation of DEN pipework within Station Road and/or Ferry Link; OR
 - ii. Payment in lieu of DEN pipework (up to sum of **£400,000**)
- 4) **Local Marketing** to Haringey Residents
- 5) **Affordable Housing Plan**
 - a. **51** Social Housing units (Welbourne)
 - b. **80** London Living Rent units (Welbourne)
 - c. **108** Shared Ownership Units (Ashley Road West and North Island -Building 3)
 - d. **Early** and **Late Stage** Viability Review
 - e. Restriction on occupation of market homes prior to completion of affordable housing (restriction on a plot by plot basis).
 - f. Option to acquire and **amend tenure** to provide **131 council-owned social homes** on the Welbourne Plot
 - g. **Additional child playspace contribution** in the event of acquisition noted above at f.
- 6) **Car Free Development** – Future Occupiers ineligible for Residential Parking Permits (excepting resident Blue Badge Holders)
- 7) Provision of an onsite **Car Club**
- 8) Provision of **1 Car Club Membership** per dwelling and a **£50 credit** for a period of **2 years- £103,000**
- 9) **Controlled Parking Zone** – Financial contribution of **£15,000** toward review, design and consultation, and implementation of parking management measures in:
 - Chesnut Road, Park View Road, Monument Way, Watermead Way, Station Road, Ashley Road, Hale Road, The Hale and Ferry Road; and;
 - other roads as deemed appropriate by the Council
- 10) **Residential Travel Plan** provision
- 11) **Framework Travel Plan** (commercial uses)
- 12) Appointment of a **Travel Plan Coordinator**

- 13) **Travel Plan Monitoring** – Financial Contribution **£6,000**
- 14) **Haringey Employment and Recruitment Partnership**
 - a. 20% local labour during construction phase of development
 - b. Pre-employment training (Construction Skills Certification Scheme) to be provided to that part of the onsite workforce comprising residents
 - c. Provision of Apprenticeships
 - d. Assistance for local tenders
 - e. Career Education workshops and local employment promotion via Harris Academy, ADA and CONEL.
 - f. Apprentices – Financial contribution **£94,000**
- 15) End User Skills Training Contribution – Range between **£19,944 - £123,288** (Depending on Flexible Use Floorspace quantum)
- 16) **Highway Improvement Works** secured by way of highways S278 agreement:
 - Widening of Hale Road to provide two eastbound traffic lanes on the approach to the junction with Ashley Road;
 - Installation of traffic signal controls at the Watermead Way junction with Ashley Road and Station Road, which incorporates a relocated toucan crossing across Watermead Way;
 - Reconfigured bus station layout and creation of signalised junction at the northern end of the bus station;
 - New signalised pedestrian crossing on Watermead Way, to the north of Cygnet Way junction;
 - The provision of bus standing space on Watermead Way, to the north of the Cygnet Way junction;
 - Realignment of Station Road;
 - Any other works reasonably necessary to facilitate those works described above such as relocation of street furniture and highway drainage, paving and carriageway resurfacing works; and in general accordance with the approved Highway Works Plan;
- 17) **Terms of Access** to Public Areas
- 18) **Public Access Management Plan**
- 19) **Public Art - £50,000.** Details and location of installation to be agreed with Local Planning Authority
- 20) **Child Play Space** – Off site financial contribution **£50,350 (to increase in the event of acquisition noted above at 5.f)**
- 21) **Architect Retention** – Local Planning Authority agreement – All Plots.

22) **S106** Monitoring - Financial contribution of **£50,000**

23) **Off Site Public Realm Improvements**

- Station Road
- Chestnut Road
- Hale Road/Watermead Way
- Down Lane Park

Sub-Total Public Realm - £2,906, 670

24) Build to Rent Covenant

Total Contribution: £ 4,524,614

- v. That, in the absence of the agreement referred to in resolution (i) above being completed within the time period provided for in resolution (ii) above, the planning permission be refused for the following reasons:
- i. *In the absence of a legal agreement securing 1) the provision of on-site affordable housing 2) marketing of the scheme to local residents 3) an option to acquire the Welbourne site, and 4) an option to amend the tenure on the Welbourne site (allowing for additional child playspace contributions), the scheme would fail to foster mixed and balanced neighbourhoods where people choose to live, and which meet the housing aspirations of Haringey's residents. The scheme would not make full use of Haringey's capacity for housing to meet targeted delivery of required homes. As such, the proposal is contrary to London Plan Policies 3.9, 3.11 and 3.12, Strategic Policy SP2, and DPD Policies DM 11 and DM 13, and Policies AAP3 and TH4, TH5 and TH10.*
 - ii. *In the absence of a legal agreement securing local employment opportunities and training, assistance for local tenders, career education and financial contributions towards End User Skills and Training (including an update confirming the quantum of B1 floorspace) and Apprenticeships, the proposal would fail to facilitate training and employment opportunities for the local population. The scheme would fail to contribute to the social regeneration of the area. As such the proposal is contrary to Local Plan Policies SP8 and SP9, Policy DM48 and Policies AAP4, TH4, TH5 and TH10.*
 - iii. *In the absence of legal agreement securing 1) residential and framework Travel Plans, 2) Traffic Management Order (TMO) amendments to preclude the issue of parking permits 3) a travel plan coordinator 4) financial contributions toward travel plan monitoring, car club provision, and CPZ review, and 5) a S278 Highways Agreements, the proposal would have an unacceptable impact on the safe operation of the highway network, and give rise to overspill parking impacts and unsustainable modes of travel. As such, the proposal would be contrary to London Plan policies 6.9, 6.11*

and 6.13. Spatial Policy SP7, Saved UDP Policy UD3 and emerging Policy DM31 and emerging Policy AAP7.

- iv. *In the absence of a legal agreement securing the terms of access to the public realm and a public access management plan, the proposal would fail to secure publicly accessible open spaces and compromise the Council's vision for the future Tottenham Hale District Centre. As such, the proposal would be contrary to London Plan policies 7.5, 7.9, Policy SP12, Policy DM20 and Policies TH2, TH3 and TH4.*
- v. *In the absence of a legal agreement securing 1) off site public realm enhancements 2) public art 3) architect retention, and 4) a child playspace plan, the proposal would give rise to an illegible public realm, poorly detailed building elevations and a poor quality public realm and child play spaces. As such, the proposal would be contrary to London Plan policies 7.1, 7.4, 7.6, 7.18, Strategic Policies SP11 and SP13 and Policies DM1, DM3, DM19 and DM20, and Policies AAP6, AAP9, TH4, TH5 and TH10*
- vi. *In the absence of a legal agreement securing an Energy Plan to address a carbon offset payment requirement and demonstrate a connection to a future district energy network, the proposal would fail to mitigate the impacts of climate change. As such, the proposal would be unsustainable and therefore contrary to London Plan Policy 5.2 and Strategic Policy SP4, and DPD Policies DM 21, DM22 and Policies TH4, TH4 and TH10.*
- vii. *In the absence of the legal agreement securing a financial contribution to coordinated construction management in Tottenham Hale and the applicant's participation in the Considerate Constructors Scheme, the development would give rise to construction phase amenity impacts related to road traffic, noise, air quality and safety. As such, the proposal is contrary to London Plan Policies 6.3 and 6.14, the Upper Lea Valley Opportunity Area Framework and Policy AAP11.*
- viii. *In the absence of a legal agreement securing a financial contribution to address the administration, monitoring, and reporting of the discharge of planning obligations, the development would give rise to costs incurred by the Local Authority if the development were not in place. As such, the proposal would be contrary to London Plan Policy 8.2, Strategic Policies SP16, SP17, Policies AAP1 and AAP11 and Policy DM48.*
- vi. In the event that the Planning Application is refused for the reasons set out in resolution (v) above, the Head of Development Management (in consultation with the Chair of Planning sub-committee) is hereby authorised to approve any further application for planning permission which duplicates the Planning Application provided that:
 - (i) There has not been any material change in circumstances in the relevant planning considerations, and

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

262. UPDATE ON MAJOR PROPOSALS

This item was not considered due to the meeting running past 22.00hrs.

263. APPLICATIONS DETERMINED UNDER DELEGATED POWERS

This item was not considered due to the meeting running past 22.00hrs.

264. NEW ITEMS OF URGENT BUSINESS

None.

265. DATE OF NEXT MEETING

14 January 2019

CHAIR: Councillor Vincent Carroll

Signed by Chair

Date

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Pre-Application Briefing to Committee

1. DETAILS OF THE DEVELOPMENT

Reference No: PPA/2019/0001

Ward: West Green

Address: Taxi/Vehicle Repair Centre, 38 Crawley Road, N22 6AG

Proposal: Demolition of the existing taxi/vehicle repair centre and erection of 29 dwellings (ten houses and 19 flats) in development up to four storeys in height, provision of 18 car parking spaces and creation of cycle/pedestrian mews and green link connecting Crawley Road with Downhills Way and Lordship Rec.

Applicant: Frankum Mews Limited

Agent: Collective Planning

Ownership: Private

Case Officer Contact: Christopher Smith

2. BACKGROUND

2.1. The proposed development is being reported to Planning Sub-Committee to enable members to view it in good time ahead of a full planning application submission. Any comments made are of a provisional nature only and will not prejudice the final outcome of any formally submitted planning application.

2.2. It is anticipated that the planning application, once received, will be presented to the Planning Sub-Committee in May 2019. The applicant has been recently engaged in pre-application discussions with Haringey Officers.

3. SITE AND SURROUNDINGS

3.1. The site is a 1.12ha plot of land located at the eastern end of Crawley Road, and to the west of Downhills Way. The site currently contains a taxi care/vehicle repair centre (Use Class B2).

3.2. To the north and south of the site are further business and light industrial activities, whilst two storey residential properties border the site to the south-east as well as covering large parts of the wider surrounding area. Immediately to the north of the site is a culverted waterway (Moselle River).

4. Lordship Recreation Ground is located a short distance to the west of the site. The site forms the central part of Site Allocation SA60 in the Council's Site

Allocations DPD which allocates this light industrial zone for residential development.

5. PROPOSED DEVELOPMENT

- 5.1. The proposal comprises demolition of the existing buildings on site and erection of a 'mews-style' development formed of two blocks of flats (max. four storeys) and ten houses (three storeys).
- 5.2. The scheme would include 18 car parking spaces plus cycle parking.
- 5.3. The scheme would create a new route through the site for pedestrians and cycles only to connect Crawley Road with Lordship Recreation Ground.

6. PLANNING HISTORY

- 6.1. The site has no detailed planning history.

7. CONSULTATIONS

7.1. Public Consultation

- 7.2. This scheme is currently at pre-application stage and therefore no formal consultation has been undertaken. The applicant has undertaken the private delivery of leaflets in the local area to publicise the scheme.

7.3. Development Management Forum

- 7.4. The proposal was presented at a DM Forum on 26th November 2018.
- 7.5. Residents principally raised comments about building heights, vehicle access and traffic, pedestrian safety, impact on residential privacy and also potential future development on adjacent sites.

7.6. Quality Review Panel

- 7.7. A previous version of the proposal was assessed by the Quality Review Panel (QRP) on 26th September 2018. The QRP's report is attached as **Appendix 1**.
- 7.8. Following the QRP review the applicant amended the scheme. The masterplan for the site allocation has been revised, as has the layout of houses, flats and parking, landscaping and finishing materials. The amended scheme is to be reported again to QRP and the comments will be relayed to Members on the evening of the committee.
- 7.9. The submission of a full planning application is anticipated towards the end of February 2019.

8. MATERIAL PLANNING CONSIDERATIONS

- 8.1. The Council's initial views on the development proposals are outlined below:
- 8.2. *Principle of Development and Masterplanning*
- 8.3. The development proposals would be acceptable in principle as this industrial area is identified for replacement with residential development within the Council's Site Allocations DPD (SA60 – Barber Wilson). However, this is subject to the submission of further detailed information that demonstrates the existing employment activities are no longer viable or suitable in this location.
- 8.4. The development would provide a pedestrian/cycle route on an east-west axis as required by the site allocation. The site allocation also requires the retention of some employment activities on site, at a minimum within the existing Barber, Wilson and Co. building which itself must be retained, and further information is required demonstrating how employment uses would be formally retained within this wider site allocation as part of a functioning masterplan.
- 8.5. *Design and Appearance*
- 8.6. The scheme would be a high quality contemporary development with robust finishing materials that would improve the character of this locality. The layout is logical given the requirement for an east-west pedestrian/cycle route.
- 8.7. The height of the proposed buildings is generally acceptable in principle but the fourth storey level on the block of flats must be positioned and designed in order to have a respectful impact on the local street scene.
- 8.8. The route of the pedestrian/cycle link also requires further thought as it does not currently provide a direct link to Lordship Rec across Downhills Way.
- 8.9. *Residential Unit Mix and Affordable Housing*
- 8.10. The development would provide a high proportion of family houses which is acceptable in this area of traditional housing. Details of affordable housing levels, tenure and mix have not yet been provided. Further information on this matter has been requested by the Council.
- 8.11. *Density*
- 8.12. An indicative density of 60-75 units per hectare across the proposed masterplan area is considered reasonable given that the Mayor's density matrix indicates between 35 and 95 u/ha for a site with these characteristics would be appropriate.

8.13. *Transportation and Parking*

8.14. The site has a relatively low PTAL rating of 2-3. The development would comprise one parking space for each of the family-sized properties and a few additional spaces, up to a total of 18. This number of spaces is considered to be appropriate for the scheme.

8.15. *Impacts on Amenity of Surrounding Residents*

8.16. The general layout of the scheme would not have a material adverse impact affect residential amenity.

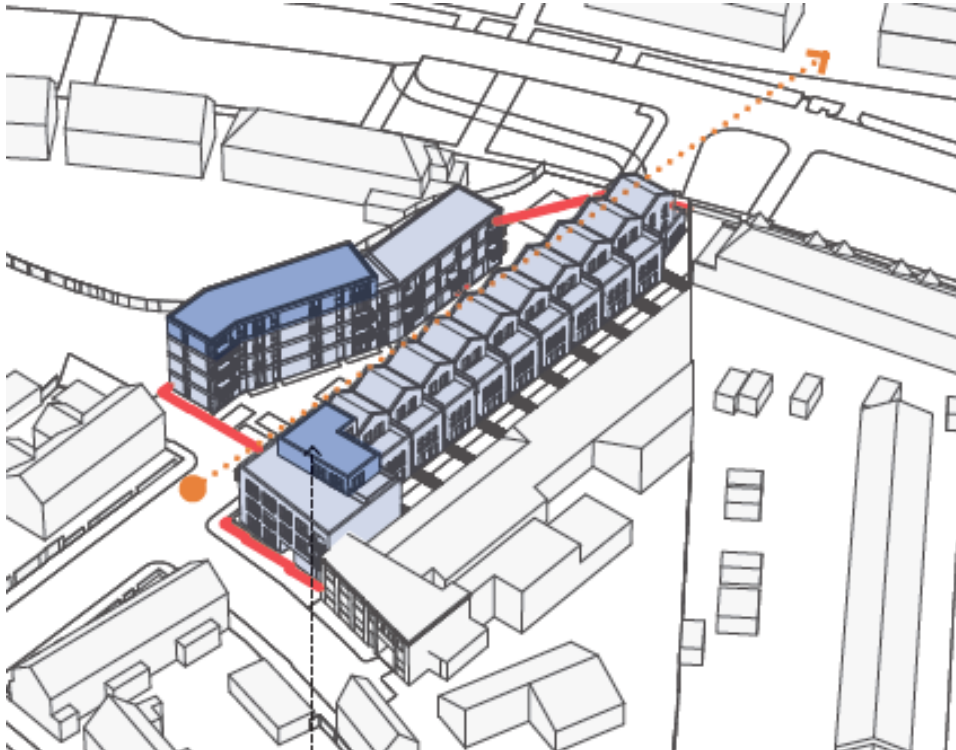
8.17. The houses to the south must be protected from noise disturbance and/or dust that could occur from existing employment uses to the south.

PLANS AND IMAGES

Layout Plan



Axonometric View



View from Crawley Road



View from Downhills Way



APPENDIX 1

1. Project name and site address

38 Crawley Road, Wood Green, London N22 6AG

2. Presenting team

David Highfield	Frankum Mews Development Ltd
Andrew Brown	Architecture519
John Ferguson	Collective Planning
Mark Wiseman	Collective Planning

3. Aims of the Quality Review Panel meeting

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

4. Planning authority's views

The site is a 1.12ha plot of land located at the eastern end of Crawley Road, and to the west of Downhills Way. It is currently occupied by a vehicle repair business. To the north and south of the site are further business and light industrial activities, whilst two storey residential properties border the site to the south-east as well as covering large parts of the wider surrounding area. Immediately to the north of the site is a culverted waterway (Moselle River) and a park is across Downhills Way to the east.

The site covers approximately one-third of site allocation SA60 as identified by the Site Allocations DPD 2017. This requires the provision of a green cycle and pedestrian link through the site to Lordship Recreation Ground, and de-culverting of the river (which may not affect this site). Any development on part of SA60 should also demonstrate an appropriate masterplan for entire site allocation. The site has a PTAL rating of 1a. The site does not contain any listed buildings and is not within a conservation area.

Officers are supportive of the general development principles including the pedestrian and cycle link. Further information on the existing employment activities are required, in addition to further discussions in respect of the scale, bulk and siting of the buildings, design detail and finishing materials, housing affordability and mix, layout, landscaping and drainage, accessibility and servicing - amongst other matters.

5. Quality Review Panel's views

Summary

The Quality Review Panel welcomes the opportunity to review the indicative masterplan at a pre-application stage, and feels the broad principles of the development are well considered. The northern section of the masterplan is well-resolved, but the panel thinks there is scope to improve the area to the south, especially with regard to the layout of buildings and spaces between them. In general, the panel would like to know more about the strategic approach to soft and hard landscape, and links to green spaces beyond the site. The design of the central linear space will be important to the success of the scheme. The panel encourages further work to explore the integration of vehicular movement and parking, and how ground floor accommodation can generate activity and natural surveillance, whilst also affording the dwellings' adequate privacy. The architectural expression of the scheme has a welcome simplicity, and the panel offered some detailed comments to support its continuing design development.

Massing and indicative masterplan

- The panel feels that the northern section of the indicative masterplan is well-resolved.
- In the planning application site (the central area of the masterplan), the simple layout and plot coverage seems to work well.
- The proposed density of the scheme seems appropriate for the site, and the panel feels that the massing has been handled well.
- There remains scope to improve the southern section of the masterplan, in terms of the layout of buildings, the nature of spaces between them, access and movement.
- The relationships between residential and employment uses, and between new and existing buildings would also benefit from more thought.
- The panel notes that anticipated adjacent sites within the indicative masterplan may not come forward for development, so the current proposals should make allowance for this.

Place-making, public realm and landscape design

- In terms of the proposed application site (centrally located within the indicative masterplan), the panel would encourage the design team to clarify whether the aim is for the central space to have the character of a 'mews' or a 'green' link.
- The panel would encourage the early involvement of an experienced landscape architect, to help resolve the character and use of streets and spaces.

- A vehicular through-route is not currently proposed, which creates an opportunity to explore alternative vehicle access arrangements. For example, parking areas could be located centrally in which case the carriageway could occupy a smaller area of the site.
- This could allow for a different balance of hard and soft landscape, and different approaches to defining public and private space.
- It would like to see the space within the central mews tightened up slightly, to create more generous back gardens.
- The panel questions whether the part-undercroft car-ports are a successful way of integrating cars into the scheme. It would encourage the design team to explore other options to improve the relationship between the homes and external spaces.
- Consideration of an appropriate strategy for visitor parking would also be welcomed, in addition to how fly-parking would be managed.
- The design team should explore the feasibility of opening up a section of the Moselle river. Council officers could help to facilitate discussions with the Environment Agency in this regard.
- The panel would also like to see how the connection to the park might be able to work.

Scheme layout, and architectural expression

- The panel welcomes the simplicity of the architecture proposed. However, it questions whether the 'bookend' elements need to stand forward of the central wings of accommodation, and would encourage the design team to explore adjusting this aspect of the design.
- The panel would encourage further work to enhance privacy and defensibility of ground floor accommodation, particularly in prominent corner locations. In addition, consideration should be given to the quality of outlook and daylight to the rear of the mews houses.
- The panel notes that in current proposals, the ground floor elevations are lacking in articulation and activity; the view from the public realm is of undercroft parking areas and dead frontages, and this needs further consideration.
- It would encourage the design team to achieve a greater consistency across the scheme through simplifying the palette of brick types, and ensuring that the materials are high quality and detailed well.

- Where a dark palette of materials is currently shown at ground level, the panel thinks lighter tones could help to enliven the streetscene.
- The outlook of the top floor flats in Blocks A and B would benefit from further consideration as they overlook large expanses of flat roof.

Sustainable design

- The panel would like to know more about the strategic approach to energy efficiency and environmental sustainability for the scheme as a whole.
- The roofscape holds potential as a location for PV panels; in addition, identifying parts of the development to have living roofs can help with environmental sustainability. The panel would like to see these issues considered as the scheme progresses.
- It would also like to know more information about how the development will support biodiversity.

Next Steps

The panel would welcome a further opportunity to consider the proposals at a chair's review. It highlights a number of action points for consideration by the design team, in consultation with Haringey officers.



Report for:	Planning Sub Committee Date: 07 February 2019	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				
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.	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. Awaiting GLA Stage II submission (requires S106 being finalised)	James Hughes	Robbie McNaugher
Iceland, Land at Brook Road, N22 HGY/2017/2886	Redevelopment of site and erection of four independent residential blocks providing 148 residential units.	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. Updating information regarding medical centre, highways agreement and profit margin. Awaiting GLA Stage II submission (requires S106 being finalised). Additional out sourced viability analysis requested by GLA at applicants' expense. GLA satisfied with additional energy information.	Samuel Uff	John McRory
Chocolate	Partial demolition, change of use and extension of	Members resolved to grant	Martin Cowie	John McRory

Factory, N22 HGY/2017/3020	<p>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>	<p>planning permission subject to the signing of a section 106 legal agreement. Not yet signed.</p> <p>Awaiting GLA Stage II approval.</p>		
168 Park View Road HGY/2018/0076	<p>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</p>	<p>Members resolved to grant planning permission subject to the signing of a S106 legal agreement. Awaiting mortgagee agreement of s106</p>	<p>Tobias Finlayson</p>	<p>John McRory</p>
Kwik Fit' 163 Tottenham Lane HGY/2018/1874	<p>Section 73 planning application - amendment to permitted scheme to allow gym use in place of MOT/Garage</p>	<p>S106 deed of variation signed/sealed - decision to be issued shortly.</p>	<p>Tobias Finlayson</p>	<p>John McRory</p>
159 Tottenham Lane N8 9BT	<p>Variation of Condition 2 (approved drawings) attached to planning permission HGY/2016/3176, namely to facilitate revised building heights, repositioned flank elevation walls, new green roof and glass balustrade at rear first floor level, relocation of PV panels to main roof, additional rear third floor balcony, changes to overall fenestration (including omission of oriel windows), reconfigured internal layout, reconfigured entrance gates and revised landscaping arrangements with enclosed cycle stores to rear. Also variation of Condition 3 (materials), Condition 5 (waste storage), Condition</p>	<p>S106 outstanding</p>	<p>Valerie Okeiyi</p>	<p>John McRory</p>

	8 (cycle parking) and Condition 24 (landscaping) attached to planning permission HGY/2016/3176, to reflect proposed changes to approved drawings			
APPLICATIONS SUBMITTED TO BE DECIDED				
Mowlem Trading Estate HGY/2018/0683	Section 73 planning application - Variation of a Condition 2 (plans and specifications) attached to planning application ref. HGY/2014/1648 to: increase car parking to Unit A from 13 to 17; decrease no. of disabled parking bays from 2 to 1; secure parking area; external storage up to 5m proposed along the northern and eastern boundaries and parking island; and amendment to servicing.	Draft 106 sent	Laurence Ackrill	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.	Principle acceptable Aiming for 11/3 committee	Tobias Finlayson	John McRory
423-435 West Green Road (former Red House Care Home) 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	Under assessment. Affordable level to be increased to above 50%. Amendments to detailed design also required. Re-consultation to take place. Committee March 11 th .	Chris Smith	John McRory

Tottenham Chances 399-401 High Road N17 HGY/2018/1582	Refurbishment of existing premises and extensions to provide 24 flats	Principle acceptable. Amended plans have been submitted for review. Viability report being independently assessed	Valerie Okeiyi	John McRory
Tottenham Hale Station	Various alterations to existing consent	Application submitted further justification for the changes has been requested.	Gareth Prosser	Robbie McNaugher
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 finished on 28/11/2018. Decision date 23/01/2019. Aiming for March Committee. Main issue is Crossrail Safeguarded area of the site. Some additional low carbon / design / management of courtyard and access to amenity details requested	Samuel Uff	John McRory
Former Newstead's Nursing Home, Broadlands Road HGY/2018/3205	Demolition of existing building and erection of three buildings between two and three storeys in heights to provide ten residential dwellings, private and communal amenity space and other associated development.	Redevelopment and loss of vacant care home acceptable in principle. Design and conservation concerns	Valerie Okeiyi	John McRory

		Concern over underdevelopment of the site. Viability report being independently assessed		
67 Lawrence Road N15 HGY/2018/3655	Variation of Condition 2 pursuant to planning permission dated 17 January 2018 (ref: HGY/2016/1212) to substitute drawings involving separation of the live/work units, reduction in width of vehicle access, reconfiguration of the bin store, and provision of additional bicycle storage and basement plant room (amended floorspace figure of 6,643 GIA)	Viability assessment being independently assessed Consults finished on 07/01/2019. Decision date 06/03/2019	Valerie Okeiyi	John McRory
45-63 Lawrence Road N15 HGY/2018/3654	Variation of Condition 2 pursuant to planning permission dated 17 January 2018 (ref: HGY/2016/1213) to substitute drawings involving reduction of number of units to 75, rearrangement of bicycle storage, slight reduction of building mass, alterations to dwelling layouts and sizes, slight amendments to the public realm, and other minor amendments to the approved scheme	Viability report being independently assessed Consults finished on 07/01/2019. Decision date 04/03/2019	Valerie Okeiyi	John McRory
IN PRE-APPLICATION DISCUSSIONS - TO BE SUBMITTED SOON				
Former Taxi Care Centre, 38 Crawley Road	Residential development for 28 units including pedestrian/cycle link through the site to connect with Lordship Rec. Max four storeys. Includes masterplan demonstrating wider development of site allocation (Barber Wilson – SA60).	Principle acceptable subject to compliance with DM40 (loss of non-designated employment) and site allocation. PPA signed. Chairs Review and	Chris Smith	John McRory

		PAC imminent. Submission expected end of Feb 2019.		
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
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	Nathaniel Baker	Robbie McNaugher
Car Park to rear of Kerswell Close	Re-development of the car-park and open space area to provide 44 Pocket Living one-bed units. Part three part six storey building on corner with St Anns and Seven Sisters Road.	QRP recommended taller building with improved public realm, but this has not been followed. Application submitted decision due by end of Feb 2019. Will be refused.	Chris Smith	Robbie McNaugher
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
Clarendon	Reserved Matters application to be submitted early	Pre-application discussions	Valerie Okeiyi	John McRory

Gasworks (Eastern Quarter)	2019 for blocks D1 and D2 only of the eastern quarters.	taking place on the eastern quarters QRP was recently held		
22, 22a & 24 Broadlands Road and 13 Denewood Road	Revised scheme for circa 29 over 55 'downsizing' apartments that now retains buildings based on previous advice as they positively contribute to the Highgate CA.	Further revisions required due to primarily conservation and design concerns as well as questioning demand for over 55s Follow-up QRP to be held 30/1	Tobias Finlayson	John McRory
IN PRE-APPLICATION DISCUSSIONS				
175 Willoughby Lane	Provision of 4,530 sqm (GIA) of industrial floor space, provided at ground and mezzanine level, with HGV access incorporated through the floorplan. The upper levels propose to include two levels totalling 3,160 sqm (GIA) of commercial (B1) floorspace and 188 residential units, reaching up to eleven storeys (above ground industrial level).	Pre-app meeting held 8 th Jan. Letter being drafted.	Chris Smith	Robbie McNaugher
78-92 Stamford Road	Demolition of existing two storey buildings and erection of part 3 storey and part 7 storey mixed use building consisting of 1997sqm of commercial space (including 5no tethered residential units) and 34 residential flats (17x1bed, 10x2bed, 7x3bed).	Pre-app meeting 4 th Feb.	Chris Smith	Robbie McNaugher
48-54 High Road, Wood Green	Redevelopment of the site to create a part 6 storey and part 8 storey mixed use development over the existing retail units at ground floor to provide 76 residential dwellings, 2,800sqm of ground floor retail, 868sqm of first floor retail and office space.	Principle acceptable – pre-app letter issued. Revised scheme to be submitted.	Chris Smith	John McRory
48-50 Park Avenue, N22	Demolition of existing buildings and redevelopment of the site to provide 18 residential units, arranged	Demolition requires justification before principle of development is	Chris Smith	John McRory

	of a single block of accommodation.	accepted.		
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: Overbury/Eade Road, Arena Design Centre,	Warehouse Living and other proposals across several sites.	Principle maybe acceptable but a more comprehensive approach is required to satisfy the Warehouse Living Policy.	Martin Cowie	Robbie McNaugher

Omega Works sites, Haringey Warehouse District				
Peacock Industrial Estate, White Hart Lane	Mixed use scheme of 282 residential units and 3000 sqm commercial/retail space.	Pre-application note issued. Further pre-application advice sought from applicant.	James Hughes	Robbie McNaugher
157-159 Hornsey Park Road	Redevelopment of existing dilapidated construction yard to provide 40 new-build self-contained flats.	Early pre-application discussions taking place	Valerie Okeiyi	John McRory
Northwood Hall	Erection of an additional storey to existing building to provide 24 residential units	Pre-application discussions have taken place. Concern remains with scale and design of proposal.	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. Officers meeting with landowner to seek a masterplanned approach.	Martin Cowie	Robbie McNaugher
High Road West	Comprehensive redevelopment of site for residential led mixed-use scheme	Pre-application discussions taking place.	Martin Cowie	Robbie McNaugher
Lynton Road/Park	Demolition of existing buildings and redevelopment	Principle acceptable – in pre-	Tobias	John McRory

Road	of the site to create a mixed-use development comprising employment floor space and new residential accommodation circ. 88 units.	application discussion; Revised scheme to be submitted	Finlayson	
Garage adjacent to 555 White Hart Lane N17	Redevelopment of White Hart Lane Service Station and associated shop to mixed use scheme. Various options including 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	Pre-application meeting held – principle unacceptable due to being Locally Significant Industrial Site and also poor design and amenity	Tobias Finlayson	John McRory
The National Hotel 17- 19 Queens Avenue N10 3PE	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	Pre-application meeting held – principle acceptable although conservation, design and parking issues need to be resolved.	Tobias Finlayson	John McRory
3 Colney Hatch Lane	Demolition of existing house and erection of 24 flats	Pre-app meeting held Unacceptable in terms of principle (garden land), conservation and design and parking	Tobias Finlayson	John McRory
90 Fortis Green	Demolition of the existing buildings to allow the erection of two residential buildings (Class C3) of	Pre-application meeting held – principle likely acceptable	Tobias Finlayson	John McRory

N2 9EY	part 4, part-5, and part-6 storeys to provide 71 residential units with associated open space, disabled car parking and landscaping.	although conservation, design and parking issues need to be resolved.		
M & S Muswell Hill PRE/2018/0203	22 residential flats above and 19 residential parking space	Meeting 28/9 Unacceptable in conservation and design terms Potential to acquire adjoining council carpark being investigated in order to form basis for revised scheme	Tobias Finlayson	John McRory
Somerlese Courtenay Avenue N6 4LP PRE/2018/0241	Replacement house on the site of Somerlese in Courtenay Avenue.	Meeting undertaken. Proposed massing and scale largely within existing footprint however changes to character and appearance is considered unacceptable. Pre-app report issued on amended proposal.	Gareth Prosser	John McRory
APPEALS and JRs				
Goods Yard 36 and 44-52 White Hart Lane HGY/2018/0187 HGY/2018/0188	Hybrid Application (layout, scale, appearance, landscaping and access within the site reserved 330 residential units + Conservation Area Demolition.	Draft S106 costings issued to Appellant 10.01.2019. Case Plan with Emma. Draft SoCG to be issued to Appellant 18.02.2019. SoCG due to PINS 13.03.2019. Public Inquiry 05/2019.		James Hughes
26-28 Brownlow Road HGY/2018/0309	Demolition of existing buildings; erection of a part-3 and part-4 storey building with additional inset top floor comprising 27 flats; erection of 3 detached dwellings to the rear with 4 parking spaces, provision	Written representations requested by appellant No start date as yet		Tobias Finlayson

	of 3 disabled parking spaces at the front; cycle, refuse and recycling storage; provision of new access onto Brownlow Road and accessway to the rear		
44-46 High Road HGY/2018/1472	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.	Public Inquiry: Con on 31 st January. Statement of Case due 8 th March Potential Inquiry dates: 20 th May, 9 th September or 7 th October	Nathaniel Baker

HARINGEY COUNCIL

PLANNING COMMITTEE

APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 29/11/2018 AND 25/01/2019

BACKGROUND PAPERS

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

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

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

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

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

Application Type codes:

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

Recommendation Type codes:

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

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

Application No: **HGY/2018/3429** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 24/12/2018
 Location: 306 Alexandra Park Road N22 7BD
 Proposal: Certificate of lawfulness: existing use. 5 self-contained units

CLUP Applications Decided: 4

Application No: **HGY/2018/3586** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 06/12/2018
 Location: 216 Victoria Road N22 7XQ
 Proposal: Certificate of Lawfulness for proposed rear dormer and outrigger extension to facilitate a loft conversion with rooflights.

Application No: **HGY/2018/3698** Officer: Mercy Oruwari
 Decision: PERM DEV Decision Date: 21/12/2018
 Location: 23 Victoria Road N22 7XA
 Proposal: Certificate of lawfulness for the formation of a rear dormer and hip to gable extension including the insertion of 3 front rooflights and a Juliet balcony - proposed use

Application No: **HGY/2018/3719** Officer: Mercy Oruwari
 Decision: PERM DEV Decision Date: 31/12/2018
 Location: 219 Albert Road N22 7AQ
 Proposal: Certificate of lawfulness for the conversion of the garage into a habitable room - proposed use

Application No: **HGY/2018/3781** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 28/12/2018
 Location: 58 Palace Gates Road N22 7BL
 Proposal: Certificate of Lawfulness for proposed single storey rear extension and rear dormer to facilitate a loft conversion

FUL Applications Decided: 16

Application No: **HGY/2018/2867** Officer: Samuel Uff
 Decision: GTD Decision Date: 19/12/2018
 Location: 107 Crescent Road N22 7RU
 Proposal: Re-roofing of the entire roof to natural slate material, in conjunction with rear dormer roof extension to main roof and the rear outrigger, plus 3 x front rooflights

Application No: **HGY/2018/2933** Officer: Samuel Uff
 Decision: GTD Decision Date: 17/12/2018
 Location: 14 Rhodes Avenue N22 7UT
 Proposal: Erection of ground floor rear extension following demolition of existing the existing structure.

Application No: **HGY/2018/3113** Officer: Shay Bugler
 Decision: GTD Decision Date: 05/12/2018
 Location: 58 Palace Gates Road N22 7BL
 Proposal: Demolition of existing extension and an erection of a side extension to the building and erection of a side infill to the rear of the main building and replacement to original lean to extension.

Application No:	HGY/2018/3133	Officer:	Shay Bugler
Decision:	GTD	Decision Date:	25/01/2019
Location:	55 Vallance Road N22 7UF		
Proposal:	Demolition of a learn to side extension; increase in door height and width to the rear of the property.		
Application No:	HGY/2018/3178	Officer:	Jake Atkins
Decision:	GTD	Decision Date:	10/12/2018
Location:	37 Vallance Road N22 7UD		
Proposal:	Replacement of front elevation windows		
Application No:	HGY/2018/3285	Officer:	Shay Bugler
Decision:	GTD	Decision Date:	21/12/2018
Location:	89 Grove Avenue N10 2AL		
Proposal:	Hip-to-Gable roof extension with rear dormer and roof lights to front roof.		
Application No:	HGY/2018/3288	Officer:	Shay Bugler
Decision:	GTD	Decision Date:	21/12/2018
Location:	87 Grove Avenue N10 2AL		
Proposal:	Hip-to-Gable roof extension with rear dormer and roof lights to front roof.		
Application No:	HGY/2018/3291	Officer:	Shay Bugler
Decision:	GTD	Decision Date:	09/01/2019
Location:	44 Grove Avenue N10 2AR		
Proposal:	Erection of a rear patio, level lawned areas at the rear of the garden, provide a decked area and relocate the existing shed.		
Application No:	HGY/2018/3296	Officer:	Shay Bugler
Decision:	REF	Decision Date:	21/12/2018
Location:	27 Dukes Avenue N10 2PX		
Proposal:	Replacement of existing off street parking bays and the erection of a single storey dwelling house to the rear of the site.		
Application No:	HGY/2018/3447	Officer:	Shay Bugler
Decision:	REF	Decision Date:	03/01/2019
Location:	88 Victoria Road N22 7XF		
Proposal:	Construction of a roof extension.		
Application No:	HGY/2018/3470	Officer:	Shay Bugler
Decision:	GTD	Decision Date:	17/01/2019
Location:	47 Curzon Road N10 2RB		
Proposal:	Construction of new rear elevation; erection of a side infill rear extension and installation of cooling condenser to the rear garden.		
Application No:	HGY/2018/3486	Officer:	Shay Bugler
Decision:	GTD	Decision Date:	14/01/2019
Location:	71 Muswell Avenue N10 2EH		
Proposal:	Erection of a single storey rear infill extension and a rear dormer; inclusion of three rooflights to front of the property.		

Application No: **HGY/2018/3518** Officer: Shay Bugler
 Decision: REF Decision Date: 04/01/2019
 Location: 33 Albert Road N22 7AA
 Proposal: Demolition of existing ancillary outbuilding and erection of a part 1, part 2 storey ancillary outbuilding and basement to provide accommodation incidental to the primary use of the dwelling.

Application No: **HGY/2018/3694** Officer: Matthew Gunning
 Decision: GTD Decision Date: 15/01/2019
 Location: 23 Donovan Avenue N10 2JU
 Proposal: Rear bay window extension

Application No: **HGY/2018/3710** Officer: Samuel Uff
 Decision: GTD Decision Date: 23/01/2019
 Location: 29 Vallance Road N22 7UD
 Proposal: Single storey rear extension

Application No: **HGY/2018/3776** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 17/01/2019
 Location: 38 Elms Avenue N10 2JP
 Proposal: Erection of full-width single storey rear extension to replace existing partial-width single storey rear extension.

NON Applications Decided: 1

Application No: **HGY/2018/3693** Officer: Matthew Gunning
 Decision: GTD Decision Date: 19/12/2018
 Location: 23 Donovan Avenue N10 2JU
 Proposal: Non-material amendment following a grant of planning permission HGY/2017/3374: revision of approved side extension roof from pitched to flat to suit adjacent neighbour's extension.

PNE Applications Decided: 1

Application No: **HGY/2018/3142** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 06/12/2018
 Location: 23 Victoria Road N22 7XA
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 5.95m, for which the maximum height would be 3.9m and for which the height of the eaves would be 2.6m

RES Applications Decided: 4

Application No: **HGY/2018/2053** Officer: Christopher Smith
 Decision: GTD Decision Date: 29/11/2018
 Location: Alexandra Palace Alexandra Palace Way N22 7AY
 Proposal: Approval of details pursuant to condition 11 (Secured by Design) attached to planning permission HGY/2014/3122.

Application No: **HGY/2018/3326** Officer: Christopher Smith
 Decision: GTD Decision Date: 08/01/2019
 Location: Alexandra Palace Alexandra Palace Way N22 7AY
 Proposal: Approval of details pursuant to condition 11b (exterior repairs) attached to Listed Building Consent HGY/2014/3291.

Application No: **HGY/2018/3411** Officer: Christopher Smith
 Decision: GTD Decision Date: 18/12/2018
 Location: Alexandra Palace Alexandra Palace Way N22 7AY
 Proposal: Approval of details pursuant to condition 8 (partial discharge: 8d -internal and external signage) attached to Listed Building Consent HGY/2014/3291

Application No: **HGY/2018/3412** Officer: Christopher Smith
 Decision: GTD Decision Date: 18/12/2018
 Location: Alexandra Palace Alexandra Palace Way N22 7AY
 Proposal: Approval of details pursuant to condition 11 (partial discharge: 11e - signage) attached to Listed Building Consent HGY/2014/3291.

TPO Applications Decided: 2

Application No: **HGY/2018/3342** Officer: Matthew Gunning
 Decision: GTD Decision Date: 14/12/2018
 Location: 36 Barnard Hill N10 2HB
 Proposal: Works to trees protected by a TPO: T1: Lime: Re-pollard to previous points as part of regular maintenance and to keep at a size suitable for location T2: Horse chestnut: Pollard to previous points as part of regular maintenance and to keep at a size suitable for location T3: Lime: Pollard to previous points as part of regular maintenance and to keep at a size suitable for location.

Application No: **HGY/2018/3346** Officer: Matthew Gunning
 Decision: GTD Decision Date: 20/12/2018
 Location: 86 Muswell Road N10 2BE
 Proposal: Works to tree protected by a TPO: Bay (T1) - Reduce crown by up to 2-3m on all aspects. The tree is very large for the space and the plan is to encourage lower growth and restrict the root growth.

Total Applications Decided for Ward: 29WARD: **Bounds Green****CLDE Applications Decided: 1**

Application No: **HGY/2018/3595** Officer: Laina Levassor
 Decision: REF Decision Date: 21/12/2018
 Location: 18 Eastern Road N22 7DD
 Proposal: Certificate of Lawfulness for existing use as C4 HMO (for up to 6 Occupants)

FUL Applications Decided: 3

Application No: **HGY/2018/3127** Officer: Roland Sheldon
 Decision: REF Decision Date: 12/12/2018
 Location: 13 Maidstone Road N11 2TR
 Proposal: Proposed second floor rear extension

Application No: **HGY/2018/3559** Officer: Samuel Uff
 Decision: GTD Decision Date: 24/01/2019
 Location: 48 Woodfield Way N11 2NS
 Proposal: Erection of single storey rear extensions

Application No: **HGY/2018/3624** Officer: Samuel Uff
 Decision: GTD Decision Date: 21/01/2019
 Location: Silverline Place 91 Trinity Road N22 8YB
 Proposal: Erection of mansard roof providing additional office space.

LBC Applications Decided: 1

Application No: **HGY/2018/3492** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 15/01/2019
 Location: Porters and Walters Almshouses Nightingale Road N22 8PZ
 Proposal: The dismantling and re-construction of two existing brick walls

LCD Applications Decided: 1

Application No: **HGY/2018/3621** Officer: Samuel Uff
 Decision: GTD Decision Date: 16/01/2019
 Location: 12 Trinity Road N22 8LB
 Proposal: Replacement existing front windows with matching timber frames and rear windows with matching upvc frames.

RES Applications Decided: 2

Application No: **HGY/2018/2241** Officer: Matthew Gunning
 Decision: GTD Decision Date: 31/12/2018
 Location: 6-8 Brownlow Road N11 2DE
 Proposal: Approval of details pursuant to condition 5 (treatment of the surroundings) attached to planning permission HGY/2013/2511

Application No: **HGY/2018/2242** Officer: Matthew Gunning
 Decision: GTD Decision Date: 31/12/2018
 Location: 6-8 Brownlow Road N11 2DE
 Proposal: Approval of details pursuant to condition 13 (recycle and refuse storage) attached to planning permission HGY/2013/2511

Total Applications Decided for Ward: 8WARD: **Bruce Grove****CLUP Applications Decided: 1**

Application No: **HGY/2018/3712** Officer: Mercy Oruwari
 Decision: PERM DEV Decision Date: 31/12/2018
 Location: 85 Higham Road N17 6NL
 Proposal: Certificate of lawfulness for the formation of a rear dormer, including the insertion of 3 front rooflights

COND Applications Decided: 1

Application No: **HGY/2018/3619** Officer: Samuel Uff
 Decision: GTD Decision Date: 11/01/2019
 Location: 6 Philip Lane N15 4JB
 Proposal: Variation of condition 2 and removal of condition 3 (approved plans) attached to planning permission HGY/2018/2541

FUL Applications Decided: 8

Application No:	HGY/2018/2061	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	04/12/2018
Location:	131 St Loys Road N17 6UE		
Proposal:	Erection of a 2 bedroom, single storey dwelling house with cycle storage and refuse & recycling facilities together with associated landscaping on the land adjacent to 131 St. Loys Road.		
Application No:	HGY/2018/3298	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	19/12/2018
Location:	Flat B 40 Handsworth Road N17 6DE		
Proposal:	Loft conversion including rear dormer and 3 velux roof lights, and roof terrace on existing closet wing		
Application No:	HGY/2018/3311	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	24/12/2018
Location:	6 Philip Lane N15 4JB		
Proposal:	Erection of second floor extension to create a self-contained flat, alteration to existing windows, partial demolition and reconstruction of the first floor rear outrigger in matching brickwork		
Application No:	HGY/2018/3358	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	06/12/2018
Location:	27 Radley Road N17 6RL		
Proposal:	Removal of existing single glazed timber windows and replacement with new PVC-u double glazed windows.		
Application No:	HGY/2018/3402	Officer:	Jake Atkins
Decision:	GTD	Decision Date:	18/12/2018
Location:	54 St Margarets Road N17 6TY		
Proposal:	Infill rear elevation indent		
Application No:	HGY/2018/3515	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	27/12/2018
Location:	38A Napier Road N17 6YE		
Proposal:	Erection of rear dormer roof extension; creation of roof terrace with associated balustrade; installation of 3 x front rooflights; and replacement of existing uPVC windows with timber sash		
Application No:	HGY/2018/3519	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	04/01/2019
Location:	66 Higham Road N17 6NQ		
Proposal:	Erection of rear dormer roof extension and single storey rear extension		
Application No:	HGY/2018/3789	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	23/01/2019
Location:	7 Chaplin Road N17 6QE		
Proposal:	Replace the existing front door		

PNE Applications Decided: 1

Application No:	HGY/2018/3567	Officer:	Neil McClellan
Decision:	PN REFUSED	Decision Date:	08/01/2019
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 2.5m and for which the height of the eaves would be 2.3m.		

Total Applications Decided for Ward: 11WARD: **Crouch End****ADV Applications Decided: 1**

Application No: **HGY/2018/3439** Officer: Roland Sheldon

Decision: GTD Decision Date: 10/01/2019

Location: Chicken Shop 46 The Broadway N8 9SU

Proposal: Replacement of existing non-illuminated projecting box sign with an externally illuminated projecting box sign and replacement door lettering signage with internally illuminated lettering signage.

COND Applications Decided: 1

Application No: **HGY/2018/3173** Officer: Shay Bugler

Decision: GTD Decision Date: 19/12/2018

Location: 4A Broadway Parade Tottenham Lane N8 9DE

Proposal: Variation to condition 2 (drawings and documents) pursuant to planning ref: HGY/2018/1438 in order to amend the dwelling mix from 1 x 1 bed and 2 x 2 bed flat to 1 x1 bed, 1 x 2 bed with study and 1 x 3 bed; new metal stair from ground floor to second floor to the rear.

FUL Applications Decided: 20

Application No: **HGY/2018/2776** Officer: Matthew Gunning

Decision: GTD Decision Date: 21/12/2018

Location: 20 Broadway Parade Tottenham Lane N8 9DE

Proposal: Alterations to shopfront

Application No: **HGY/2018/2993** Officer: Shay Bugler

Decision: GTD Decision Date: 17/12/2018

Location: 65 Shepherds Hill N6 5RE

Proposal: Demolition of the existing conservatory and construction of a new single storey extension, new roof dormer, gabling of existing 2-storey rear projection and new terrace to the rear.

Application No: **HGY/2018/3040** Officer: Roland Sheldon

Decision: GTD Decision Date: 07/12/2018

Location: 78 Park Road N8 8JQ

Proposal: External seating in addition to the existing external seating area in association with the coffee shop : 2 square tables 7 chairs. Erection of awning to shade existing outdoor seating area.

Application No: **HGY/2018/3151** Officer: Samuel Uff

Decision: GTD Decision Date: 14/12/2018

Location: 22 Tregaron Avenue N8 9EY

Proposal: Ground and lower ground floor rear extensions including excavation below existing cellar and associated works to the rear stairs

Application No: **HGY/2018/3159** Officer: Samuel Uff

Decision: GTD Decision Date: 14/12/2018

Location: Flat 5 12 Christchurch Road N8 9QL

Proposal: Alterations to existing rear dormer to replace window with doors

Application No:	HGY/2018/3162	Officer:	Shay Bugler
Decision:	GTD	Decision Date:	19/12/2018
Location:	20 Avenue Road N6 5DW		
Proposal:	Erection of single storey garden house.		
Application No:	HGY/2018/3207	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	03/12/2018
Location:	Flat 3 52 Coolhurst Road N8 8EU		
Proposal:	Replacement of rear elevation french doors at first floor level and 1no. first floor side elevation window		
Application No:	HGY/2018/3301	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	19/12/2018
Location:	37 Shepherds Hill N6 5QJ		
Proposal:	Loft Conversion involving the erection of rear and side dormer and installation of front roof lights.		
Application No:	HGY/2018/3321	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	13/12/2018
Location:	19 Gladwell Road N8 9AA		
Proposal:	Erection of single storey ground floor side infill and single storey ground floor rear extension.		
Application No:	HGY/2018/3323	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	03/01/2019
Location:	2 Oakington Way N8 9EP		
Proposal:	Retrospective planning application for rear garden boundary fences, and children's play structures.		
Application No:	HGY/2018/3365	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	19/12/2018
Location:	Basement Flat 1 68 Cecile Park N8 9AU		
Proposal:	Single-storey rear extension to a basement flat following the demolition of an existing lean-to extension. Removal of 2no. trees. New light well to front garden and new sash windows in existing bay.		
Application No:	HGY/2018/3405	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	10/01/2019
Location:	Flat 7 81 Shepherds Hill N6 5RG		
Proposal:	Removal of old aluminium frame windows and installation of replacement double glazed windows.		
Application No:	HGY/2018/3434	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	21/01/2019
Location:	140 Crouch Hill N8 9DX		
Proposal:	Alterations to existing rear projection involving replacement roof.		
Application No:	HGY/2018/3445	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	10/01/2019
Location:	22 Crescent Road N8 8AX		
Proposal:	Installation of waterproof render plinth on part of the side wall of the building.		

Application No:	HGY/2018/3478	Officer:	Shay Bugler
Decision:	REF	Decision Date:	08/01/2019
Location:	11 Priory Gardens N6 5QY		
Proposal:	Erection of a single-storey rear extension, two-storey side extension and enlargement of dormer window in existing loft conversion		
Application No:	HGY/2018/3481	Officer:	Shay Bugler
Decision:	GTD	Decision Date:	10/01/2019
Location:	1 Dashwood Road N8 9AD		
Proposal:	Demolition of existing garage and erection of a two-storey detached dwelling house with associated amenity space, refuse and cycle store.		
Application No:	HGY/2018/3636	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	15/01/2019
Location:	62 Shepherds Hill N6 5RN		
Proposal:	Proposed new external roof canopy to form car port		
Application No:	HGY/2018/3639	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	15/01/2019
Location:	80 Claremont Road N6 5BY		
Proposal:	Partial demolition of existing single storey wood structure and erection of replacement single storey extension		
Application No:	HGY/2018/3643	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	15/01/2019
Location:	18 Drylands Road N8 9HN		
Proposal:	Basement extension including lowering of floor and excavation of light/access wells to front and rear.		
Application No:	HGY/2018/3669	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	21/01/2019
Location:	5 Courtside N8 8EW		
Proposal:	Installation of solar photo-voltaic electricity-generating system to house including 21 panels on flat roof.		

NON Applications Decided: 2

Application No:	HGY/2019/0037	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	10/01/2019
Location:	Alford House Stanhope Road N6 5AL		
Proposal:	Non-Material Amendment following a grant of planning permission HGY/2016/1742 to raise the level of the penthouses and extend the height of the existing parapet walls at roof level by 450mm		
Application No:	HGY/2019/0175	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	21/01/2019
Location:	Flat A 29 Haringey Park N8 9JD		
Proposal:	Non-material amendment following a grant of planning permission HGY/2018/2594 involving the retention of the existing terrace to rear side section, addition of steps giving access to communal lawn and modification of proposed pivot door to picture window.		

RES Applications Decided: 10

Application No:	HGY/2018/3275	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	12/12/2018
Location:	Shop 16 Park Road N8 8TD		
Proposal:	Approval of details pursuant to condition 4 (storage and collection of refuse) attached to planning permission HGY/2016/2750		
Application No:	HGY/2018/3327	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	21/01/2019
Location:	161 Tottenham Lane N8 9BT		
Proposal:	Approval of details pursuant to condition 7 (refuse waste storage and recycling facilities) attached to planning permission HGY/2014/3139 as varied by HGY/2016/0512		
Application No:	HGY/2018/3328	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	21/01/2019
Location:	161 Tottenham Lane N8 9BT		
Proposal:	Approval of details pursuant to condition 16 (acoustic insulation) attached to planning permission HGY/2014/3139 as varied by HGY/2016/0512		
Application No:	HGY/2018/3451	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	31/12/2018
Location:	24 Claremont Road N6 5BY		
Proposal:	Approval of details pursuant to condition 3 (materials) attached to planning permission HGY/2016/3702		
Application No:	HGY/2018/3530	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	17/01/2019
Location:	Hornsey Town Hall The Broadway N8 9JJ		
Proposal:	Approval of details pursuant to conditions 30 (attenuation infrastructure) and 31 (sustainable drainage scheme) attached to planning permission HGY/2017/2220		
Application No:	HGY/2018/3531	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	17/01/2019
Location:	Hornsey Town Hall The Broadway N8 9JJ		
Proposal:	Approval of details (in part) pursuant to condition 39a (site investigation) attached to planning permission HGY/2017/2220		
Application No:	HGY/2018/3532	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	02/01/2019
Location:	Hornsey Town Hall The Broadway N8 9JJ		
Proposal:	Approval of details pursuant to condition 46 (Stage 1 Written Scheme of Investigation) attached to planning permission HGY/2017/2220		
Application No:	HGY/2018/3533	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	17/01/2019
Location:	Hornsey Town Hall The Broadway N8 9JJ		
Proposal:	Approval of details pursuant to condition 38 (chimney/flue details) attached to planning permission HGY/2017/2220		
Application No:	HGY/2018/3677	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	18/01/2019
Location:	161 Tottenham Lane N8 9BT		
Proposal:	Approval of details pursuant to condition 6 (details of all levels on the site) attached to planning permission HGY/2014/3139 as varied by HGY/2016/0512.		

Application No: **HGY/2018/3679** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 21/01/2019
 Location: 161 Tottenham Lane N8 9BT
 Proposal: Approval of details pursuant to condition 12 (central dish/aerial system) attached to planning permission HGY/2014/3139 as varied by HGY/2016/0512

TEL Applications Decided: 1

Application No: **HGY/2018/3746** Officer: Kwaku Bossman-Gyamera
 Decision: RNO Decision Date: 27/12/2018
 Location: Rosebery House 165 Tottenham Lane N8 9BY
 Proposal: Notification under the Electronic Communications Code Regulations 2003 (as amended 2017) to utilise permitted development rights for the removal of 1no. cabinet to be replaced by 1no. cabinets

TPO Applications Decided: 3

Application No: **HGY/2018/3246** Officer: Roland Sheldon
 Decision: GTD Decision Date: 10/12/2018
 Location: 137 Hornsey Lane N6 5NH
 Proposal: Works to trees protected by TPOs: Copper Beech Tree: Reduce back overhang and branches touching no 139 to give a 2-3metre clearance 2x Lombardy Poplar Tree: Reduce to previous points of reduction for health and safety of the Trees and neighbouring properties

Application No: **HGY/2018/3343** Officer: Matthew Gunning
 Decision: GTD Decision Date: 17/12/2018
 Location: 23-25 Shepherds Hill N6 5QJ
 Proposal: Works to trees protected by a TPO. T1 + T2 Sycamores: 20% crown reduction, 15% thin out and major dead wood

Application No: **HGY/2018/3697** Officer: Matthew Gunning
 Decision: GTD Decision Date: 22/01/2019
 Location: Alyn Court Crescent Road N8 8AN
 Proposal: Works to various trees protected by an Area TPO from the Haringey Tree Preservation Order No 4 1967

Total Applications Decided for Ward: 38WARD: **Fortis Green****ADV Applications Decided: 1**

Application No: **HGY/2018/3299** Officer: Shay Bugler
 Decision: GTD Decision Date: 19/12/2018
 Location: 138 Fortis Green Road N10 3DU
 Proposal: Retrospective advertisement consent for the erection of fascia sign to the cafe shopfront comprising stainless steel and vinyl lettering (Mini's cafe & bistro), a hanging sign (Mimi's) and one outdoor external light over the fascia signlettering.

CLUP Applications Decided: 1

Application No: **HGY/2018/3772** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 21/12/2018
 Location: 30 Ringwood Avenue N2 9NS
 Proposal: Certificate of Lawfulness for proposed single storey rear extension

FUL Applications Decided: 10

Application No:	HGY/2018/1402	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	14/12/2018
Location:	412 Muswell Hill Broadway N10 1DJ		
Proposal:	Conversion of the first and second floor levels of the existing building to the front, the construction of a third floor to the front and additional storey to the rear to provide 9 residential flats above the ground floor commercial unit involving the creation of a basement level and alterations to the front elevation façade.		
Application No:	HGY/2018/3001	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	07/12/2018
Location:	21 Church Vale N2 9PB		
Proposal:	Erection of rear dormer roof extension; installation of 3 x front rooflights; front entrance canopy; and ground floor side window.		
Application No:	HGY/2018/3084	Officer:	Kwaku Bossman-Gyamera
Decision:	REF	Decision Date:	05/12/2018
Location:	Telecommunications Site Dukes Mews N10 2QR		
Proposal:	Retrospective planning application for a 20 metre high Elara pole (19.74m to top dual stack antenna) and 3no. equipment cabinets and ancillary development thereto.		
Application No:	HGY/2018/3089	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	20/12/2018
Location:	Flats 1-5 36 Tetherdown N10 1NB		
Proposal:	Replacement of existing windows and rear door with new timber double glazed windows and rear door.		
Application No:	HGY/2018/3096	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	04/12/2018
Location:	Dorchester Court Colney Hatch Lane N10 1BU		
Proposal:	Construction of an additional storey to the roof to provide 2 x one bed and 3 x two bed self contained flats with installation of rooflights and roof terraces with glass balustrade at fourth floor level.		
Application No:	HGY/2018/3175	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	20/12/2018
Location:	66 Tetherdown N10 1NG		
Proposal:	Demolition of existing single storey rear extension and erection of new two storey rear extension.		
Application No:	HGY/2018/3220	Officer:	Jake Atkins
Decision:	GTD	Decision Date:	28/12/2018
Location:	Flat F 5-7 Queens Avenue N10 3PE		
Proposal:	Replacement of existing aluminium framed windows with new aluminium framed windows.		
Application No:	HGY/2018/3512	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	21/01/2019
Location:	24 Tetherdown N10 1NB		
Proposal:	Replacement of windows. Current single glazed sash windows to be replaced with double glazed sashes. All remain wooden, white; all features to remain (such as columns, tombstone fenestration, details of the top sashes). Replacement of door with same design featuring three wooden panels, two windows as in the case of the current door. Door to be wooden and white as is currently.		

Application No: **HGY/2018/3614** Officer: Laurence Ackrill
 Decision: REF Decision Date: 16/01/2019
 Location: Flat B 484 Archway Road N6 4NA
 Proposal: Construction of a rear extension at first floor level

Application No: **HGY/2018/3661** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 17/01/2019
 Location: 1 Greenfield Drive N2 9AF
 Proposal: Construction of an ancillary garage building following the demolition of an existing garage building.

NON Applications Decided: 5

Application No: **HGY/2018/3458** Officer: Roland Sheldon
 Decision: GTD Decision Date: 04/12/2018
 Location: 69 Grand Avenue N10 3BS
 Proposal: Non-material amendment to planning application HGY/2018/1343:
 -Design of ground floor rear patio doors
 -Design of rooflights to first floor rear projection
 -Design of second floor dormer windows

Application No: **HGY/2018/3667** Officer: Christopher Smith
 Decision: GTD Decision Date: 18/01/2019
 Location: Coppetts Wood Hospital Coppetts Road N10 1JN
 Proposal: Non-material amendment following a grant of planning permission HGY/2018/1643 to amend the wording of attached conditions 16 (Carbon Reduction), 18 (Site Boiler Facility), 21 (Home Quality Mark) and 25 (Dynamic Thermal Modelling).

Application No: **HGY/2019/0127** Officer: Jake Atkins
 Decision: GTD Decision Date: 17/01/2019
 Location: 67 Lanchester Road N6 4SX
 Proposal: Non-material amendment to planning reference HGY/2018/1302 granted on the 14/06/2018. Proposed amendment is for the retainment of the existing side porch.

Application No: **HGY/2019/0158** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 18/01/2019
 Location: 412 Muswell Hill Broadway N10 1DJ
 Proposal: Non-material amendment following a grant of planning permission HGY/2018/1402 to allow for the relocation of the entrance door to the commercial unit.

Application No: **HGY/2019/0215** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 24/01/2019
 Location: 16 Church Vale N2 9PA
 Proposal: Non-material amendment following a grant of planning permission HGY/2018/1662 to allow for alterations to design of extension roof, front side and rear elevations

PNC Applications Decided: 1

Application No: **HGY/2018/3435** Officer: Laurence Ackrill
 Decision: PN NOT REQ Decision Date: 03/01/2019
 Location: Block A 326 Dukes Mews N10 2QN
 Proposal: Notification for Prior Approval for a Proposed Change of Use of a building from Office Use (Class B1(a)) to a Dwellinghouse (Class C3)

PNE Applications Decided: 2

Application No: **HGY/2018/3403** Officer: Laina Levassor
 Decision: PN REFUSED Decision Date: 20/12/2018
 Location: 15 Beech Drive N2 9NX
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

Application No: **HGY/2018/3733** Officer: Laina Levassor
 Decision: PN GRANT Decision Date: 16/01/2019
 Location: 15 Beech Drive N2 9NX
 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 3.96m and for which the height of the eaves would be 2.8m

TPO Applications Decided: 9

Application No: **HGY/2018/1909** Officer: Matthew Gunning
 Decision: GTD Decision Date: 23/01/2019
 Location: Seymour Court Colney Hatch Lane N10 1EB
 Proposal: Works to tree covered by a TPO: T101 - Sycamore: Ivy - Sever & remove ivy. Re-inspect - Once ivy removed

Application No: **HGY/2018/3104** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 12/12/2018
 Location: Chester House 30 Pages Lane N10 1PR
 Proposal: Works to tree protected by Area TPO A.4 in the Hornsey Tree Preservation Order No 1 1954:
 T1: Poplar: Fell to ground level due to decay fungus on trunk and lean over neighbouring garages

Application No: **HGY/2018/3122** Officer: Samuel Uff
 Decision: GTD Decision Date: 05/12/2018
 Location: 50 Lanchester Road N6 4TA
 Proposal: Works to tree protected by a TPO (T1 Quercus Robur (Oak)) reduce crown to previous reduction points, remove dead timber, lighten remaining crown

Application No: **HGY/2018/3345** Officer: Matthew Gunning
 Decision: GTD Decision Date: 19/12/2018
 Location: 89 Fortis Green N2 9HU
 Proposal: Works to tree protected by a TPO: T1 Sycamore: crown lift by a further 1 metre where lower growth exists; crown tin by 10%

Application No: **HGY/2018/3352** Officer: Matthew Gunning
 Decision: GTD Decision Date: 31/12/2018
 Location: Cedar Court Colney Hatch Lane N10 1EE
 Proposal: Works to trees protected by a TPO:
 Please see attached our arboricultural report. T14 Sycamore (your ref: T10) - Shorten laterals to allow a 2.5m clearance to building T17 Sycamore (your ref: T8) - Sever Ivy at base. Shorten laterals to allow a 2.5m clearance to building T33 Holm Oak (your ref: T3) - Reduce below recent pruning cuts to 7m height and balance.

Application No: **HGY/2018/3452** Officer: Matthew Gunning
 Decision: GTD Decision Date: 04/01/2019
 Location: Fortis Green Reservoir Southern Road N2 9LN
 Proposal: Works to tree protected by a TPO T1 Fallen tree to be cross cut and waste removed from site. Remaining half of tree to be felled to lowest height.

Application No: **HGY/2018/3453** Officer: Matthew Gunning
 Decision: GTD Decision Date: 21/01/2019
 Location: 10 Birchwood Avenue N10 3BE
 Proposal: Works to tree protected by a TPO T1-Sycamore tree- Crown reduction to approximately two metres below most recent pruning points, thin crown by twenty percent and remove dead branches.

Application No: **HGY/2018/3454** Officer: Matthew Gunning
 Decision: GTD Decision Date: 10/01/2019
 Location: 27 Springcroft Avenue N2 9JH
 Proposal: Works to tree protected by a TPO: T1: Lime: Re-pollard to previous points as part of regular maintenance

Application No: **HGY/2018/3502** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 19/12/2018
 Location: 42 Beech Drive N2 9NY
 Proposal: Works to tree protected by a TPO: Tree: Oak Amount: 2 Position: R T1 = Large OAK tree - Reduce height and spread by 6-8m back to sound timber and reshape to form a balanced crown, removing all major deadwood.

Total Applications Decided for Ward: 29

WARD: **Harringay**

ADV Applications Decided: 1

Application No: **HGY/2018/3571** Officer: Samuel Uff
 Decision: GTD Decision Date: 02/01/2019
 Location: Food Centre 589-591 Green Lanes N8 0RG
 Proposal: Advertisement consent for display of 6 x non illuminated signs to the ATM Pod elevations.

CLDE Applications Decided: 2

Application No: **HGY/2018/3250** Officer: Laina Levassor
 Decision: REF Decision Date: 06/12/2018
 Location: 89 Burgoyne Road N4 1AB
 Proposal: Certificate of Lawfulness for existing use as 89 Burgoyne Road as a HMO for up to 6 Occupants (Use Class C4)

Application No: **HGY/2018/3589** Officer: Laina Levassor
 Decision: REF Decision Date: 15/01/2019
 Location: 357 Green Lanes N4 1DZ
 Proposal: Certificate of Lawfulness for existing use of 357 Green Lanes as two self-contained flats

CLUP Applications Decided: 3

Application No: **HGY/2018/3644** Officer: Mercy Oruwari
 Decision: PERM REQ Decision Date: 24/12/2018
 Location: 12 Hewitt Road N8 0BL
 Proposal: Certificate of lawfulness for the formation of a rear dormer and 2 x Juliet balconies - proposed use

Application No: **HGY/2019/0083** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 11/01/2019
 Location: 15 Duckett Road N4 1BJ
 Proposal: Certificate of Lawfulness for proposed change of use from C3(b) - residential care home for 6 adults with learning difficulties to C3(b) - Family Assessment Centre for up to 6 Occupants

Application No: **HGY/2019/0191** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 23/01/2019
 Location: 24 Allison Road N8 0AT
 Proposal: Certificate of Lawfulness for proposed rear dormer and outrigger extension to facilitate a loft conversion

FUL Applications Decided: 18

Application No: **HGY/2018/2967** Officer: Roland Sheldon
 Decision: REF Decision Date: 04/12/2018
 Location: Flat B 110 Mattison Road N4 1BE
 Proposal: Retention of terrace with proposed screening panels.

Application No: **HGY/2018/3038** Officer: Roland Sheldon
 Decision: GTD Decision Date: 10/12/2018
 Location: 78B Raleigh Road N8 0JA
 Proposal: Erection of rear dormer, installation of 2 front roof lights.

Application No: **HGY/2018/3129** Officer: Roland Sheldon
 Decision: GTD Decision Date: 05/12/2018
 Location: 557 Green Lanes N8 0RL
 Proposal: Retrospective change of use from ground floor retail with residential use above to a mix use of A 1 and D1 Tuition Centre (on ground floor), D1 on the first floor and residential use at second floor level.

Application No: **HGY/2018/3161** Officer: Roland Sheldon
 Decision: GTD Decision Date: 13/12/2018
 Location: 8 Effingham Road N8 0AB
 Proposal: Erection of ground floor single storey side infill extension.

Application No: **HGY/2018/3263** Officer: Roland Sheldon
 Decision: REF Decision Date: 20/12/2018
 Location: 10 Coningsby Road N4 1EG
 Proposal: Demolition of garage in rear garden and erection of part single, part 2 storey building for use as a gym and office with bathroom by the occupants of the single family dwelling 10 Coningsby Road, N4.

Application No: **HGY/2018/3292** Officer: Samuel Uff
 Decision: GTD Decision Date: 14/12/2018
 Location: Flat B 74 Raleigh Road N8 0JA
 Proposal: Rear dormer roof extension and 2 x front rooflights

Application No: **HGY/2018/3307** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 20/12/2018
 Location: Shop 475 Green Lanes N4 1AJ
 Proposal: Set-back of existing shop front

Application No:	HGY/2018/3329	Officer:	Laurence Ackrill
Decision:	REF	Decision Date:	08/01/2019
Location:	54 Wightman Road N4 1RU		
Proposal:	Change of use involving the conversion of part of the ground floor and the lower ground floor to create a 1 x 2 bedroom self contained flat.		
Application No:	HGY/2018/3409	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	18/12/2018
Location:	Flat 1, 119 Wightman Road N4 1RJ		
Proposal:	Erection of single storey extension to rear and along part of side return passage		
Application No:	HGY/2018/3473	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	09/01/2019
Location:	Alexander House Duckett Mews N4 1BS		
Proposal:	Erection of roof extension to create a mezzanine floor, installation of first floor side windows, installation of 4 x rooflights and reconfiguration of existing residential units within the existing building r/o no.87 Cavendish Road to create 2 x mews houses; amalgamation of existing studio flats 3 and 4 (r/o no.87B Cavendish Road) and installation of 2 x ground floor windows to create a 1 bedroom flat; alterations to access gate; and associated landscaping works.		
Application No:	HGY/2018/3494	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	10/01/2019
Location:	Flat B 44 Park Road N15 3HR		
Proposal:	Erection of a roof terrace with railings on existing first floor flat roof and creation of access to staircase via extended dormer addition.		
Application No:	HGY/2018/3570	Officer:	Samuel Uff
Decision:	REF	Decision Date:	31/12/2018
Location:	Food Centre 589-591 Green Lanes N8 0RG		
Proposal:	Retention of a freestanding ATM Pod, with associated 2 x bollards		
Application No:	HGY/2018/3574	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	28/12/2018
Location:	118 Pemberton Road N4 1BA		
Proposal:	Erection of single storey rear infill extension		
Application No:	HGY/2018/3580	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	14/01/2019
Location:	Railway Fields Nature Park 381 Green Lanes N4 1ES		
Proposal:	Single storey extension to existing outbuilding		
Application No:	HGY/2018/3599	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	22/01/2019
Location:	65 Umfreville Road N4 1RZ		
Proposal:	Erection of outbuilding in rear garden (retrospective)		

Application No: **HGY/2018/3715** Officer: Roland Sheldon
 Decision: GTD Decision Date: 22/01/2019
 Location: First Floor Flat 136 Allison Road N8 0AS
 Proposal: Erection of rear dormer, insertion of one front rooflight and creation of roof terrace above outrigger roof with associated privacy screens.

Application No: **HGY/2018/3784** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 17/01/2019
 Location: Flat B 84 Beresford Road N8 0AH
 Proposal: Erection of rear roof dormer extensions

Application No: **HGY/2018/3785** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 18/01/2019
 Location: 5 Pemberton Road N4 1AX
 Proposal: Conversion of existing dwelling house into three flats (1 x 3-bed, 2x 1-bed) with associated works to include erection of rear dormer roof extensions, insertion of roof lights on front roof slope, and insertion of additional iron front access gate to match existing.

NON Applications Decided: 1

Application No: **HGY/2018/3401** Officer: Roland Sheldon
 Decision: GTD Decision Date: 04/01/2019
 Location: Site adjoining 1 Coningsby Road N4 1EG
 Proposal: Non-material amendment to application HGY/2014/0267 for the following:
 - Alterations to the ground and first floor layout
 - Small increase in width of rear projection and slight reduction in footprint of rear garden

PNC Applications Decided: 1

Application No: **HGY/2018/2978** Officer: Laurence Ackrill
 Decision: PN GRANT Decision Date: 07/12/2018
 Location: 115 Turnpike Lane N8 0DU
 Proposal: Prior approval for change of use from A1 (retail) to A3 (Restaurants and Cafés) and installation of associated ventilation equipment, installation of refuse storage to rear of premises

PNE Applications Decided: 1

Application No: **HGY/2018/3607** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 10/01/2019
 Location: 73 Fairfax Road N8 0NH
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

Total Applications Decided for Ward: 27WARD: **Highgate****FUL Applications Decided: 13**

Application No: **HGY/2018/1852** Officer: Samuel Uff
 Decision: GTD Decision Date: 27/12/2018
 Location: 19 Orchard Road N6 5TR
 Proposal: Rear dormer roof extension

Application No:	HGY/2018/2741	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	03/12/2018
Location:	3 Southwood Lawn Road N6 5SD		
Proposal:	Partial demolition and rebuilding of the front boundary wall in reclaimed clinker bricks to match original front boundary wall.		
Application No:	HGY/2018/3139	Officer:	Shay Bugler
Decision:	GTD	Decision Date:	03/12/2018
Location:	First Floor Flat 485 Archway Road N6 4HX		
Proposal:	Erection of a 1st floor rear extension to facilitate separate studio and 1 bedroom flats.		
Application No:	HGY/2018/3144	Officer:	Shay Bugler
Decision:	GTD	Decision Date:	07/12/2018
Location:	28 Sheldon Avenue N6 4JT		
Proposal:	Proposed variation of condition 2 (drawings) pursuant to planning permission ref. HGY/2018/1291 to alter the front boundary railings, front entrance, rear ground floor doors and the window/door headers.		
Application No:	HGY/2018/3147	Officer:	Shay Bugler
Decision:	GTD	Decision Date:	10/12/2018
Location:	11 North Hill N6 4AB		
Proposal:	Retrospective planning application for the installation of renewable energy source (Air Source Heat Pump) with louvered enclosure.		
Application No:	HGY/2018/3156	Officer:	Shay Bugler
Decision:	REF	Decision Date:	20/12/2018
Location:	30 Northwood Road N6 5TP		
Proposal:	Erection of a rear dormer extension; addition of a balcony over the existing flat roof above first floor; 2x Velux windows to the front of the roof; and a replacement of the existing rear conservatory at ground level with a new steel framed conservatory at ground level.		
Application No:	HGY/2018/3209	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	05/12/2018
Location:	34 Milton Avenue N6 5QE		
Proposal:	Replacement of front, side and rear elevation windows at ground and first floor level		
Application No:	HGY/2018/3283	Officer:	Shay Bugler
Decision:	GTD	Decision Date:	25/01/2019
Location:	17 Highcroft North Hill N6 4RD		
Proposal:	Replacement of all windows in the residential property (C3a) from 5 metal Crittal windows and 1 balcony door to all uPVC windows and door.		
Application No:	HGY/2018/3413	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	27/12/2018
Location:	53 Southwood Lane N6 5DX		
Proposal:	Installation of 10 solar panels to the roof of the rear two storey outrigger		
Application No:	HGY/2018/3415	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	28/12/2018
Location:	217 North Hill N6 4EH		
Proposal:	Demolition of existing extension and construction of new single storey side and rear extension and insertion of a new conservation roof light in the north roof pitch.		

Application No: **HGY/2018/3433** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 28/12/2018
 Location: Round Hill Compton Avenue N6 4LB
 Proposal: Construction of a single storey outbuilding as a security lodge

Application No: **HGY/2018/3440** Officer: Roland Sheldon
 Decision: GTD Decision Date: 15/01/2019
 Location: Highgate School North Road N6 4AY
 Proposal: Temporary structure comprising a canvas awning to create an external classroom in woodland setting for outdoor education.

Application No: **HGY/2018/3605** Officer: Conor Guilfoyle
 Decision: REF Decision Date: 24/01/2019
 Location: 98 Talbot Road N6 4RA
 Proposal: Demolition of garage adjacent to No. 98 Talbot Road and erection of part single, part two-storey dwelling house, part of which would be located below part of rear garden of No.98.

LBC Applications Decided: 3

Application No: **HGY/2018/3079** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 12/12/2018
 Location: Lyndale House 108 Highgate Hill N6 5HE
 Proposal: Listed Building Consent for replacement of the top floor timber casement window with timber casement window

Application No: **HGY/2018/3157** Officer: Samuel Uff
 Decision: GTD Decision Date: 04/12/2018
 Location: High Point 2 North Hill N6 4AZ
 Proposal: Listed Building Consent for changes to drainage arrangement of the rear balconies including replacement of steel spouts with extended lead spouts; installation of acrylic surfacing; and re-rendering

Application No: **HGY/2018/3414** Officer: Roland Sheldon
 Decision: GTD Decision Date: 10/01/2019
 Location: Penthouse High Point 2 North Hill N6 4AZ
 Proposal: Listed building consent for installation of replacement ceiling heating system under new plaster.

NON Applications Decided: 2

Application No: **HGY/2018/3594** Officer: Conor Guilfoyle
 Decision: REF Decision Date: 07/12/2018
 Location: Flat 1 12 North Hill N6 4QA
 Proposal: Non-material amendment following a grant of planning permission HGY/2015/3765 to move the front door to existing location

Application No: **HGY/2018/3656** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 12/12/2018
 Location: Highgate School Sports Field Sports Centre Bishopswood Road N6 4NY
 Proposal: Non-material amendment following a grant of planning permission HGY/2018/1223 involving alterations to louvred turrets, boiler flue and vent cowls, removal of louvred doors on the eastern elevation and addition of louver in northern elevation

RES Applications Decided: 1

Application No: **HGY/2018/3788** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 17/01/2019
 Location: 359 Archway Road N6 4EJ
 Proposal: Approval of details pursuant to conditions 3 (samples of materials) and 4 (Construction Management Plan and Construction Logistics Plan) attached to planning permission HGY/2017/3458

TPO Applications Decided: 7

Application No: **HGY/2018/2143** Officer: Matthew Gunning
 Decision: GTD Decision Date: 23/01/2019
 Location: 10 Grange Road N6 4AP
 Proposal: T1: Cedar: Reduce 3 overextending branches to reduce risk of failure and remove deadwood / broken branch next to studio T2: Cedar: Remove two snapped branches and reduce overextending branch over studio to reduce risk of failure Work being carried out for safety reasons

Application No: **HGY/2018/2519** Officer: Matthew Gunning
 Decision: REF Decision Date: 10/01/2019
 Location: 15 Sheldon Avenue N6 4JS
 Proposal: Works to trees protected by TPOs T1: Conifer: Fell T2: Conifer: Fell T3: Conifer: Fell Work being carried out due to the trees causing excessive shading and to allow new planting.

Application No: **HGY/2018/3341** Officer: Matthew Gunning
 Decision: GTD Decision Date: 11/12/2018
 Location: 12A View Road N6 4DB
 Proposal: Works to trees protected by TPOs: T1 Oak (Road side on View Road) Prune back overlong branches growing over the road and public footpath, prune to growth points, remove dead or crossing branches. To contain crown spread and duty of care to the public G2 Oaks x 2 (Rear Garden) Prune back to boundary and reduce elongated branches to contain crown spread, remove dead and crossing branches. History of falling branches.

Application No: **HGY/2018/3344** Officer: Matthew Gunning
 Decision: GTD Decision Date: 19/12/2018
 Location: Hillside 51 Jacksons Lane N6 5SR
 Proposal: 2x Lime Trees: Reduce to previous points of reduction points as encroaching on property.

Application No: **HGY/2018/3416** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 28/12/2018
 Location: Highgate School Sports Field Bishopswood Road N6 4NY
 Proposal: Works to tree protected by a TPO
 T180: Sycamore: Reduce SE stem by 3m due to cavity on SE stem over field at 4m, T181: Ash: Monolith to 4-5m due to basal bark necrosis, T182: Lime: Reduce height by 4-5m due to basal decay, T183: Sycamore: Reduce height by 5-6m due to significant basal and root decay

Application No: **HGY/2018/3702** Officer: Matthew Gunning
 Decision: GTD Decision Date: 04/01/2019
 Location: Oak House 13 North Grove N6 4SH
 Proposal: Works to tree protected by a TPO. Rear Garden: Lime: Approximately 23m. Remove major dead wood throughout crown. Reason: General maintenance unless otherwise stated.

Application No: **HGY/2019/0004** Officer: Shay Bugler
 Decision: GTD Decision Date: 24/01/2019
 Location: 2 Bishopswood Road N6 4PR
 Proposal: Works to tree protected by a TPO to reduce the crown of the Ash Tree (T1) by 2-3m to the front garden of the property.

Total Applications Decided for Ward: 26WARD: **Hornsey****ADV Applications Decided: 1**

Application No: **HGY/2018/3734** Officer: Roland Sheldon
 Decision: GTD Decision Date: 25/01/2019
 Location: 139-141 Public House Tottenham Lane N8 9BJ
 Proposal: The retention of signage in association with automated teller machine.

CLUP Applications Decided: 2

Application No: **HGY/2018/3524** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 29/11/2018
 Location: 9 Hermiston Avenue N8 8NL
 Proposal: Certificate of Lawfulness for proposed provision of hard surfacing incidental to dwelling including vehicle crossover, driveway and amendments to front wall surround.

Application No: **HGY/2018/3773** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 21/12/2018
 Location: 68 Middle Lane N8 8PD
 Proposal: Certificate of Lawfulness for proposed outbuilding

FUL Applications Decided: 12

Application No: **HGY/2018/3070** Officer: Shay Bugler
 Decision: GTD Decision Date: 12/12/2018
 Location: Land rear of 81-83 Nightingale Lane N8 7QY
 Proposal: Retrospective planning application for a two storey 1 bed detached house.

Application No: **HGY/2018/3073** Officer: Roland Sheldon
 Decision: GTD Decision Date: 11/12/2018
 Location: 72 Rathcoole Gardens N8 9NB
 Proposal: Conversion of property from 2 self-contained flats back into a single family dwellinghouse.

Application No: **HGY/2018/3160** Officer: Roland Sheldon
 Decision: GTD Decision Date: 18/12/2018
 Location: 44 Beechwood Road N8 7NG
 Proposal: Erection of single storey ground floor rear extension and erection of rear dormer.

Application No: **HGY/2018/3293** Officer: Shay Bugler
 Decision: REF Decision Date: 20/12/2018
 Location: 77 Tottenham Lane N8 9BE
 Proposal: Erection of a 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.

Application No: **HGY/2018/3295** Officer: Shay Bugler
 Decision: GTD Decision Date: 19/12/2018
 Location: 164 Nelson Road N8 9RN
 Proposal: Erection of a rear extension

Application No:	HGY/2018/3359	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	21/12/2018
Location:	240 Ferme Park Road N8 9BN		
Proposal:	Creation of basement extension and front light well to form a new self contained studio flat		
Application No:	HGY/2018/3424	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	14/01/2019
Location:	2A Harvey Road N8 9PA		
Proposal:	Loft extension and alterations to roof and insertion of windows to rear outrigger.		
Application No:	HGY/2018/3437	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	19/12/2018
Location:	Flat 5 Wellington Ashford Avenue N8 8LL		
Proposal:	Erection of a single storey rear extension		
Application No:	HGY/2018/3474	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	15/01/2019
Location:	58 Rokesly Avenue N8 8NR		
Proposal:	Erection of a part single, part two storey side and rear extension. Renovation of existing side dormer and erection of a rear dormer.		
Application No:	HGY/2018/3666	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	18/01/2019
Location:	226 Middle Lane N8 7LA		
Proposal:	Change of use of existing shop and basement store from A1 to mixed use A1 and D1 use (clinic/health).		
Application No:	HGY/2018/3717	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	22/01/2019
Location:	86 Newland Road N8 7SL		
Proposal:	Subdivision of the existing single family dwelling house into two flats with associated rear extension at ground floor level.		
Application No:	HGY/2018/3732	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	25/01/2019
Location:	139-141 Public House Tottenham Lane N8 9BJ		
Proposal:	The retention of an automated teller machine.		

NON Applications Decided: 2

Application No:	HGY/2018/1948	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	18/12/2018
Location:	Gisburn Mansions Tottenham Lane N8 7EB		
Proposal:	Non-material amendment to alter the approved floor plan layout and elevations, including amended pitch to the proposed mansard roof, altered terrace / bay window arrangement, floor plans, dormers and rooflights and addition of PV Solar panels, to the planning permission granted at appeal under HGY/2017/0698 and APP/Y5420/W/17/3179754		

Application No: **HGY/2018/3443** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 05/12/2018
 Location: Land to the East of Cross Lane N8
 Proposal: Non-material amendment following a grant of planning permission APP/Y5420/W/16/3165389 (original Haringey reference HGY/2016/0086) to vary the current consent in terms of the basement layout, revisions to the location of cycle storage and regularisation of balconies.

RES Applications Decided: 2

Application No: **HGY/2018/2229** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 05/12/2018
 Location: Land to the East of Cross Lane N8
 Proposal: Approval of details pursuant to condition 17 (full details of the site CHP and boiler facility and associated infrastructure) attached to Appeal Reference APP/Y5420/W/16/3165389 (original Haringey planning reference HGY/2016/0086)

Application No: **HGY/2018/2650** Officer: Samuel Uff
 Decision: GTD Decision Date: 18/12/2018
 Location: Gisburn Mansions Tottenham Lane N8 7EB
 Proposal: Partial approval of details pursuant to conditions 3 (External materials) attached to Appeal reference APP/Y5420/W/17/3179754 (original Haringey planning reference HGY/2017/0698)

Total Applications Decided for Ward: 19WARD: **Muswell Hill****CLUP Applications Decided: 2**

Application No: **HGY/2018/3476** Officer: Mercy Oruwari
 Decision: PERM DEV Decision Date: 31/12/2018
 Location: 10 Priory Avenue N8 7RN
 Proposal: Certificate of lawfulness to enlarge the existing rear roof dormer and window. In addition 2 front roof lights are to be installed.

Application No: **HGY/2019/0136** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 17/01/2019
 Location: 28 Linden Road N10 3DH
 Proposal: Certificate of Lawfulness for proposed hip to gable extension and formation of rear dormer to facilitate a loft conversion.

FUL Applications Decided: 16

Application No: **HGY/2018/1138** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 18/12/2018
 Location: John Baird Public House 122 Fortis Green Road N10 3HN
 Proposal: Ground floor, first and second floor extensions to existing public house to provide 3 x one bedroom flats and 4 x two bedroom flats at first and second floor level.

Application No: **HGY/2018/2062** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 14/12/2018
 Location: 83 Priory Road N8 8LY
 Proposal: Erection of new build 3 bedroom detached house with associated amenity space and cycle parking.

Application No:	HGY/2018/2946	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	03/12/2018
Location:	45 Hillfield Park N10 3QU		
Proposal:	Demolition of existing single storey ground floor side infill extension, erection of single storey side to rear ground floor extension with replacement decking, increased size of existing basement with creation of stepped access from rear garden, and creation of front lightwell.		
Application No:	HGY/2018/3086	Officer:	Shay Bugler
Decision:	REF	Decision Date:	17/12/2018
Location:	33 Muswell Hill N10 3PR		
Proposal:	Erection of 1no. two bed dwelling.		
Application No:	HGY/2018/3128	Officer:	Roland Sheldon
Decision:	REF	Decision Date:	13/12/2018
Location:	45 Hillfield Park N10 3QU		
Proposal:	Construction of a new single storey rear extension and new decking following demolition of existing side infill projection. Partial excavation to increase floor space of existing basement and creation of front lightwell and first floor extension with balcony above at second floor level.		
Application No:	HGY/2018/3219	Officer:	Jake Atkins
Decision:	GTD	Decision Date:	12/12/2018
Location:	36 Barrington Road N8 8QS		
Proposal:	Removal of old single glazed sash window to rear bedroom on first floor and replacement with double glazed powder coated aluminium fixed panel (to match rear sliding doors to the ground floor).		
Application No:	HGY/2018/3265	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	29/11/2018
Location:	183 Priory Road N8 8NB		
Proposal:	Extension of the existing ground floor commercial unit and refurbishment of the exterior rear facade		
Application No:	HGY/2018/3266	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	29/11/2018
Location:	Ground Floor Flat 120 Muswell Hill Road N10 3JD		
Proposal:	Construction of a single storey rear extension, following the demolition of an existing single storey rear projection		
Application No:	HGY/2018/3273	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	12/12/2018
Location:	Flat A 37 Hillfield Park N10 3QU		
Proposal:	Conversion of garage to a habitable space and replacement of garage door with window		
Application No:	HGY/2018/3276	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	17/12/2018
Location:	19 Lynton Road N8 8SR		
Proposal:	Construction of a side and rear ground floor extension		
Application No:	HGY/2018/3422	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	14/12/2018
Location:	30 Barrington Road N8 8QS		
Proposal:	Proposed single storey ground floor side infill extension.		

Application No: **HGY/2018/3480** Officer: Conor Guilfoyle
 Decision: REF Decision Date: 17/12/2018
 Location: 12B Linden Road N10 3DH
 Proposal: Erection of part-single, part two-storey rear extension to replace existing rear conservatory

Application No: **HGY/2018/3660** Officer: Roland Sheldon
 Decision: GTD Decision Date: 22/01/2019
 Location: 19 Lynton Road N8 8SR
 Proposal: Erection of rear dormer and insertion of 2 front rooflights.

Application No: **HGY/2018/3664** Officer: Roland Sheldon
 Decision: GTD Decision Date: 17/01/2019
 Location: 36 Cascade Avenue N10 3PU
 Proposal: Demolition of and erection of replacement single storey storey ground floor rear conservatory and decking, proposed replacement rear rooflight.

Application No: **HGY/2018/3736** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 14/01/2019
 Location: 35 Palace Road N8 8QL
 Proposal: Erection of a single storey rear extension.

Application No: **HGY/2018/3753** Officer: Roland Sheldon
 Decision: GTD Decision Date: 24/01/2019
 Location: 190-204 Muswell Hill Broadway N10 3SD
 Proposal: Removal of 1no. ATM from the front elevation and infilling of aperture with stonework to match the existing elevation.

LBC Applications Decided: 1

Application No: **HGY/2018/2850** Officer: Roland Sheldon
 Decision: GTD Decision Date: 11/01/2019
 Location: Cinema Fortis Green Road N10 3HP
 Proposal: Listed Building Consent for removal of existing and installation of matching replacement urinals in male wcs at ground floor level.

NON Applications Decided: 2

Application No: **HGY/2018/3613** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 06/12/2018
 Location: 34 Redston Road N8 7HJ
 Proposal: Non-Material Amendment following a grant of planning permission HGY/2017/3445 involving alterations to the fenestration and a recess in the front (garden facing) elevation

Application No: **HGY/2019/0212** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 24/01/2019
 Location: 55 Cranley Gardens N10 3AB
 Proposal: Non Material amendment application (HGY/2016/1008) involving the removal of the approved lower ground floor level.

PNC Applications Decided: 2

Application No: **HGY/2018/3278** Officer: Laurence Ackrill
 Decision: PN NOT REQ Decision Date: 10/12/2018
 Location: 2 and 3 Farrer Mews N8 8NE
 Proposal: Notification for Prior Approval for a Proposed Change of Use of a building from Office Use (Class B1(a)) to a Dwellinghouse (Class C3)

Application No: **HGY/2018/3279** Officer: Laurence Ackrill
 Decision: PN GRANT Decision Date: 11/12/2018
 Location: 1 and 4 Farrer Mews N8 8NE
 Proposal: Notification for Prior Approval for a Change Of Use from Storage or Distribution Buildings (Class B8) and any land within its curtilage to Dwellinghouses (Class C3)

RES Applications Decided: 1

Application No: **HGY/2018/3366** Officer: Samuel Uff
 Decision: GTD Decision Date: 19/12/2018
 Location: 16 Park Avenue South N8 8LT
 Proposal: Approval of details pursuant to condition 4 (Basement excavation trials) of planning permission HGY/2017/3186

TPO Applications Decided: 3

Application No: **HGY/2018/3338** Officer: Matthew Gunning
 Decision: GTD Decision Date: 31/12/2018
 Location: Bishops View Court 24A Church Crescent N10 3NQ
 Proposal: Works to tree protected by a TPO:

T13 - Sycamore Fell tree Reason for Works: Crown suppressed south side due to other trees, growing phototropically, clear stem for 6m, poor specimen and form, dead wood and broken hanging, declining condition

Application No: **HGY/2018/3347** Officer: Matthew Gunning
 Decision: GTD Decision Date: 20/12/2018
 Location: 16 Cranmore Way N10 3TP

Proposal: Works to tree protected by a TPO: Cedar (T1) - Reduce crown back to previous cuts, up to 2-3m on all aspects. Particularly reduce the branches growing towards the houses. Thin crown by 15%. Remove any dead wood >25mm diameter. The tree is very large and needs to be pruned to be smaller as it's so close to the houses. Root growth and light are the main issues.

Application No: **HGY/2018/3349** Officer: Matthew Gunning
 Decision: GTD Decision Date: 10/01/2019
 Location: St James Vicarage St James's Lane N10 3DB

Proposal: Works to trees protected by a TPO: T1 Horse Chestnut: crown reduce height and spread 30% - taking off 3-4 metres T3 Evergreen Oak: cut back to boundary taking off 3-4 metres

Total Applications Decided for Ward: 27WARD: **Noel Park****CLDE Applications Decided: 1**

Application No: **HGY/2018/3363** Officer: Laina Levassor
 Decision: REF Decision Date: 07/01/2019
 Location: Flat A 38 Alexandra Road N8 0PP
 Proposal: Certificate of Lawfulness for existing use of Flat A, 38 Alexandra Road as a HMO for 6 Occupants (C4 Use Class)

CLUP Applications Decided: 2

Application No: **HGY/2018/3560** Officer: Jon Skapoullis
 Decision: PERM DEV Decision Date: 04/12/2018
 Location: 22 Coombe Road N22 5LB
 Proposal: Certificate of lawfulness for proposed single storey rear extension and a front porch.

Application No: **HGY/2019/0151** Officer: Jon Skapoullis
 Decision: PERM DEV Decision Date: 23/01/2019
 Location: 17 Ravenstone Road N8 0JT
 Proposal: Certificate of lawfulness proposed rear dormers, including insertion of 2 x rooflights to the front roofslope.

FUL Applications Decided: 13

Application No: **HGY/2018/3059** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 11/12/2018
 Location: 55 Westbury Avenue N22 6BS
 Proposal: Conversion of an existing HMO (Sui Generis Use) to 6no. self-contained studio flats, including formation of light wells to front and rear elevations.

Application No: **HGY/2018/3109** Officer: Shay Bugler
 Decision: GTD Decision Date: 05/12/2018
 Location: Heartlands High School Station Road N22 7ST
 Proposal: Erection of a two storey extension within existing undercroft to form a new music and drama accommodation to South Block Levels 1 and 2; various minor internal adaptations including formation of new 6th form accommodation and changes to the positioning of windows; formation of new pedestrian access route to southern entrance.

Application No: **HGY/2018/3356** Officer: Gareth Prosser
 Decision: GTD Decision Date: 13/12/2018
 Location: 11 Lakefield Road N22 6RR
 Proposal: Erection of rear and side extension to existing flat

Application No: **HGY/2018/3364** Officer: Gareth Prosser
 Decision: GTD Decision Date: 13/12/2018
 Location: 32 Park Ridings N8 0LD
 Proposal: Erection of a detached timber garden room

Application No: **HGY/2018/3456** Officer: Roland Sheldon
 Decision: GTD Decision Date: 20/12/2018
 Location: Eclipse House 35 Station Road N22 6UX
 Proposal: Extension of existing retail unit at ground floor level via the enclosure of current landing to the service stairway. Creation of new opening in rear elevation of glazed aluminium curtain walled shop front. Installation of security fencing around parking bays to rear elevation. Blocking up of existing shop entrance and creation of new automated entrance doors to front elevation to improve accessibility.

Application No: **HGY/2018/3602** Officer: Gareth Prosser
 Decision: GTD Decision Date: 15/01/2019
 Location: 205 to 207 Felicity Court High Road N22 6DR
 Proposal: Installation of duct extraction system at rear part

Application No:	HGY/2018/3642	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	10/01/2019
Location:	17 Ravenstone Road N8 0JT		
Proposal:	Construction of a single storey rear extension		
Application No:	HGY/2018/3658	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	15/01/2019
Location:	17 Cobham Road N22 6RP		
Proposal:	Erection of single storey side extension		
Application No:	HGY/2018/3662	Officer:	Gareth Prosser
Decision:	REF	Decision Date:	21/01/2019
Location:	162 High Road N22 6AW		
Proposal:	Retention of existing canopy to front of building.		
Application No:	HGY/2018/3685	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	15/01/2019
Location:	79 Farrant Avenue N22 6PD		
Proposal:	Replacement front windows		
Application No:	HGY/2018/3727	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	22/01/2019
Location:	125 Farrant Avenue N22 6PE		
Proposal:	Removal of existing roof tiles on front elevation and replacement with Genware Natural Slate tiles. Removal of existing roof lights on front elevation. Removal of cladding on front elevation and restoration of original brickwork.		
Application No:	HGY/2018/3730	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	16/01/2019
Location:	142 High Road N22 6EB		
Proposal:	First floor rear extension for commercial use		
Application No:	HGY/2018/3735	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	22/01/2019
Location:	27 Whymark Avenue N22 6DJ		
Proposal:	Change of Use from C2 (residential Institution) to C3 (Dwellinghouse).		

LCD Applications Decided: 1

Application No:	HGY/2018/3060	Officer:	Jake Atkins
Decision:	GTD	Decision Date:	30/11/2018
Location:	251 Moselle Avenue N22 6EY		
Proposal:	Replacement windows and doors		

NON Applications Decided: 1

Application No: **HGY/2019/0019** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 04/01/2019
 Location: 35 Cobham Road N22 6RP
 Proposal: Non-material amendment following a grant of planning application HGY/2017/0516 for change of facing brickwork from matching brick to breeze block and render, painted white

PNC Applications Decided: 1

Application No: **HGY/2018/3269** Officer: Gareth Prosser
 Decision: PN REFUSED Decision Date: 11/12/2018
 Location: 140 High Road N22 6EH
 Proposal: Prior Approval for change of use from A2 (financial and professional services) to C3 (dwelling house).

RES Applications Decided: 9

Application No: **HGY/2018/3255** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 06/12/2018
 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 conditions 20 (details and location of the parking spaces) of planning permission HGY/2017/3117

Application No: **HGY/2018/3257** Officer: Roland Sheldon
 Decision: GTD Decision Date: 31/12/2018
 Location: Supermarket 199-201 High Road N22 6DR
 Proposal: Discharge of condition 3 (materials) of planning application HGY/2018/1468.

Application No: **HGY/2018/3459** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 08/01/2019
 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 48 (Sustainable Urban Drainage) of planning permission HGY/2017/3117. (In support of this application a surface water drainage plan, supporting calculations and maintenance plan have been submitted to meet the requirements of the above condition in relation to Block C1)

Application No: **HGY/2018/3460** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 08/01/2019
 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 (Part A) of condition 51 (Secure By Design) of planning permission HGY/2017/3117

Application No: **HGY/2018/3462** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 05/12/2018
 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 condition 57 (partial discharge - Block C1 only - Sample Materials) of planning permission HGY/2017/3117

Application No: **HGY/2018/3464** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 11/01/2019
 Location: Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Clarendon Gas Works, Olympia Trading Estate, and 57-89 Western Road, Clarendon Gas Works, Olympia Trading Estate, and 57-89 Western Road, N8 & N22
 Proposal: Partial discharge of Condition 43 (landscaping - arboricultural method statement) in relation to blocks A1-A4 and blocks B1-B4 of planning permission HGY/2017/3117

Application No:	HGY/2018/3651	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	18/01/2019
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 56 (arrangements for cycle storage -partial discharge) in relation to block C1 only of planning permission HGY/2017/3117		
Application No:	HGY/2018/3652	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	11/01/2019
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 partial discharge of condition 58 (CCTV and Security lighting) in relation to block C1 only of planning permission HGY/2017/3117		
Application No:	HGY/2018/3675	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	11/01/2019
Location:	Land adjoining Former Clarendon Gas Works and 123 Hornsey Park Road N8 0JX		
Proposal:	Approval of details pursuant to condition 5 (arboricultural method statement) attached to planning permission HGY/2018/2255		

Total Applications Decided for Ward: 28

WARD: **Northumberland Park**

ADV Applications Decided: 10

Application No:	HGY/2018/3482	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	09/01/2019
Location:	813 High Road N17 8ER		
Proposal:	Display of non and externally halo illuminated (backlit) metal fret cut signage on a new traditional timber fascia signboard with cornice and pilaster heads and artificial foliage with mini fairy lights to finish. A new timber projecting sign and self adhesive vinyl graphics to internal door glazing.		
Application No:	HGY/2018/3485	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	09/01/2019
Location:	815 High Road N17 8ER		
Proposal:	Display of part non-illuminated and part externally illuminated perspex fret cut signage on a new traditional timber fascia signboard with cornice and pilaster heads. New self-adhesive vinyl graphics to internal shopfront glazing and external shutter box.		
Application No:	HGY/2018/3493	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	09/01/2019
Location:	817 High Road N17 8ER		
Proposal:	Display of advertisement including fascia signage and LED strip lighting.		
Application No:	HGY/2018/3497	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	09/01/2019
Location:	838 High Road N17 0EY		
Proposal:	Display of advertisements including internally illuminated letter signage and perspex projecting signage.		
Application No:	HGY/2018/3581	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	09/01/2019
Location:	840 High Road N17 0EY		
Proposal:	Display of hand painted graphic signage on the original repaired and repainted timber fascia signboard with concealed LED strip down light illumination.		

Application No:	HGY/2018/3583	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	09/01/2019
Location:	842 High Road N17 0EY		
Proposal:	Replacement of existing projecting light-box fascia with a new traditional timber fascia incorporating internally illuminated projecting lettering and graphics.		
Application No:	HGY/2018/3584	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	09/01/2019
Location:	846 High Road N17 0EY		
Proposal:	Display of traditional painted signage on a new timber fascia signboard with cornice and lead capping and concealed LED strip illumination. A new projecting signboard and self adhesive vinyl graphics to internal glazing.		
Application No:	HGY/2018/3587	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	09/01/2019
Location:	832-836 High Road N17 0EY		
Proposal:	Display of advertisements including internally illuminated lettering.		
Application No:	HGY/2018/3622	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	09/01/2019
Location:	753 High Road N17 8AH		
Proposal:	Installation of new timber sign with perspex graphics to be attached to front of existing fascia board, new vinyl graphics to be applied to existing fascia and relocation of existing projecting sign.		
Application No:	HGY/2018/3623	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	09/01/2019
Location:	755 High Road N17 8AH		
Proposal:	Display of internally illuminated perspex fret cut signage on a new timber fascia signboard with self adhesive vinyl graphics to existing shutter box. A new internally illuminated lettering projecting sign and existing freestanding sign board to be repainted.		

CLUP Applications Decided: 1

Application No:	HGY/2019/0145	Officer:	Laina Levassor
Decision:	PERM DEV	Decision Date:	17/01/2019
Location:	6 Tenterden Road N17 8BE		
Proposal:	Certificate of Lawfulness for proposed part single and part two storey rear extension.		

COND Applications Decided: 1

Application No:	HGY/2018/2852	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	11/12/2018
Location:	35 Almond Road N17 0PJ		
Proposal:	Variation of condition 2 attached to Planning Appeal reference APP/Y5420/W/15/3138762 (original Haringey Planning Application reference HGY/2015/2430) to facilitate alterations to approved planning drawing numbers GA.02/A to GA.03/A		

FUL Applications Decided: 14

Application No:	HGY/2018/2186	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	25/01/2019
Location:	655 High Road N17 8AA		
Proposal:	Conversion of rear and upper part to 3 self-contained flats including alterations to shopfront.		

Application No:	HGY/2018/2263	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	17/12/2018
Location:	1-36 Taylor Close N17 0UB		
Proposal:	Single storey roof extension to two identical buildings (new 3rd floor) comprising 9 additional residential accommodation (2no. 1-bed, 4no. 2-bed & 3no. 3-bed flats with terraces), associated waste & recycling enclosures, secure cycle storage and amenity space with landscaping, including overall building refurbishment.		
Application No:	HGY/2018/2278	Officer:	Neil McClellan
Decision:	GTD	Decision Date:	30/11/2018
Location:	Land rear of 705-707 High Road N17 8AD		
Proposal:	Clearance of existing derelict site and construction of 5 x new build town houses with ancillary car parking and amenity space. (Renewal of Planning Permission granted 08.05.2015 under planning reference HGY/2014/2453).		
Application No:	HGY/2018/2849	Officer:	Matthew Gunning
Decision:	REF	Decision Date:	30/11/2018
Location:	Unit 4 West Mews N17 0QT		
Proposal:	Retrospective application for change of use from bakery to Lorry Park and erection of a boundary fence.		
Application No:	HGY/2018/3037	Officer:	Sarah Madondo
Decision:	REF	Decision Date:	10/12/2018
Location:	11 Chalgrove Road N17 0NP		
Proposal:	Conversion of the existing single dwelling house into two flats comprising of a two bedroom ground floor flat, and a three bedroom flat.		
Application No:	HGY/2018/3221	Officer:	Neil McClellan
Decision:	GTD	Decision Date:	30/11/2018
Location:	842 High Road N17 0EY		
Proposal:	Ground floor rear extension to the shop, infilling the rear yard and relocation external staircase to upper floors.		
Application No:	HGY/2018/3489	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	09/01/2019
Location:	817 High Road N17 8ER		
Proposal:	Works to shopfront including the replacement of existing right hand side door into the shopfront with a new timber framed window with timber stall riser and laminated glazing, installation of new lead flashing and timber moulding above the fascia and the reinstatement of pilaster heads.		
Application No:	HGY/2018/3490	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	09/01/2019
Location:	838 High Road N17 0EY		
Proposal:	Works to shopfront including the replacement of the existing tiles on the façade with new tiles and the replacement of the existing external awnings with new retractable Dutch canopy awning.		
Application No:	HGY/2018/3582	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	09/01/2019
Location:	842 High Road N17 0EY		
Proposal:	External repairs and restoration works to the front elevation of 842 High Road including a new timber shopfront with fixed windows, operable fan light, timber door and tiled stall riser, a new timber fascia signboard with traditional cornice and top flashing cover, restoration of pilaster heads, repair of glazed brick pilaster columns, relocation of shutter box to behind the shopfront and the repair and repainting of the upper stucco work.		

Application No:	HGY/2018/3585	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	09/01/2019
Location:	832-836 High Road N17 0EY		
Proposal:	Works to shopfront including the replacement of the existing tiles on the façade with new tiles and the replacement of the existing external awnings with new retractable Dutch canopy awnings.		
Application No:	HGY/2018/3603	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	04/01/2019
Location:	Ground Floor Flat A 59 Baronet Road N17 0LY		
Proposal:	Erection of ground floor rear and side extension.		
Application No:	HGY/2018/3609	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	08/01/2019
Location:	Unit 10 Northumberland Park Industrial Estate Willoughby Lane N17 0YL		
Proposal:	Use of the offices at 1st floor level for ancillary purposes in respect of the Mechanics at Ground Floor Level (B1).		
Application No:	HGY/2018/3724	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	17/01/2019
Location:	17 St Pauls Road N17 0NB		
Proposal:	Conversion of house into 2no self-contained flats: 1no 3 bed and 1no 2 bed		
Application No:	HGY/2018/3731	Officer:	Gareth Prosser
Decision:	REF	Decision Date:	25/01/2019
Location:	Land to the rear 110 Park Lane N17 0JP		
Proposal:	Erection of 2 x 2-bedroom dwellings.		

LBC Applications Decided: 1

Application No:	HGY/2018/2279	Officer:	Neil McClellan
Decision:	GTD	Decision Date:	30/11/2018
Location:	Land rear of 705-707 High Road N17 8AD		
Proposal:	Listed building consent for the refurbishment and alteration of existing masonry boundary walls to facilitate the clearance of existing derelict site and construction of 5 x new build town houses with ancillary car parking and amenity space.		

NGR Applications Decided: 5

Application No:	HGY/2018/3671	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	09/01/2019
Location:	Tottenham Substation Watermead Way N17 0XD		
Proposal:	Approval of Requirement 5 (Landscaping of Stage 1) of the North London Reinforcement Order 2014 (The Order) attached to development consent order HGY/2014/3601		
Application No:	HGY/2018/3672	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	09/01/2019
Location:	Tottenham Substation Watermead Way N17 0XD		
Proposal:	Approval of Requirement 9 (Construction Traffic Management Plan for Stage 1) of the North London Reinforcement Order 2014 (The Order) attached to development consent order HGY/2014/3601		

Application No: **HGY/2018/3673** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 09/01/2019
 Location: Tottenham Substation Watermead Way N17 0XD
 Proposal: Approval of Requirement 12 (Ecological Management Strategy for Stage 1) of the North London Reinforcement Order 2014 (The Order) attached to development consent order HGY/2014/3601.

Application No: **HGY/2018/3674** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 09/01/2019
 Location: Tottenham Substation Watermead Way N17 0XD
 Proposal: Approval of Requirement 14 (Archaeology for Stage 1) of the North London Reinforcement Order 2014 (The Order) attached to development consent order HGY/2014/3601

Application No: **HGY/2019/0023** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 24/01/2019
 Location: Tottenham Substation Watermead Way N17 0UL
 Proposal: Approval of Requirement 13 (Construction Environmental Management Plan (CEMP) of the North London Reinforcement Order 2014 (The Order) attached to development consent order HGY/2014/3601

NON Applications Decided: 1

Application No: **HGY/2018/3566** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 07/12/2018
 Location: Mowlem Trading Estate Leaside Road N17 0QJ
 Proposal: Non-material amendment following a grant of planning permission HGY/2018/0400 involving amendments to the fenestration details on blocks H, J & K

RES Applications Decided: 4

Application No: **HGY/2018/1815** Officer: Martin Cowie
 Decision: GTD Decision Date: 08/01/2019
 Location: Tottenham Hotspur Football Club 748 High Road N17 0AP
 Proposal: Approval of details pursuant to Condition B8 (Temporary Site Hoarding) attached to planning permission HGY/2015/3000.

Application No: **HGY/2018/1923** Officer: Martin Cowie
 Decision: GTD Decision Date: 08/01/2019
 Location: Tottenham Hotspur Football Club 748 High Road N17 0AP
 Proposal: Approval of details pursuant to condition A12 (Interim Landscape and Meanwhile Uses) attached to planning permission HGY/2015/3000

Application No: **HGY/2018/3384** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 12/12/2018
 Location: Tottenham Substation Watermead Way N17 0XD
 Proposal: Approval of Requirement 3 (Stages of authorised development 1 and 2a) of the North London Reinforcement Order 2014 (The Order) attached to development consent order HGY/2014/3601

Application No: **HGY/2018/3590** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 12/12/2018
 Location: 35 Almond Road N17 0PJ
 Proposal: Approval of details pursuant to condition 3 (details and/or samples of the external materials) attached to Planning Appeal reference APP/Y5420/W/15/3138762 (original Haringey Planning Application reference HGY/2015/2430)

TEL Applications Decided: 2

Application No: **HGY/2018/3190** Officer: Sarah Madondo
 Decision: REF Decision Date: 14/12/2018
 Location: Pavement near 824 High Road N17 0EY
 Proposal: Prior Approval for the replacement of 2no existing BT call box with 1 new Inlink

Application No: **HGY/2018/3741** Officer: Kwaku Bossman-Gyamera
 Decision: RNO Decision Date: 19/12/2018
 Location: Tottenham Hotspur Football Club 748 High Road N17 0AP
 Proposal: Notification under the Electronic Communications Code Regulations 2003 to utilise permitted development rights for Removal of existing 20m high pole to be replaced with new 20m high pole mounted on existing root foundation. Addition of proposed Side Pod enclosure (700 x 798 x 1648mm high) on new root foundation

Total Applications Decided for Ward: 39

WARD: **St Anns**

CLDE Applications Decided: 1

Application No: **HGY/2018/3645** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 24/12/2018
 Location: 5 Clinton Road N15 5BH
 Proposal: Certificate of lawfulness: existing use of property as 4x1 bedroom self-contained units

CLUP Applications Decided: 4

Application No: **HGY/2018/3517** Officer: Marco Zanelli
 Decision: PERM DEV Decision Date: 29/11/2018
 Location: 4 Avondale Road N15 3SJ
 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/2018/3627** Officer: Mercy Oruwari
 Decision: PERM DEV Decision Date: 14/12/2018
 Location: 44 Station Crescent N15 5BE
 Proposal: Certificate of lawfulness for the formation of a rear dormer, a roof extension including the insertion of 3 front rooflights

Application No: **HGY/2018/3681** Officer: Jon Skapoullis
 Decision: PERM DEV Decision Date: 17/12/2018
 Location: 78 Clinton Road N15 5BH
 Proposal: Certificate of lawfulness for proposed single storey rear extension

Application No: **HGY/2019/0207** Officer: Marco Zanelli
 Decision: PERM DEV Decision Date: 25/01/2019
 Location: 75 Glenwood Road N15 3JS
 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.

FUL Applications Decided: 7

Application No:	HGY/2018/3310	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	24/12/2018
Location:	17 Cranleigh Road N15 3AB		
Proposal:	Erection of single storey rear extension		
Application No:	HGY/2018/3312	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	15/01/2019
Location:	Shop 261-263 West Green Road N15 3BH		
Proposal:	Installation of new platform lift for disabled persons access to the commercial unit		
Application No:	HGY/2018/3314	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	11/01/2019
Location:	102 Roseberry Gardens N4 1JL		
Proposal:	Erection of ground floor side extension and all associated works		
Application No:	HGY/2018/3601	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	02/01/2019
Location:	45 Grand Parade N4 1AG		
Proposal:	Retrospective application for change of use to (A3) restaurant.		
Application No:	HGY/2018/3630	Officer:	Jake Atkins
Decision:	GTD	Decision Date:	14/01/2019
Location:	35 Chesterfield Gardens N4 1LJ		
Proposal:	Erection of single storey side infill and rear extension.		
Application No:	HGY/2018/3718	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	15/01/2019
Location:	42 & 44 Clarence Road N15 5BB		
Proposal:	The proposed works are a rear ground floor extension at no.42 and minor alterations to the side (party wall) of no.44 only.		
Application No:	HGY/2018/3791	Officer:	Laurence Ackrill
Decision:	REF	Decision Date:	22/01/2019
Location:	5 South Grove N15 5QG		
Proposal:	Construction of a second floor extension to provide additional bedrooms to the existing first floor flat		

NON Applications Decided: 1

Application No:	HGY/2018/3633	Officer:	Jake Atkins
Decision:	GTD	Decision Date:	17/12/2018
Location:	Ground Floor Flat 41 Oulton Road N15 5PY		
Proposal:	Non Material Ammendment to planning permissiusion reference HGY/2017/1808 granted on the 14.07.2018 for the 'erection of single storey rear and side extension, installation of new entrance to side for ground floor flat'. Proposed ammendmnet is for the installation of a larger window in the flank wall.		

PNE Applications Decided: 3

Application No:	HGY/2018/3135	Officer:	Laina Levassor
Decision:	GTD	Decision Date:	05/12/2018
Location:	17 Cranleigh Road N15 3AB		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 3.5m, for which the maximum height would be 3m and for which the height of the eaves would be 3m		
Application No:	HGY/2018/3317	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	10/12/2018
Location:	77 Glenwood Road N15 3JS		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 5.9m, for which the maximum height would be 3.3m and for which the height of the eaves would be 2.5m		
Application No:	HGY/2018/3362	Officer:	Laina Levassor
Decision:	PN REFUSED	Decision Date:	11/12/2018
Location:	19 Roseberry Gardens N4 1JQ		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 4m, for which the maximum height would be 3m and for which the height of the eaves would be 2.8m		

TEL Applications Decided: 1

Application No:	HGY/2018/3742	Officer:	Kwaku Bossman-Gyamera
Decision:	RNO	Decision Date:	19/12/2018
Location:	St Anns Church Avenue Road N15 5JG		
Proposal:	Notification under the Electronic Communications Code Regulations 2003 to utilise permitted development rights for the installation of 1 NO. GPS antenna to be fixed behind the existing parapet and ancillary development thereto		

Total Applications Decided for Ward: 17WARD: **Seven Sisters****CLDE Applications Decided: 1**

Application No:	HGY/2018/3526	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	12/12/2018
Location:	55 Ashfield Road N4 1NY		
Proposal:	Certificate of lawfulness for the existing use of the property as 2 self-contained flats.		

CLUP Applications Decided: 1

Application No:	HGY/2018/3725	Officer:	Mercy Oruwari
Decision:	PERM DEV	Decision Date:	10/01/2019
Location:	30 Plevna Crescent N15 6DN		
Proposal:	Certificate of lawfulness for the proposed formation of single storey side and rear extensions including the insertion of a rooflight in the rear extension.		

FUL Applications Decided: 33

Application No:	HGY/2017/2172	Officer:	Samuel Uff
Decision:	REF	Decision Date:	05/12/2018
Location:	Pacific House Vale Road N4 1QE		
Proposal:	Erection of a third floor roof extension over the main building and three storey extension over the existing single storey projection to provide office (B1) floorspace with separate entrance, in conjunction with the installation of 2 x second floor rear windows and amalgamation of residential flats 26 & 27 into one flat.		

Application No:	HGY/2018/1517	Officer:	Neil McClellan
Decision:	GTD	Decision Date:	31/12/2018
Location:	11 Hillside Road N15 6LU		
Proposal:	Extension of existing basement to create an additional habitable room, including the formation of a light well, new basement level windows in the existing front bay window, and new stairs to the front garden. (Revision to previously approved application HGY/2018/0263).		
Application No:	HGY/2018/2878	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	22/01/2019
Location:	24 Hillside Road N15 6NB		
Proposal:	Converting the existing basement into a habitable room with the excavation of a lightwell at the front.		
Application No:	HGY/2018/3012	Officer:	Sarah Madondo
Decision:	REF	Decision Date:	03/12/2018
Location:	368-370 Green Lanes N4 1DA		
Proposal:	Erection of single storey ground floor rear extension to hotel.		
Application No:	HGY/2018/3083	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	05/12/2018
Location:	37 Gladesmore Road N15 6TA		
Proposal:	Erection of single storey rear extension to infill side return passage		
Application No:	HGY/2018/3148	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	19/12/2018
Location:	Flat 2 24B Vartry Road N15 6PU		
Proposal:	Erection of single storey side and rear extension with associated extension to front boundary wall		
Application No:	HGY/2018/3164	Officer:	Conor Guilfoyle
Decision:	REF	Decision Date:	29/11/2018
Location:	17 Franklin Street N15 6QH		
Proposal:	Erection of a first floor rear extension		
Application No:	HGY/2018/3187	Officer:	Sarah Madondo
Decision:	REF	Decision Date:	10/12/2018
Location:	24 Ferndale Road N15 6UE		
Proposal:	Erection of an additional storey to the dwellinghouse (a 'Type 3' extension) and the reversion of the property from 2 self-contained flats to a single dwelling.		
Application No:	HGY/2018/3189	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	03/12/2018
Location:	60 Elm Park Avenue N15 6UY		
Proposal:	Erection of 'Type 3' loft extension		
Application No:	HGY/2018/3194	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	10/12/2018
Location:	5 Linkway N4 1QF		
Proposal:	Erection of a single storey ground rear extension. The proposed extension has been reduced from 6 metres to 3 metres.		

Application No:	HGY/2018/3268	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	10/12/2018
Location:	67 Gladesmore Road N15 6TL		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the existing extension by 1.83m with a maximum depth of 6m from the original rear wall with an eaves level of 3.82m		
Application No:	HGY/2018/3280	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	27/12/2018
Location:	48 Fairview Road N15 6LJ		
Proposal:	Erection of an additional storey to the dwellinghouse ('Type 3' extension).		
Application No:	HGY/2018/3281	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	11/12/2018
Location:	8 Cadoxton Avenue N15 6LB		
Proposal:	Erection of an additional storey ('Type 3' extension)		
Application No:	HGY/2018/3282	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	11/12/2018
Location:	123 Craven Park Road N15 6BP		
Proposal:	Erection of an additional storey to the dwellinghouse ('Type 3' extension)		
Application No:	HGY/2018/3308	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	11/12/2018
Location:	5 Holmdale Terrace N15 6PP		
Proposal:	Erection of a ground floor rear extension and first floor rear extension		
Application No:	HGY/2018/3367	Officer:	Mercy Oruwari
Decision:	REF	Decision Date:	08/01/2019
Location:	27 Hermitage Road N4 1DF		
Proposal:	Enlargement of existing ground floor rear extension with an erection of a first floor extension above and an extension of the existing roof.		
Application No:	HGY/2018/3368	Officer:	Sarah Madondo
Decision:	REF	Decision Date:	12/12/2018
Location:	24 Gladesmore Road N15 6TB		
Proposal:	Erection of a rear first floor extension		
Application No:	HGY/2018/3483	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	03/01/2019
Location:	26 Craven Park Road N15 6AB		
Proposal:	Erection of a Type 3 roof extension		
Application No:	HGY/2018/3491	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	08/01/2019
Location:	46 Heysham Road N15 6HL		
Proposal:	Erection of rear dormer to rear roof slope and skylights to front roof slope.		

Application No:	HGY/2018/3495	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	08/01/2019
Location:	80-82 Gladesmore Road N15 6TD		
Proposal:	Erection of a single storey rear ground floor extension to No. 82 measuring 3.61m depth (to match the depth of the existing extension at No. 80). Erection of a part rear, part side 'infill extension' to both No's 80 & 82.		
Application No:	HGY/2018/3504	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	29/11/2018
Location:	12-14 Lockmead Road N15 6BX		
Proposal:	Rebuild of Nos. 12 and 14 with two-storey loft extensions and single-storey ground floor rear extensions.		
Application No:	HGY/2018/3505	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	10/01/2019
Location:	63 Wellington Avenue N15 6AX		
Proposal:	Erection of an additional storey ('Type 3' extension).		
Application No:	HGY/2018/3506	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	10/01/2019
Location:	40 Clifton Gardens N15 6AP		
Proposal:	Erection of a single storey ground floor rear extension		
Application No:	HGY/2018/3523	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	27/12/2018
Location:	2 Heysham Road N15 6HL		
Proposal:	Single-storey rear & part-side extension to a ground floor flat		
Application No:	HGY/2018/3542	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	31/12/2018
Location:	128 Wargrave Avenue N15 6UA		
Proposal:	Erection of additional storey 'Type 3'		
Application No:	HGY/2018/3545	Officer:	Kwaku Bossman-Gyamera
Decision:	REF	Decision Date:	31/12/2018
Location:	24 Ferndale Road N15 6UE		
Proposal:	Erection of a ground floor infill/ rear extension		
Application No:	HGY/2018/3556	Officer:	Kwaku Bossman-Gyamera
Decision:	REF	Decision Date:	09/01/2019
Location:	8 Riverside Road N15 6DA		
Proposal:	Second floor side extension (top of approved first floor side extension) and Type 3 loft extension		
Application No:	HGY/2018/3576	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	11/01/2019
Location:	Oriental Carpet Centre, Block B Ground And First Floor 105 Eade Road N4 1TJ		
Proposal:	Proposed new ground floor entrance to the existing building including alterations to the existing boundary railings and re-opening existing window openings with new windows to match the existing windows.		

Application No: **HGY/2018/3749** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 17/01/2019
 Location: 26 Hermitage Road N4 1LY
 Proposal: Erection of a two storey dwelling house.

Application No: **HGY/2018/3754** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 15/01/2019
 Location: 88 Elm Park Avenue N15 6UY
 Proposal: Erection of a type 3 loft extension

Application No: **HGY/2018/3755** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 15/01/2019
 Location: 90 Elm Park Avenue N15 6UY
 Proposal: Erection of a type 3 loft extension

Application No: **HGY/2018/3759** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 24/01/2019
 Location: 1 Heysham Road N15 6HL
 Proposal: Single storey side extension to ground floor flat

Application No: **HGY/2018/3763** Officer: Sarah Madondo
 Decision: GTD Decision Date: 25/01/2019
 Location: Flat A 42 Ferndale Road N15 6UE
 Proposal: Formation of a dormer to rear roof slope including terrace over outrigger and 3 rooflights to front roof slope.

NON Applications Decided: 2

Application No: **HGY/2018/3324** Officer: Sarah Madondo
 Decision: GTD Decision Date: 10/12/2018
 Location: Flat B 84 Hermitage Road N4 1NL
 Proposal: Non material amendments application for the removal of the back window removed from the bathroom leaving only one window in the bathroom at the side wall.

Application No: **HGY/2018/3541** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 04/12/2018
 Location: 71 Ferndale Road N15 6UG
 Proposal: Non-material amendments following a grant of planning permission 2017/3613 to include installation of a projecting glazed window/door to rear elevation of ground floor extension. Please see similar NMA approval 2018/0838.

PNE Applications Decided: 12

Application No: **HGY/2018/3172** Officer: Laina Levassor
 Decision: PN REFUSED Decision Date: 10/12/2018
 Location: 8 Cadoxton Avenue N15 6LB
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original wall by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

Application No:	HGY/2018/3242	Officer:	Laina Levassor
Decision:	PN REFUSED	Decision Date:	29/11/2018
Location:	24 Ferndale Road N15 6UE		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m		
Application No:	HGY/2018/3267	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	29/11/2018
Location:	48 Fairview Road N15 6LJ		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m		
Application No:	HGY/2018/3370	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	13/12/2018
Location:	30 Plevna Crescent N15 6DN		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 5m, for which the maximum height would be 3m and for which the height of the eaves would be 3m		
Application No:	HGY/2018/3397	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	19/12/2018
Location:	63 Wellington Avenue N15 6AX		
Proposal:	Erection of a single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m.		
Application No:	HGY/2018/3431	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	19/12/2018
Location:	88 Elm Park Avenue N15 6UY		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 4m and for which the height of the eaves would be 3m		
Application No:	HGY/2018/3432	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	09/01/2019
Location:	90 Elm Park Avenue N15 6UY		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 4m and for which the height of the eaves would be 3m.		
Application No:	HGY/2018/3568	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	10/01/2019
Location:	123 Craven Park Road N15 6BP		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original wall by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m		
Application No:	HGY/2018/3629	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	10/01/2019
Location:	5 Linkway N4 1QF		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m		
Application No:	HGY/2018/3632	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	18/01/2019
Location:	131 Fairview Road N15 6TS		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m		

Application No: **HGY/2018/3635** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 22/01/2019
 Location: 8 Cadoxton Avenue N15 6LB
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original wall by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

Application No: **HGY/2018/3796** Officer: Laina Levassor
 Decision: PN REFUSED Decision Date: 23/01/2019
 Location: 66 Plevna Crescent N15 6DW
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

RES Applications Decided: 3

Application No: **HGY/2018/3554** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 08/01/2019
 Location: 123 Castlewood Road N15 6BD
 Proposal: Approval of details pursuant to condition 3 (materials) attached to appeal reference APP/Y5420/W/17/3176761 (Haringey planning reference HGY/2017/0081)

Application No: **HGY/2018/3555** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 08/01/2019
 Location: 123 Castlewood Road N15 6BD
 Proposal: Approval of details pursuant to condition 4 (Construction Method Statement) attached to appeal reference APP/Y5420/W/17/3176761 (Haringey planning reference HGY/2017/0081)

Application No: **HGY/2018/3758** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 22/01/2019
 Location: 113 Craven Park Road N15 6BL
 Proposal: Approval of details pursuant to conditions 2 (waste and recycling storage facilities) and 3 (cycle parking) attached to appeal reference APP/Y5420/W/18/3199955 (Haringey planning reference HGY/2018/0482)

TEL Applications Decided: 1

Application No: **HGY/2018/3564** Officer: Kwaku Bossman-Gyamera
 Decision: RNO Decision Date: 19/12/2018
 Location: Streetworks Junction of Green Lanes and Williamson Road N4 1DR
 Proposal: Notification under the Electronic Communications Code Regulations 2003 to utilise permitted development rights for the proposed upgrade including the removal of existing 540mm shroud to be replaced with new 580mm shroud, the addition of 3no new cabinets, the addition of 1no new meter cabinet and ancillary works thereto.

Total Applications Decided for Ward: 53WARD: **Stroud Green****CLUP Applications Decided: 2**

Application No: **HGY/2019/0013** Officer: Jon Skapoullis
 Decision: PERM DEV Decision Date: 04/01/2019
 Location: 72 Ferme Park Road N8 9RY
 Proposal: Certificate of lawfulness for proposed rear extension

Application No: **HGY/2019/0148** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 22/01/2019
 Location: 183 Mount View Road N4 4JT
 Proposal: Certificate of Lawfulness for proposed single storey rear extension to replace existing extension

FUL Applications Decided: 15

Application No: **HGY/2018/2985** Officer: Matthew Gunning
 Decision: GTD Decision Date: 28/12/2018
 Location: 116 Stapleton Hall Road N4 4QA
 Proposal: Conversion to 4no. self-contained residential flats; erection of a part single/ part two storey rear extension; enlargement of a rear dormer roof extension with associated creation of a roof terrace at second floor level; formation of a side dormer roof extension; insertion of 2no. rooflights to the front roof slope; lowering of existing basement level; creation of lightwell to front garden and alterations to existing rear fenestration

Application No: **HGY/2018/2990** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 11/12/2018
 Location: 52 Oakfield Road N4 4LB
 Proposal: Removal of chimney stack to side elevation

Application No: **HGY/2018/3094** Officer: Roland Sheldon
 Decision: GTD Decision Date: 12/12/2018
 Location: 8 Ferme Park Road N4 4ED
 Proposal: Conversion of rear of existing ground floor commercial unit to a self-contained flat, demolition of existing ground floor rear extension and erection of single-storey side to rear extension.

Application No: **HGY/2018/3152** Officer: Conor Guilfoyle
 Decision: REF Decision Date: 13/12/2018
 Location: 77 Upper Tollington Park N4 4DD
 Proposal: Loft conversion including 1 new dormer and conservation roof light 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/2018/3165** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 05/12/2018
 Location: 59 Uplands Road N8 9NH
 Proposal: Erection of single storey rear extension

Application No: **HGY/2018/3174** Officer: Roland Sheldon
 Decision: GTD Decision Date: 15/01/2019
 Location: 181 Mount View Road N4 4JT

Proposal: Erection of replacement single storey ground floor rear and part first floor rear projection, replacement of slate roof tiles to original roof, replacement of three front rooflights and replacement front timber sash window units, re-cladding of existing rear dormer in lead and alterations to rear fenestration treatment.

Application No: **HGY/2018/3202** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 07/12/2018
 Location: 31 Quernmore Road N4 4QT
 Proposal: Erection of a single-storey rear extension, replacing existing single storey rear extension

Application No:	HGY/2018/3287	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	12/12/2018
Location:	52 Mount View Road N4 4JP		
Proposal:	Ground floor rear and basement extension including stairwell in front garden		
Application No:	HGY/2018/3290	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	12/12/2018
Location:	Flat 5 82 Stapleton Hall Road N4 4QA		
Proposal:	Construction of a rear dormer roof extension and associated re-roofing		
Application No:	HGY/2018/3325	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	18/12/2018
Location:	4 Ferme Park Road N4 4ED		
Proposal:	Conversion of the upper floors of the property into 3 x self contained flats, ground floor rear infill extension and replacement of rear flat roof and replacement of rear window.		
Application No:	HGY/2018/3355	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	20/12/2018
Location:	Ground Floor Flat 107 Stapleton Hall Road N4 4RH		
Proposal:	Construction of a single storey rear extension.		
Application No:	HGY/2018/3386	Officer:	Conor Guilfoyle
Decision:	REF	Decision Date:	28/12/2018
Location:	25 Oakfield Road N4 4NP		
Proposal:	Erection of second floor rear extension to form a new room and roof terrace.		
Application No:	HGY/2018/3389	Officer:	Conor Guilfoyle
Decision:	REF	Decision Date:	28/12/2018
Location:	25 Oakfield Road N4 4NP		
Proposal:	Erection of second story side extension		
Application No:	HGY/2018/3467	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	15/01/2019
Location:	10 Perth Road N4 3HB		
Proposal:	Proposed rear dormer window.		
Application No:	HGY/2018/3528	Officer:	Shay Bugler
Decision:	GTD	Decision Date:	18/01/2019
Location:	49A Oxford Road N4 3EY		
Proposal:	Part retrospective planning proposal for the demolition works; rebuild works and minor alterations.		

NON Applications Decided: 2

Application No:	HGY/2018/3466	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	05/12/2018
Location:	Abyssinia Court Weston Park N8 9PL		

Proposal: Non-material amendment for changes to the window layouts in unit 3 as approved under planning permission HGY/2014/3487, and unit 7 (previously the existing laundry and office, consented as additional 7th unit on 20/8/18 under application Reference HGY/2018/1964).

In unit 3, the retention of an existing, triangular window whilst retaining the proposed windows. In unit 7, the retention of an existing, triangular window and the removal of one of the proposed windows under application HGY/2014/3487 (consented 5/2/15)

Application No: **HGY/2018/3600** Officer: Samuel Uff

Decision: GTD Decision Date: 20/12/2018

Location: 87 Woodstock Road N4 3EU

Proposal: Non material amendment to planning permission granted under reference HGY/2018/2221 for replacement of windows

PNE Applications Decided: 1

Application No: **HGY/2018/3372** Officer: Laina Levassor

Decision: PN NOT REQ Decision Date: 19/12/2018

Location: 72 Ferme Park Road N8 9RY

Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 8m, for which the maximum height would be 2.9m and for which the height of the eaves would be 2.9m.

RES Applications Decided: 2

Application No: **HGY/2017/2020** Officer: Matthew Gunning

Decision: GTD Decision Date: 09/01/2019

Location: Garages adjacent Ednam House Florence Road N4 4DH

Proposal: Approval of details pursuant to condition 9 (Remediation of Contamination) attached to planning permission HGY/2014/2558

Application No: **HGY/2019/0208** Officer: Laurence Ackrill

Decision: GTD Decision Date: 24/01/2019

Location: 81 Ridge Road N8 9NR

Proposal: Approval of details pursuant to conditions 4 (storage and collection of refuse) and 5 (secure and covered cycle parking facilities) attached to planning permission HGY/2018/2448.

TEL Applications Decided: 1

Application No: **HGY/2018/3563** Officer: Kwaku Bossman-Gyamera

Decision: RNO Decision Date: 19/12/2018

Location: Chettle Court Ridge Road N8 9NU

Proposal: Notification under the Electronic Communications Code Regulations 2003 to utilise permitted development rights for the proposed upgrade and replacement of 6no antennas, installation of 3no antennas, replacement of 2no cabinets, installation of 1no cabinet and ancillary works thereto.

TPO Applications Decided: 2

Application No: **HGY/2018/2148** Officer: Matthew Gunning

Decision: GTD Decision Date: 10/01/2019

Location: Old Church Court 73A Victoria Road N4 3SN

Proposal: Works to tree protected by a TPO: T1 Eucalyptus: reduce

Application No: **HGY/2018/3704** Officer: Matthew Gunning

Decision: GTD Decision Date: 04/01/2019

Location: Abyssinia Court Weston Park N8 9PL

Proposal: Works to trees protected by a TPO: Limes (T1-T6)- reduce to previous reduction points as part of tree maintenance close to buildings

Total Applications Decided for Ward: 25WARD: **Tottenham Green****ADV Applications Decided: 1**

Application No: **HGY/2018/3035** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 10/12/2018
 Location: Freestanding Unit Junction of St Anns Road Seven Sisters Road N15
 Proposal: Advertisement consent for free-standing, double-sided advertisement unit with digital display of sequenced advertisements, to replace similar unit in existing location

CLUP Applications Decided: 8

Application No: **HGY/2018/3513** Officer: Mercy Oruwari
 Decision: PERM DEV Decision Date: 14/12/2018
 Location: 15 Jansons Road N15 4JU
 Proposal: Certificate of lawfulness for the installation of a solar panel on the front roof slope - proposed use

Application No: **HGY/2018/3514** Officer: Jon Skapoullis
 Decision: PERM DEV Decision Date: 04/12/2018
 Location: 4 Bourn Avenue N15 4HP
 Proposal: Certificate of lawfulness for proposed rear dormer and insertion of 3 x rooflights to the front roofslope. Erection of a single storey rear extension.

Application No: **HGY/2018/3516** Officer: Mercy Oruwari
 Decision: PERM DEV Decision Date: 07/12/2018
 Location: 131 Seaford Road N15 5DX
 Proposal: Certificate of lawfulness for the formation of a rear dormer, a roof extension including the insertion of 2 front rooflights and a single storey rear extension - proposed use

Application No: **HGY/2018/3612** Officer: Jon Skapoullis
 Decision: PERM DEV Decision Date: 06/12/2018
 Location: 81 Elmar Road N15 5DH
 Proposal: Certificate of lawfulness for the formation of rear dormers, including insertion of 3 x rooflights to the front roofslope.

Application No: **HGY/2018/3646** Officer: Mercy Oruwari
 Decision: PERM DEV Decision Date: 24/12/2018
 Location: 39 Suffield Road N15 5JX
 Proposal: Certificate of lawfulness for the formation of a rear dormer including the insertion of 3 front rooflights and the removal of the chimney.

Application No: **HGY/2018/3647** Officer: Mercy Oruwari
 Decision: PERM DEV Decision Date: 10/01/2019
 Location: 39 Suffield Road N15 5JX
 Proposal: Certificate of lawfulness for the erection of a front porch - proposed use

Application No: **HGY/2018/3726** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 28/12/2018
 Location: 36 Cunningham Road N15 4DS
 Proposal: Certificate of Lawfulness for a proposed rear dormer and outrigger extension to facilitate a loft conversion and rooflights

Application No: **HGY/2018/3728** Officer: Mercy Oruwari
 Decision: PERM DEV Decision Date: 31/12/2018
 Location: 42 Roslyn Road N15 5ET
 Proposal: Certificate of lawfulness for the formation of a single storey rear extension including the insertion of a rooflight

FUL Applications Decided: 24

Application No: **HGY/2018/2697** Officer: Roland Sheldon
 Decision: GTD Decision Date: 20/12/2018
 Location: Vehicle Repair Workshop rear 196 West Green Road N15 5AG
 Proposal: Internal alterations to flat 7 within the rear building to facilitate the conversion of an existing 4-bedroom flat into 2 separate flats, comprising one 2-bedroom flat and one 1-bedroom flat.

Application No: **HGY/2018/3169** Officer: Jake Atkins
 Decision: GTD Decision Date: 03/12/2018
 Location: 44 Summerhill Road N15 4HD
 Proposal: New slate roof with glazed rooflight over single-storey infill extension to rear of property.

Application No: **HGY/2018/3215** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 04/12/2018
 Location: Flat A 12 Springfield Road N15 4AZ
 Proposal: A single storey ground floor extension to provide a living room for the ground floor flat.

Application No: **HGY/2018/3254** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 17/12/2018
 Location: First Floor Flat 151 Antill Road N15 4BB
 Proposal: Conversion of loft including the erection of a rear dormer extension and the installation of 2 rooflights to the front.

Application No: **HGY/2018/3300** Officer: Samuel Uff
 Decision: GTD Decision Date: 31/12/2018
 Location: 72 Lansdowne Road N17 9XL
 Proposal: Demolition of front boundary treatment and construction of hardstand and associated crossover in the front garden

Application No: **HGY/2018/3309** Officer: Samuel Uff
 Decision: GTD Decision Date: 03/01/2019
 Location: Flat A 215 Philip Lane N15 4HL
 Proposal: Erection of single storey infill to rear extension (following demolition of existing)

Application No: **HGY/2018/3392** Officer: Jake Atkins
 Decision: GTD Decision Date: 21/01/2019
 Location: 55A Beaconsfield Road N15 4SH
 Proposal: Replacement windows to reflect current style of windows.

Application No: **HGY/2018/3438** Officer: Samuel Uff
 Decision: GTD Decision Date: 28/12/2018
 Location: 119 Philip Lane N15 4JR
 Proposal: Replacement windows throughout

Application No:	HGY/2018/3507	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	08/01/2019
Location:	21 Grove Park Road N15 4SW		
Proposal:	Replacement of existing timber door with a new timber door.		
Application No:	HGY/2018/3511	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	18/01/2019
Location:	4 Townsend Road N15 4NT		
Proposal:	Rear outbuilding shed extension		
Application No:	HGY/2018/3521	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	08/01/2019
Location:	151-153 West Green Road N15 5EA		
Proposal:	Erection of two uniform mansard roofs to provide additional bedrooms to existing first floor flats.		
Application No:	HGY/2018/3534	Officer:	Jake Atkins
Decision:	GTD	Decision Date:	21/01/2019
Location:	47 Beaconsfield Road N15 4SH		
Proposal:	Replacement of the existing front door with a new partially glazed timber door.		
Application No:	HGY/2018/3537	Officer:	Jake Atkins
Decision:	GTD	Decision Date:	21/01/2019
Location:	69 Beaconsfield Road N15 4SH		
Proposal:	Replacement of the existing front door with a new partially glazed timber door.		
Application No:	HGY/2018/3540	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	31/12/2018
Location:	2 Antill Road N15 4AS		
Proposal:	Single storey side and rear extension with 3 Velux windows		
Application No:	HGY/2018/3543	Officer:	Jake Atkins
Decision:	GTD	Decision Date:	21/01/2019
Location:	139 Beaconsfield Road N15 4SH		
Proposal:	Replacement of the existing partially glazed timber door.		
Application No:	HGY/2018/3544	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	22/01/2019
Location:	206 West Green Road N15 5AG		
Proposal:	Formation of new drop kerb		
Application No:	HGY/2018/3546	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	08/01/2019
Location:	153 West Green Road N15 5EA		
Proposal:	Construction of a single storey rear extension and a change of use of part of ground floor and part of first floor from A1 (retail) to facilitate the creation of 1 x one bed residential flat.		

Application No: **HGY/2018/3550** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 03/01/2019
 Location: 206 High Road N15 4NP
 Proposal: External amendments to the building comprising the raising of the closet wing roof, 3 additional skylights, construction of 1100mm boundary wall, reinstatement of front lightwell and the provision of new windows to the basement.

Application No: **HGY/2018/3575** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 08/01/2019
 Location: Unit 8 Tottenham Hale Retail Park Broad Lane N15 4QD
 Proposal: Alterations to existing front facade to create additional entrance door and signage zone in connection with the subdivision of existing unit into two units; associated insertion of additional service door to the rear.

Application No: **HGY/2018/3591** Officer: Jake Atkins
 Decision: GTD Decision Date: 21/01/2019
 Location: 21 Wakefield Road N15 4NJ
 Proposal: Replacement of partially glazed timber door.

Application No: **HGY/2018/3610** Officer: Jake Atkins
 Decision: GTD Decision Date: 21/01/2019
 Location: 169 Philip Lane N15 4HQ
 Proposal: Replacement of the existing front door with a new partially glazed timber door.

Application No: **HGY/2018/3616** Officer: Jake Atkins
 Decision: GTD Decision Date: 21/01/2019
 Location: 43 Grove Park Road N15 4SL
 Proposal: Replacement of the existing front door with a new partially glazed timber door.

Application No: **HGY/2018/3617** Officer: Jake Atkins
 Decision: GTD Decision Date: 21/01/2019
 Location: 47 Grove Park Road N15 4SL
 Proposal: Replacement of the existing front door with a new partially glazed timber door.

Application No: **HGY/2018/3634** Officer: Jake Atkins
 Decision: GTD Decision Date: 17/01/2019
 Location: 36 Cunningham Road N15 4DS
 Proposal: Proposed single storey rear wrap-around extension

NON Applications Decided: 1

Application No: **HGY/2018/3498** Officer: Christopher Smith
 Decision: GTD Decision Date: 13/12/2018
 Location: 52-68 Stamford Road N15 4PZ
 Proposal: Non-material amendment following a grant of planning permission HGY/2017/0426 as the result of the requirement to make slight amendments to the overall detailed design and also to clarify the exact location of wheelchair-accessible units.

PNC Applications Decided: 1

Application No: **HGY/2018/3103** Officer: Conor Guilfoyle
 Decision: PN GRANT Decision Date: 10/12/2018
 Location: 206 High Road N15 4NP
 Proposal: Prior approval for change of use from office (B1) to residential (C3)

RES Applications Decided: 3

Application No: **HGY/2018/2976** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 04/12/2018
 Location: 2A Westerfield Road N15 5LD
 Proposal: Approval of details pursuant to condition 3 (Sample of Materials), condition 6 (Air Quality & Dust Management) attached to planning permission HGY/2015/3578

Application No: **HGY/2018/3799** Officer: Christopher Smith
 Decision: GTD Decision Date: 25/01/2019
 Location: 52-68 Stamford Road N15 4PZ
 Proposal: Approval of details pursuant to condition 14 (detailed sustainable drainage scheme) attached to planning permission HGY/2017/0426.

Application No: **HGY/2018/3802** Officer: Christopher Smith
 Decision: GTD Decision Date: 18/01/2019
 Location: 52-68 Stamford Road N15 4PZ
 Proposal: Approval of details pursuant to condition 25 ('Stage 1' written scheme of investigation) attached to planning permission HGY/2017/0426.

TEL Applications Decided: 1

Application No: **HGY/2018/3361** Officer: Jake Atkins
 Decision: REF Decision Date: 14/12/2018
 Location: Pavement near 230 High Road N15 4AJ
 Proposal: Removal of 2 no. existing BT call box and replacement with 1 free standing InLink.

Total Applications Decided for Ward: 39WARD: **Tottenham Hale****CLUP Applications Decided: 1**

Application No: **HGY/2018/3641** Officer: Jon Skapoullis
 Decision: PERM DEV Decision Date: 12/12/2018
 Location: 7 Hampden Road N17 0AY
 Proposal: Certificate of Lawfulness for proposed single storey rear extension.

FUL Applications Decided: 8

Application No: **HGY/2018/2352** Officer: Martin Cowie
 Decision: GTD Decision Date: 12/12/2018
 Location: Hale Wharf Ferry Lane N17 9NF
 Proposal: Erection of a pedestrian footbridge linking Hale Wharf to the Paddock, the provision of landscaping and associated works.

Application No:	HGY/2018/3100	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	06/12/2018
Location:	26 Scotland Green N17 9TT		
Proposal:	Change of use from A1 (retail) to C3 (residential) to create 1 x three bed dwelling, with rear first floor extension, and alterations to front and rear fenestration.		
Application No:	HGY/2018/3208	Officer:	Kwaku Bossman-Gyamera
Decision:	REF	Decision Date:	27/12/2018
Location:	22 Sherringham Avenue N17 9RN		
Proposal:	Conversion of single dwelling house into four self-contained flats (Retrospective)		
Application No:	HGY/2018/3244	Officer:	Kwaku Bossman-Gyamera
Decision:	REF	Decision Date:	07/12/2018
Location:	9 Park View Road N17 9AT		
Proposal:	Formation of a loft conversion with rear dormer window including front roof lights. Removing a chimney stack at the rear elevation.		
Application No:	HGY/2018/3551	Officer:	Kwaku Bossman-Gyamera
Decision:	REF	Decision Date:	09/01/2019
Location:	450-454 High Road N17 9JD		
Proposal:	Change of use from bank: Unit 1 to amusement centre (adult gaming centre) and Unit 2 to retail. Installation of new shopfronts.		
Application No:	HGY/2018/3558	Officer:	Kwaku Bossman-Gyamera
Decision:	REF	Decision Date:	10/01/2019
Location:	3 Hampden Lane N17 0AS		
Proposal:	Demolition of existing building consisting of 3 flats and the erection of a new building incorporating a mansard roof to provide 8 self-contained flats.		
Application No:	HGY/2018/3579	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	18/01/2019
Location:	70 Poynton Road N17 9SP		
Proposal:	New pitch roof with dormers and new dwelling unit in loft space. Aesthetic upgrades to existing front facade.		
Application No:	HGY/2018/3684	Officer:	James Hughes
Decision:	GTD	Decision Date:	25/01/2019
Location:	Unit 1 Ferry Island Retail Park Station Road N17 9FR		
Proposal:	Temporary change of use of Ferry Island Retail Park Unit 1 to provide construction site accommodation (Sui Generis Use).		

NON Applications Decided: 4

Application No:	HGY/2018/3286	Officer:	James Farrar
Decision:	GTD	Decision Date:	05/12/2018
Location:	Ashley Gardens Ashley Road N17 9LJ		
Proposal:	Application for Non-Material Amendments to Planning Permission HGY/2017/2045 to vary the Title of Conditions 26 to prior to occupation and the wording of condition 27 to prior to above ground works.		
Application No:	HGY/2018/3322	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	18/01/2019
Location:	Hale Wharf Ferry Lane N17 9NF		
Proposal:	Non-material amendment following a grant of planning permission HGY/2016/1719 to change the wording of condition B12 - Access to Pymmes Brook.		

Application No:	HGY/2018/3637	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	21/01/2019
Location:	SW Plot Hale Village Ferry Lane N17		
Proposal:	Non-material amendment following a grant of planning permission HGY/2017/2005 for amendments to basement layout including changes to cycle/car parking arrangements and refuse storage, ground floor reception and emergency exit layout, first floor podium roof access and layout, main roof layout including amendments to plant and removal of BMU, internal flat layouts including relocation of wheelchair adaptable units, layout of landscaping at ground and sky garden levels, location of firefighting lift, positioning of commercial unit doors, reduction in height of parapet by 1.6 metres and installation of abseiling equipment.		
Application No:	HGY/2018/3683	Officer:	James Hughes
Decision:	GTD	Decision Date:	11/01/2019
Location:	Ferry Island Retail Park Station Road N17 9FR		
Proposal:	Non-material amendment to planning permission HGY/48208 (HGY/1994/0753 on the London Borough of Haringey's public access website) to amend the wording of conditions 4 (landscaping scheme and trees), 5 (hard landscaping) and 9 (car parking) to allow for changes to the approved details to be agreed in writing with the Local Planning Authority so that car parking can be reduced on the site .		

PNC Applications Decided: 1

Application No:	HGY/2018/3757	Officer:	Kwaku Bossman-Gyamera
Decision:	PN GRANT	Decision Date:	17/01/2019
Location:	Coleraine Works 20 Poynton Road N17 9SP		
Proposal:	Notification for Prior Approval for a Change of Use from Premises in Light Industrial Use (Class B1(c)) and any land within its curtilage to 6 self-contained flats - (Dwellinghouses (Class C3)		

PNE Applications Decided: 2

Application No:	HGY/2018/3510	Officer:	Laina Levassor
Decision:	PN REFUSED	Decision Date:	27/12/2018
Location:	53 Holcombe Road N17 9AR		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m		
Application No:	HGY/2018/3626	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	18/01/2019
Location:	108 Dowsett Road N17 9DH		
Proposal:	Erection of a single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 2.95m and for which the height of the eaves would be 2.95m		

RES Applications Decided: 15

Application No:	HGY/2018/1354	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	03/12/2018
Location:	Hale Wharf Ferry Lane N17 9NF		
Proposal:	Approval of details pursuant to condition A34 (Construction Environmental Management Plan) attached to the Hybrid Planning Permission Reference: HGY/2016/1719		
Application No:	HGY/2018/2312	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	09/01/2019
Location:	Hale Wharf Ferry Lane N17 9NF		
Proposal:	Approval of details pursuant to condition B8 (Secured by Design) attached to planning permission HGY/2016/1719		

Application No:	HGY/2018/2729	Officer:	Nathaniel Baker
Decision:	GTD	Decision Date:	17/01/2019
Location:	Berol Yard Ashley Road N17 9LJ		
Proposal:	Approval of details pursuant to condition 23 (Confirmation of Site Levels) attached to planning permission HGY/2017/2044		
Application No:	HGY/2018/2732	Officer:	Nathaniel Baker
Decision:	GTD	Decision Date:	11/01/2019
Location:	Berol Yard Ashley Road N17 9LJ		
Proposal:	Approval of details pursuant to condition 31 (Updated Construction Logistics Plan - Phase 1 and 2 only) attached to planning permission HGY/2017/2044.		
Application No:	HGY/2018/2896	Officer:	Neil McClellan
Decision:	GTD	Decision Date:	21/01/2019
Location:	102 Park View Road N17 9BL		
Proposal:	Approval of details pursuant to condition 3 (samples of materials) attached to planning permission HGY/2018/2368.		
Application No:	HGY/2018/3119	Officer:	Nathaniel Baker
Decision:	GTD	Decision Date:	16/01/2019
Location:	Ashley Gardens Ashley Road N17 9LJ		
Proposal:	Approval of details pursuant to condition 16 (Written Scheme of Investigation) attached to planning permission HGY/2017/2045.		
Application No:	HGY/2018/3120	Officer:	Nathaniel Baker
Decision:	GTD	Decision Date:	11/01/2019
Location:	Ashley Gardens Ashley Road N17 9LJ		
Proposal:	Approval of details pursuant to condition 23 (Construction Logistics Plan) attached to planning permission HGY/2017/2045		
Application No:	HGY/2018/3210	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	09/01/2019
Location:	SW Plot Hale Village Ferry Lane N17		
Proposal:	Approval of details pursuant to condition 13 (feasibility study into the provision of winter gardens) attached to planning permission HGY/2017/2005.		
Application No:	HGY/2018/3375	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	09/01/2019
Location:	Hale Wharf Ferry Lane N17 9NF		
Proposal:	Application for the Approval of Details Pursuant to Conditions B2 (location of phases within the Outline Element of the scheme) attached to the Hybrid Planning Permission Reference: HGY/2016/1719		
Application No:	HGY/2018/3376	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	11/01/2019
Location:	Hale Wharf Ferry Lane N17 9NF		
Proposal:	Application for the Partial Discharge of Details Pursuant to Condition B20 - parts a) and b) (Contaminated Land) attached to the Hybrid Planning Permission Reference: HGY/2016/1719		
Application No:	HGY/2018/3378	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	09/01/2019
Location:	Hale Wharf Ferry Lane N17 9NF		
Proposal:	Application for the Approval of Details Pursuant to Condition B30 (written scheme of investigation and a programme of archaeological work) attached to the Hybrid Planning Permission Reference: HGY/2016/1719.		

Application No: **HGY/2018/3410** Officer: Christopher Smith
 Decision: GTD Decision Date: 09/01/2019
 Location: SW Plot Hale Village Ferry Lane N17
 Proposal: Approval of details pursuant to condition 5 (materials) attached to planning permission HGY/2017/2005.

Application No: **HGY/2018/3625** Officer: Christopher Smith
 Decision: GTD Decision Date: 10/01/2019
 Location: SW Plot Hale Village Ferry Lane N17
 Proposal: Approval of details pursuant to condition 14 (Waste Management Measures) attached to planning permission HGY/2017/2005.

Application No: **HGY/2018/3743** Officer: Nathaniel Baker
 Decision: GTD Decision Date: 18/01/2019
 Location: Ashley Gardens Ashley Road N17 9LJ
 Proposal: Approval of details pursuant to Part A of Condition 20 (Site Investigation) attached to planning permission HGY/2017/2045.

Application No: **HGY/2018/3797** Officer: Christopher Smith
 Decision: GTD Decision Date: 11/01/2019
 Location: SW Plot Hale Village Ferry Lane N17
 Proposal: Approval of details pursuant to condition 16 (sound insulation) attached to planning permission HGY/2017/2005.

Total Applications Decided for Ward: 31

WARD: **West Green**

CLUP Applications Decided: 2

Application No: **HGY/2018/3569** Officer: Marco Zanelli
 Decision: PERM DEV Decision Date: 30/11/2018
 Location: 3 Kirkstall Avenue N17 6PH
 Proposal: Certificate of lawfulness for the formation of dormer in rear roof slope and installation of two roof lights in front roof slope.

Application No: **HGY/2018/3723** Officer: Mercy Oruwari
 Decision: PERM DEV Decision Date: 08/01/2019
 Location: 31 Vincent Road N15 3QD
 Proposal: Certificate of lawfulness for the formation of a rear dormer, including the insertion of 2 front rooflights

FUL Applications Decided: 8

Application No: **HGY/2018/2966** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 04/12/2018
 Location: 71 Belmont Avenue N17 6AX
 Proposal: Retrospective application for the removal of a self-contained studio apartment within the loft space to be included as part of flat D to form a 2 bedroom self-contained flat on first floor level (front part) and loft space.

Application No: **HGY/2018/3105** Officer: Gareth Prosser
 Decision: GTD Decision Date: 07/12/2018
 Location: 300 Philip Lane N15 4AB
 Proposal: Conversion of 6 bedroom dwelling into 3 self-contained flats comprising 1x3-bedroom, 1x2-bedroom and 1x1-bedroom flat, with associated alterations to the building including 6 x rooflights, creation of a front gable, single storey rear extension, first floor roof terrace to the rear and new vehicle crossover.

Application No:	HGY/2018/3107	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	17/12/2018
Location:	300 Philip Lane N15 4AB		
Proposal:	Conversion of a 6-bedroom dwelling into 1 x 3-bedroom 4-person flat at ground floor level and a 4-bedroom 5-person House in Multiple Occupation on upper floors, with associated alterations including 6 x rooflights, front gable, single storey rear extension, first floor terrace and crossover'.		
Application No:	HGY/2018/3336	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	08/01/2019
Location:	Ground Floor Flat 3 Ripon Road N17 6PP		
Proposal:	Replacement of three ground floor front bay timber sash single-glazed windows with matching uPVC double-glazed sash windows.		
Application No:	HGY/2018/3446	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	19/12/2018
Location:	149 Downhills Way N17 6AH		
Proposal:	Erection of a part single, part two storey rear extension.		
Application No:	HGY/2018/3449	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	09/01/2019
Location:	46 Rusper Road N22 6RA		
Proposal:	Construction of single storey rear extension		
Application No:	HGY/2018/3561	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	21/12/2018
Location:	107 Carlingford Road N15 3EJ		
Proposal:	Formation of single storey rear 'infill' extension along side return passage, to match the depth of the existing two storey rear projection, formation of access ramp within rear garden and associated relocation of timber access gate		
Application No:	HGY/2018/3691	Officer:	Jake Atkins
Decision:	GTD	Decision Date:	24/01/2019
Location:	3 Kirkstall Avenue N17 6PH		
Proposal:	Proposed ground floor side / rear extension and all associated works		

NON Applications Decided: 1

Application No:	HGY/2018/3760	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	21/12/2018
Location:	406 West Green Road N15 3PX		
Proposal:	Non material amendment following a grant planning permission HGY/2018/2282. Proposal seeks to relocate the approved courtyard from side elevation (tunnel back element) for the studio flat to the rear elevation.		

PNE Applications Decided: 5

Application No:	HGY/2018/3201	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	30/11/2018
Location:	60 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 3.25m and for which the height of the eaves would be 3m		

Application No:	HGY/2018/3380	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	13/12/2018
Location:	169 Downhills Way N17 6AH		
Proposal:	Erection of a single storey extension which extends beyond the rear wall of the original house by 4.000m, for which the maximum height would be 3.988m and for which the height of the eaves would be 2.903m		
Application No:	HGY/2018/3535	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	08/01/2019
Location:	6 Rusper Road N22 6RA		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 4.2m, for which the maximum height would be 3m and for which the height of the eaves would be 3m.		
Application No:	HGY/2018/3536	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	08/01/2019
Location:	8 Rusper Road N22 6RA		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 4.2m, for which the maximum height would be 3m and for which the height of the eaves would be 3m		
Application No:	HGY/2018/3751	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	22/01/2019
Location:	147 Higham Road N17 6NU		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 4m and for which the height of the eaves would be 3m		

RES Applications Decided: 3

Application No:	HGY/2018/2836	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	11/12/2018
Location:	255 Lordship Lane N17 6AA		
Proposal:	Approval of details pursuant to condition 11 (sustainable drainage scheme) attached to planning permission HGY/2017/1097.		
Application No:	HGY/2018/3106	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	29/11/2018
Location:	Keston Centre Keston Road N17 6PW		
Proposal:	Approval of details pursuant to condition 22 (CHP and boiler facility) attached to planning permission HGY/2016/3309		
Application No:	HGY/2018/3708	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	02/01/2019
Location:	Keston Centre Keston Road N17 6PW		
Proposal:	Approval of details pursuant to condition 27 (Sustainable drainage) attached to planning permission HGY/2016/3309		

TEL Applications Decided: 1

Application No:	HGY/2018/3747	Officer:	Kwaku Bossman-Gyamera
Decision:	RNO	Decision Date:	27/12/2018
Location:	Kenley 155 Gloucester Road N17 6LS		
Proposal:	Notification under the Electronic Communications Code Regulations 2003 (as amended) to utilise permitted development rights for the replacement of 3no antenna with 3no similar antenna in the same locations as existing, associated ancillary apparatus to be relocated / added to antenna support poles, internal works to existing cabin and associated ancillary works		

TPO Applications Decided: 1

Application No: **HGY/2018/3095** Officer: Gareth Prosser
 Decision: REF Decision Date: 29/11/2018
 Location: 61 Sirdar Road N22 6QS
 Proposal: Works to tree protected by a TPO:T1: Multi stem Ash (Faxinus ornus) - Fell to ground level and poison.

Total Applications Decided for Ward: 21

 WARD: **White Hart Lane**

CLDE Applications Decided: 2

Application No: **HGY/2018/3527** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 05/12/2018
 Location: 6 Risley Avenue N17 7EU
 Proposal: Certificate of lawfulness: existing use for 2 x 2 bed self-contained units

Application No: **HGY/2019/0135** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 17/01/2019
 Location: 6 Reynardson Road N17 7JX
 Proposal: Certificate of lawfulness for an existing single storey rear extension.

CLUP Applications Decided: 2

Application No: **HGY/2018/3709** Officer: Mercy Oruwari
 Decision: PERM REQ Decision Date: 15/01/2019
 Location: 69 De Quincey Road N17 7DJ
 Proposal: Certificate of lawfulness for the formation of a rear dormer, hip to gable extension and erection of a porch to the front of the property.

Application No: **HGY/2018/3720** Officer: Mercy Oruwari
 Decision: PERM DEV Decision Date: 31/12/2018
 Location: 15 Flexmere Road N17 7AU
 Proposal: Certificate of lawfulness for the formation of a rear dormer, including the insertion of 2 front rooflights

FUL Applications Decided: 10

Application No: **HGY/2018/2908** Officer: Sarah Madondo
 Decision: GTD Decision Date: 29/11/2018
 Location: 44 Courtman Road N17 7HU
 Proposal: Erection of a single storey side extension and porch

Application No: **HGY/2018/3218** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 05/12/2018
 Location: 70 Devonshire Hill Lane N17 7NG
 Proposal: Proposed single storey rear extension

Application No: **HGY/2018/3245** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 10/12/2018
 Location: 73 Rivulet Road N17 7JT
 Proposal: Retrospective planning application for loft conversion comprising 1x skylight at front elevation and a rear dormer.

Application No:	HGY/2018/3248	Officer:	Kwaku Bossman-Gyamera
Decision:	REF	Decision Date:	10/12/2018
Location:	138 Lordship Lane N17 7QR		
Proposal:	Proposed front/side extension with erection of temporary rolling shutters		
Application No:	HGY/2018/3417	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	20/12/2018
Location:	64 Compton Crescent N17 7LD		
Proposal:	Erection of single storey rear extension and first floor rear extension.		
Application No:	HGY/2018/3428	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	03/01/2019
Location:	36 Tower Gardens Road N17 7QA		
Proposal:	Replacement of existing timber windows on front elevation and first floor of rear elevation with timber windows on a 'like-for-like' basis; insertion of 'conservation style' roof lights on rear roof slope; and installation of solar panels on rear roof slope		
Application No:	HGY/2018/3430	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	19/12/2018
Location:	6 Mayfair Gardens N17 7LP		
Proposal:	Replacement of sloped roof of the side return infill element of the existing single storey rear extension with a flat roof to match the remainder of the existing single storey rear extension; associated alterations to ground floor rear elevation.		
Application No:	HGY/2018/3539	Officer:	Jake Atkins
Decision:	GTD	Decision Date:	14/01/2019
Location:	28 Gedeney Road N17 7DY		
Proposal:	Single storey rear and side extension		
Application No:	HGY/2018/3739	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	16/01/2019
Location:	67 De Quincey Road N17 7DJ		
Proposal:	Single storey rear extension and new front porch		
Application No:	HGY/2018/3782	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	21/01/2019
Location:	232 Risley Avenue N17 7EN		
Proposal:	Replacement of existing timber windows with new timber double glazed windows.		
NON	Applications Decided:	1	
Application No:	HGY/2018/3217	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	29/11/2018
Location:	500 White Hart Lane N17 7NA		
Proposal:	Non-material amendment following a grant of planning permission HGY/2018/0047. Amendment to the siting of Block 4 between 150mm to 600mm to the north and 1300mm to 1450mm to the east (due to a very slight tilt of the building) following initial demolition and groundworks.		

PNE Applications Decided: 3

Application No: **HGY/2018/3407** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 04/01/2019
 Location: 2 Gospatrick Road N17 7EE
 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 3.8m and for which the height of the eaves would be 2.8m

Application No: **HGY/2018/3477** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 19/12/2018
 Location: 3 Norfolk Close N13 6AN
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

Application No: **HGY/2018/3604** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 19/12/2018
 Location: 7 Mayfair Gardens N17 7LP
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.3m and for which the height of the eaves would be 3m

Total Applications Decided for Ward: 18

WARD: **Woodside**

CLDE Applications Decided: 1

Application No: **HGY/2018/3552** Officer: Mercy Oruwari
 Decision: REF Decision Date: 12/12/2018
 Location: 135 Perth Road N22 5QH
 Proposal: Certificate of lawfulness: for the existing residential use of an outbuilding in the rear garden.

CLUP Applications Decided: 3

Application No: **HGY/2018/3721** Officer: Mercy Oruwari
 Decision: PERM REQ Decision Date: 07/01/2019
 Location: 8 Lyndhurst Road N22 5AT
 Proposal: Certificate of lawfulness for the formation of a rear dormer and roof extension including the insertion of 3 rear rooflights

Application No: **HGY/2019/0011** Officer: Marco Zanelli
 Decision: PERM DEV Decision Date: 04/01/2019
 Location: 14 Norman Avenue N22 5EP

Proposal: Certificate of lawfulness for the formation of dormer extensions in rear roof slope with Juliet balcony and over rear outrigger and insertion of 3 x rooflights to the front roofslope.

Application No: **HGY/2019/0157** Officer: Marco Zanelli
 Decision: PERM DEV Decision Date: 24/01/2019
 Location: 14 Eldon Road N22 5DX

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: 9

Application No: **HGY/2018/2585** Officer: Sarah Madondo
 Decision: GTD Decision Date: 11/01/2019
 Location: 53 Bounds Green Road N22 8HB

Proposal: Erection of a single storey rear extension and loft conversion

Application No:	HGY/2018/2793	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	19/12/2018
Location:	5 Stuart Crescent N22 5NJ		
Proposal:	Proposed basement and reconfiguration of 5 Stuart Crescent to increase from 5 flats to 7 flats (revised application following the grant of application HGY/2018/0287)		
Application No:	HGY/2018/3054	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	10/12/2018
Location:	10 Earlham Grove N22 5HJ		
Proposal:	Conversion of existing dwelling house into 2 self-contained flats (1 x 2 bed , 1 x 3 bed) including single storey side/rear extension.		
Application No:	HGY/2018/3284	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	31/12/2018
Location:	Driving Test Centre 656 Lordship Lane N22 5JJ		
Proposal:	Retention of existing structure for continued use as a driving test centre		
Application No:	HGY/2018/3423	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	19/12/2018
Location:	Barclays Bank 746-748 Lordship Lane N22 5JP		
Proposal:	Installation of external roller shutter over part of frontage		
Application No:	HGY/2018/3484	Officer:	Conor Guilfoyle
Decision:	REF	Decision Date:	17/12/2018
Location:	20B Wolseley Road N22 7TW		
Proposal:	Formation of hip-to-gable roof extension and rear dormer roof extension		
Application No:	HGY/2018/3496	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	08/01/2019
Location:	33 White Hart Lane N22 5SL		
Proposal:	Replacement of existing timber door with a new timber door		
Application No:	HGY/2018/3500	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	08/01/2019
Location:	15 Selborne Road N22 7TL		
Proposal:	Erection of single storey rear/side infill extension with pitched roof		
Application No:	HGY/2018/3577	Officer:	Conor Guilfoyle
Decision:	REF	Decision Date:	20/12/2018
Location:	Flat A 1 Ringslade Road N22 7TE		
Proposal:	Formation of hip-to-gable roof extension and formation of side dormer roof extension in enlarged side roof slope		

PNC Applications Decided: 1

Application No:	HGY/2018/3509	Officer:	Conor Guilfoyle
Decision:	PN NOT REQ	Decision Date:	16/01/2019
Location:	350 High Road N22 8JW		
Proposal:	Prior notification for change of use from A1 (retail) to C3 (dwellinghouse)		

PNE Applications Decided: 1

Application No: **HGY/2018/3318** Officer: Laina Levassor
 Decision: PN REFUSED Decision Date: 10/12/2018
 Location: 8 Lyndhurst Road N22 5AT
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 2.7m and for which the height of the eaves would be 3m

Total Applications Decided for Ward: 15WARD: **Not Applicable - Outside Borough****OBS Applications Decided: 7**

Application No: **HGY/2018/2894** Officer: Matthew Gunning
 Decision: RNO Decision Date: 31/12/2018
 Location: Copper Point 15 Blythwood Road N4
 Proposal: Observation to London Borough of Islington for demolition of existing building and construction of new building of four storeys to provide four residential units

Application No: **HGY/2018/3340** Officer: Matthew Gunning
 Decision: RNO Decision Date: 31/12/2018
 Location: 203 Middleham Road N18 2RY
 Proposal: Two storey rear extension and first floor side extension with gable roof (Observations to L.B. Enfield - their reference 18/03753/HOU)

Application No: **HGY/2018/3503** Officer: Robbie McNaugher
 Decision: RNO Decision Date: 14/12/2018
 Location: Meridian Water Willoughby Lane And Meridian Way N18
 Proposal: Details submitted pursuant to 16/01197/RE3 for Conditions 4 (Phasing Plan), 10 (Remediation), 11 (Remediation Verification Report), 14 (Public Realm Strategy), 15 (Construction Environmental Management Plan Site Prep), 17 (Construction Environmental Management Plan), 18 (Construction Environmental Management Plan per Phase), 19 (Construction Logistics Plan), 29 (Green Procurement Plan), 30 (Implementation Plan and Verification Methods), 35 (Surface Water and Drainage Management Plan), 42 (Drainage Strategy), 43 (Sustainable Drainage Details), 46 (Water Supply Infrastructure Impact Study), 47 (Archaeology), 59 (Strategy for Clearance of Slow Worms), 60 (Bat and Badger Checks), 61 (Hedge and Shrub Clearance), 62 (Eradication Strategy for Invasive Species), 71 (Cycle Parking), 74 (Highway and Footway Details), 82 (Construction Waste Management Plan), 83 (Waste Management Plan) and 86 (Wind Assessment) for the Main Site and discharge of planning Conditions 125 (Construction Management Plan), 126 (Construction Logistics Plan), 128 (Green Procurement Plan), 129 (Drainage Details), 130 (Sustainable Drainage Details), 134 (Landscaping Details), 136 (Strategy for Clearance of Slow Worms), 137 (Bat/ Badger Checks), 138 (Hedge and Shrub Clearance), 139 (Eradication Strategy for Invasive Species), 140 (Cycle Parking), 141 (Highway and Footway Details), 142 (Station Access Road Management Plan), 143 (Construction Waste Management Plan) and 144 (CCTV Provision) for the Station Public Realm Site in relation to the Outline Planning Permission ref: 16/01197/RE3 for the Phase 1 Meridian Water development. (Observations to L.B. Enfield, their reference 18/04258/CND)

Application No: **HGY/2018/3705** Officer: Matthew Gunning
 Decision: RNO Decision Date: 31/12/2018
 Location: Ground Floor Flat 14 Wilton Road N10 1LS
 Proposal: New hardstanding to front of property to provide off-street parking (Observations to L.B. Barnet - their reference 18/6391/FUL)

Application No: **HGY/2019/0028** Officer: Robbie McNaugher
 Decision: RNO Decision Date: 24/01/2019
 Location: Meridian Water Willoughby Lane And Meridian Way N18

Proposal: Request under Regulation 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) for an EIA Scoping Opinion for Meridian Water Phase 2 for an outline planning application for a residential led mixed use development of approximately 2000 homes and Meridian Water Strategic Infrastructure Works including roads, bridges, remediation, earthworks, utilities and flood attenuation works. At: Meridian Water Phase 2 (Observations to L.B. Enfield, their reference 18/04932/SCOP)

Application No: **HGY/2019/0146** Officer: Tania Skelli

Decision: RNO Decision Date: 21/01/2019

Location: 21 Summerlee Avenue N2 9QP

Proposal: Single storey side and rear extension (Observations to L.B. Barnet - their planning reference: 18/7530/HSE)

Application No: **HGY/2019/0190** Officer: Matthew Gunning

Decision: RNO Decision Date: 23/01/2019

Location: 6 White Lodge Close N2 0BL

Proposal: Demolition of existing dwelling house and erection of replacement single family dwelling house and associated landscaping (Observations to L.B. Barnet - their planning reference: 18/7569/FUL)

Total Applications Decided for Ward: 7

Total Number of Applications Decided: 507

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