

## NOTICE OF MEETING

# PLANNING SUB COMMITTEE

**Monday, 8th April, 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 12 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. PLANNING APPLICATIONS**

In accordance with the Sub Committee's protocol for hearing representations; when the recommendation is to grant planning permission, two objectors may be given up to 6 minutes (divided between them) to make representations. Where the recommendation is to refuse planning permission, the applicant and supporters will be allowed to address the Committee. For items considered previously by the Committee and deferred, where the recommendation is to grant permission, one objector may be given up to 3 minutes to make representations.

**7. HGY/2018/3155 - 20 CRESCENT ROAD N22 7RS (PAGES 1 - 30)**

**Proposal:** Three-storey, mixed-use development comprising a ground floor commercial unit with a 2-bed/ 3-person self-contained residential unit on the two floors above.

**Recommendation:** GRANT

**8. 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.

**9. PPA/2019/0004 - 19 BERNARD ROAD N15 4NE (PAGES 31 - 44)**

**Proposal:** Demolition of existing buildings on the site and the erection of new buildings up to 6 storeys in height, comprising 346sqm (GIA) of commercial floorspace (use class B1a B1c and 52 residential units (Use Class C3)

**10. UPDATE ON MAJOR PROPOSALS (PAGES 45 - 56)**

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.

**11. APPLICATIONS DETERMINED UNDER DELEGATED POWERS (PAGES 57 - 88)**

To advise the Planning Committee of decisions on planning applications taken under delegated powers for the period 25 February – 22 March 2019.

**12. NEW ITEMS OF URGENT BUSINESS**

To consider any items admitted at item 4 above.

**13. DATE OF NEXT MEETING**

9 May 2019

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

Friday, 29 March 2019

Planning Sub Committee

Item No.

**REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE****1. APPLICATION DETAILS****Reference No:** HGY/2018/3155**Ward:** Alexandra**Address:** 20 Crescent Road N22 7RS**Proposal:** Three-storey, mixed-use development comprising a ground floor commercial unit with a 2-bed/ 3-person self-contained residential unit on the two floors above.**Applicant:** Buckthorne Investment Ltd**Ownership:** Private**Case Officer Contact:** Roland Sheldon**Site Visit Date:** 11/12/2018**Date received:** 15/10/2018**Last amended date:** 03/01/2019

1.1 This planning application has been called in by Councillor Da Costa for determination by the Planning Sub-Committee in accordance with Planning Protocol Para. 2.21. The proposal has been subject to a high level of objection and the Chair has agreed for it to be determined by the Planning Sub-Committee.

**1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION AND APPLICATION BACKGROUND**

1.3 The site has been subject to three previous planning applications to infill the site with a 3-4 storey residential development, all of which were refused by Officers under delegated powers, primarily on the basis of poor design.

1.4 The most recent application was in 2014 (reference: HGY/2014/1282) for the erection of a part 3-storey, part 4-storey building. The application was refused on design grounds, on the basis that the building would leave an insufficient separation distance between it and the adjacent residential properties, it being a cramped form of development and not respecting the terrace to which it would be attached.

1.5 This decision was subsequently appealed but dismissed by the Planning Inspectorate. The Inspector agreed with the Local Planning Authority (LPA) that

there would be insufficient separation between the building and the adjacent semi-detached dwellings to bridge the difference in height and scale. The Inspector also highlighted that there would be a stark contrast between the ground floor to the frontage of the building, which incorporated an integral garage next to the proposed residential front entrance, and the other shopfronts in the terrace to which it would be attached to. The Inspector considered that this would be out of keeping with the remainder of the terrace.

- 1.6 The current proposal seeks to address these concerns, primarily by increasing the separation distance between the flank wall of the proposed development and the adjacent property. In addition the frontage has been changed and now the scheme includes a commercial unit at ground floor with a shopfront, in keeping with the rest of this commercial parade.
- 1.7 In summary, Officers consider the proposed development now responds appropriately to its context and satisfactorily addresses the concerns raised in the 2014 appeal decision.
- 1.8 The development would provide a satisfactory standard of accommodation and now better respects the character and appearance of the street. The proposal does not impact unacceptably on the viability and function of other units within Crescent Road Local Shopping Centre or the amenity of neighbouring occupiers. Equally there would be no adverse impacts on highway and pedestrian safety or parking conditions within the immediate locality.

## **2. RECOMMENDATION**

- 2.1 That the Committee resolve to GRANT planning permission and that the Head of Development Management or Assistant Director is authorised to issue the planning permission and impose conditions and informatives.
- 2.2 That delegated authority be granted to the Head of Development Management or the Assistant Director Planning to make any alterations, additions or deletions to the recommended conditions as set out in this report and to further delegate this power provided this authority shall be exercised in consultation with the Chairman (or in their absence the Vice-Chairman) of the Sub-Committee.

**Conditions** (the full text of recommended conditions is contained in section 7 of this report)

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans
- 3) Details of materials submitted for approval
- 4) Details of elevational treatment
- 5) Cycle storage
- 6) Construction Management Plan

- 7) Central dish/aerial system
- 8) Commercial unit restricted to A1 or A2 use
- 9) Section 278 agreement to remove crossover

### **Informatives**

- 1) CIL liable
  - 2) Hours of construction
  - 3) Party Wall Act
  - 4) Street Numbering
  - 5) Fire safety sprinklers
  - 6) Surface water drainage
  - 7) Thames Water pressure
- 2.5 In the event that members choose to make a decision contrary to Officers' recommendation members will need to state their reasons.
- 2.6 *That, in the absence of the agreement referred to in resolution (2.1) above being completed within the time period provided for in resolution (2.2) above, the planning permission be refused for the following reasons:*
- 2.7 *In the event that the Planning Application is refused for the reasons set out in resolution (2.6) above, the Head of Development Management (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.*

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### **3.0 PROPOSED DEVELOPMENT AND LOCATION DETAILS**

#### **3.1 Proposed development**

- 3.1.1. This is an application for a three-storey, mixed-use development comprising a ground floor commercial unit with a 2-bedroom self-contained residential unit on the two floors above.
- 3.1.2. The development would be physically attached to No. 20 Crescent Road and would read as a continuation of the terrace, leaving a separation distance of 2.5 metres between the flank of the new building and the flank wall of No 22 Crescent Road. The proposal would largely reflect the scale and massing of the buildings within the terrace, with a 3-storey frontage and front parapet concealing a butterfly roof behind. The scheme would have a 2-storey rear projection to the same extent as No. 20 Crescent Road to which it would be attached to. The development would be faced in red brickwork to match the rest of the terrace.
- 3.1.3. A commercial unit would occupy the ground floor of the building, with a 2-bedroom residential unit provided in the first and second floors above, which would be accessed from a new entrance from Crescent Road.

#### **3.2 Site and Surroundings**

- 3.2.1. The application site is located on Crescent Road, which is situated off Palace Gates Road. The application site does not lie within a conservation area. Number 20 Crescent Road forms the western boundary of the Crescent Road Local Shopping Centre. The site is currently used as a yard in connection with the commercial use of No. 20. To the other side of the yard is a pair of two-storey semi-detached dwellings. The site marks the edge of the local shopping parade and the start of residential properties on Crescent Road.

#### **3.3 Relevant Planning and Enforcement history**

HGY/2014/1282: Erection of part 3 storey, part 4 storey 3 bedroom dwelling house with off street parking– Refused 04/07/2014 / Dismissed on appeal.

HGY/2013/1767 - Creation of ground + 3 storey residential building comprising 1 x one bed flat at ground floor level, 1 x one bed flat at first floor level and a duplex two bed flat at second and third floor levels, with associated refuse and cycle storage areas. – Refused 22/10/2013

HGY/2012/1913 - Creation of ground + 3 storey residential building comprising 1 x one bed flat at ground floor level, 2 x two bed flats at first and second floor levels, and studio flat at third floor level, with associated refuse and cycle storage areas – Refused 26/11/2012 and appeal dismissed.

#### 4. CONSULTATION RESPONSE

4.1. The following were consulted regarding the application:

- LBH Building Control
- LBH Transportation
- LBH Policy

4.2 The following responses were received:

Internal:

- 1) Transportation: The proposal can be supported on transportation grounds, subject to further details of refuse and recycling storage being provided by condition. Cycle storage should be installed prior to occupation. A S.278 agreement should be made between the local transport authority and applicant to reinstate the redundant crossover to pavement.

#### 5. LOCAL REPRESENTATIONS

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

No of individual responses: 232  
Objecting: 232  
Supporting: 0  
Others: 0

5.1.2 The following Councillors made representations:

Cllr da Costa:

- The yard is not vacant, it is used by the company based at 20 Crescent Road;
- Previous applications were rejected and the development does not address the concerns and objections raised in the development;
- The development would remove the natural buffer between the arcade of shops and residential terrace;
- No demand for an additional retail unit.

Cllr Dixon:

- No demand for additional commercial unit;
- Development would threaten viability of existing hardware store.

Cllr Rossetti:

- Loss of current tenant would result in an integral part of the community;
- No demand for another commercial property;
- Has a safety assessment been carried with regards to the means of entrance for nearby flats;
- Noise and overlooking of neighbours;
- Exacerbate existing traffic and parking issues in the area;
- Negative impact on design and appearance of the parade.

Catherine West MP:

- Writing on behalf of a constituent, it would be a loss to the community if the current tenant of the hardware store was to be put out of business.

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

#### Principle

- Loss of land for use by hardware store and construction will affect the viability of the shop;
- Rear courtyard land is not vacant;
- Too much residential development in locality;
- Current occupier is a focal point of community;
- The proposed development would accelerate the demise of Crescent Road Local Shopping Centre;

#### Highways/transportation and construction

- Traffic and congestion;
- Noise and dust resulting from construction;
- Existing hydrological and geological conditions mean that development could affect structural stability of neighbouring buildings;
- Increased waste refuse;

#### Amenity and access

- Loss of light;
- Overlooking;
- No means of emergency access from rear of the site;
- What will happen to emergency escape access for existing properties;

#### Design

- Poor design out of keeping with Victorian surroundings;

5.1.4 The following issues raised are not material planning considerations:

- Retail unit may be converted into residential space

Officer comment: The LPA cannot speculate on the future use of the commercial unit. Planning permission would be required for any change of use.

- Current occupier is integral part of the community:

Officer comment: These concerns are largely private interests and ones which the LPA cannot intervene to protect. As outlined in Government guidance the planning system does not exist to protect the private interests of one person against the activities of another, although private interests may coincide with the public interest in some cases.

- No need for another retail unit:

Officer comment: This is a matter for the market

- No social housing provided:

Officer comment: The scheme does not exceed the threshold for affordable housing (specifically 10 or more residential units or a floorspace of 1,000 square metres).

## **6 MATERIAL PLANNING CONSIDERATIONS**

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

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

### **6.2 Principle of the development**

#### New dwelling

6.2.1 Government policy as set out in paragraph 59 of the National Planning Policy Framework (NPPF) 2019 requires Local Planning Authorities to significantly boost the supply of housing. Paragraph 68 supports approval on small sites and outlines that such sites can make an important contribution to meeting the housing requirement of an area, and often can be built out relatively quickly.

6.2.2 The principle of additional housing is supported by the London Plan (2016) Policies 3.3 'Increasing Housing Supply' and 3.4 'Optimising Housing Potential'. It is also supported by Haringey's Local Plan Policy SP2 'Housing'. Policy SP2 states that the Council will seek to ensure a mix of dwelling sizes arising from development. The Haringey Local Plan set a target of 19,820 dwellings between 2011 and 2026.

6.2.3 The proposal would provide an additional residential unit to the site that would contribute to housing delivery targets in line with relevant adopted policy.

#### Additional commercial unit

6.2.4 Paragraphs 85-90 of the NPPF 2018 focuses on ensuring the vitality of town centres. Paragraph 86 states that local planning authorities should apply a sequential test to planning applications for main town centre uses. Main town centre uses should firstly be located in town centres, then in edge of centre locations; and only if suitable sites are not available should out of centre sites be considered. It is noted that Crescent Road does not form part of a town centre but rather is a Local Shopping parade.

6.2.5 The sequential approach is supported in policy DM41 of the Haringey Development Management DPD. The proposed building would be located immediately adjacent to the Crescent Road Local Shopping Frontage and is a small retail unit. As also outlined in the NPPF 2019 (para.87) local authorities are required to demonstrate flexibility on issues of format and scale.

6.2.6 The proposal here would only add an additional 54sqm of commercial floor space to the edge of this local shopping parade, and thereby would serve to extend the parade. The minor nature of the additional floorspace would not impact on the vitality and viability of the shopping parade. A large number of the objections received concern the impact on the viability and function of the neighbouring unit No. 20 Crescent Road, which is currently used as a hardware store. The concerns focus on the loss of the ability of the adjacent business to use the land (the yard) as a result of this application. This space is used by the occupier of the hardware store to store plants and goods that are sold from the premises. This matter is however a private interest between the parties in question and one which the LPA cannot protect. It is a matter between the owner and lessee of the yard. As outlined above, Government guidance outlines that the planning system does not exist to protect the private interests of one person against the activities of another.

6.2.7 There would be no loss of internal floorspace in connection with No 20 and that other retail units within the same parade operate without the benefit of such courtyard spaces for servicing and storage. There is no evidence to suggest the adjacent unit would become unviable in planning terms.

6.2.8 As such, there is no objection to the introduction of the proposed additional commercial unit in this location. This is also established by the recent appeal decision. Officers therefore consider the principle of the development to be acceptable.

### **6.3 Design and appearance**

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

6.3.2 The proposed building would follow the height of the adjoining parade of buildings. There would be a gap of 2.5 metres between the flank wall of the proposed building and the side of No 22 Crescent Road, providing a sufficient separation between it and this pair of adjoining properties. The gap was only 1.1 metres in the previously refused application. The proportions of the new building, in terms of building width, is not identical to those in the rest of the terrace, but through design features it is reflective and strongly sympathetic to the rest of the terrace.

6.3.3 The street elevation would incorporate a shopfront which would read as a continuation of those to the south. The upper floors would reflect the fenestration to the rest of the terrace. The alignment of elements within the façade is an important improvement to that of the previously refused scheme. The flank elevation would have fenestration echoing the fenestration pattern at the other end of the terrace. The elevations would be finished in brick that would reflect the materials in the rest of the terrace. A butterfly roof concealed behind a front parapet is to be used, respecting the rest of the terrace.

6.3.4 The scheme represents a logical and ordered approach to extending this terrace. Whilst the degree of visual separation between the terrace and the semi-detached pair of dwellings would be reduced, this pattern of framing larger 3-storey buildings next to two-storey housing is evident elsewhere in the immediate surroundings.

6.3.5 Further details of the precise materials to be used in the development and the architectural features to be used, namely the shopfront, pilasters and corbel detail, upper floor timber window detail, lintel and brick dressing, cornice, parapet and coping detail are to be conditioned. The development is acceptable with regards to design and character.

#### **6.4 Impact on the amenity of adjoining occupiers**

6.4.1 The London Plan (2016) Policy 7.6 Architecture states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. DM Policy (2017) DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours.

6.4.2 While the development would project forward of the front elevation of neighbouring properties Nos. 22-24 Crescent Road, given the distance in question as well as the separation distance this would not have an unacceptable impact on light outlook, nor would it have an overbearing impact on these neighbouring properties. The proposal would equally not impact unacceptably on the amenity of the flat in No 20 Crescent Road.

6.4.3 There are four upper floor windows proposed on the flank wall of the building, however these would be obscure glazed and would be set at an oblique angle to the side windows within the rear outrigger of No. 22. The rear facing windows would not afford levels of overlooking that would change the established relationship between properties within the terrace on Crescent Road and rear gardens and windows to properties on Palace Gates Road.

6.4.4 The application site currently has moderate levels of ambient noise owing to the number of vehicles passing along Crescent Road and the use of the yard. The proposal for a 2 bedroom/ 3 person residential unit is unlikely to give rise to significant noise and disturbance, and due to the enclosure of the space, is likely to be reduced.

6.4.5 Overall the proposed development would therefore not result in an unacceptable impact on the amenities of neighbouring occupants of the development.

#### **6.5 Quality of Residential Accommodation**

6.5.1 London Plan (2016) policy 3.5 requires the design of all new housing developments to enhance the quality of local places and for the dwellings in particular to be of sufficient size and quality. Local Plan (2017) Strategic Policy SP2 and Policy DM12 of the Development Management DPD 2017 reinforce this approach. The Mayor's Housing SPG sets out the space standards for new residential developments to ensure an acceptable level of living accommodation is offered.

- 6.5.2 The proposed two-bedroom 3-person unit would have an internal floorspace of 85 sq.m, which would exceed the 70sqm floorspace required to meet London Plan standards. All habitable rooms would benefit from a satisfactory level of outlook and natural light, and the development would benefit from a north and southerly aspect. The bedrooms meet London Plan floor space standards and a satisfactory area of storage would be provided at first floor level.
- 6.5.3 At second floor level a 6 sq.m internal south-west facing balcony would be provided in line with London Plan standards. The proposed development would therefore provide a satisfactory standard of accommodation for future occupants.

## **6.6 Parking and highway safety**

- 6.6.1 Local Plan (2017) Policy SP7 Transport states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport. This is supported by DM Policy (2017) DM31 'Sustainable Transport'.
- 6.6.2 The site benefits from a moderate Public Transport Accessibility Level (PTAL) of 3. The site is located within the Alexandra Palace (AP), Controlled Parking Zone (CPZ) with on-street parking restrictions, Monday to Friday, from 12:00 to 14:00.
- 6.6.3 No off-street parking is proposed as part of the development. However, the existing crossover providing vehicular access to the site would be required to be re-instated to footway via a Section 278 agreement, which would in turn allow for an additional on-street parking space to be provided. While it is acknowledged that there is a high level of on-street parking in this section of Crescent Road, the addition of one unit would not impact unacceptably on parking conditions in the locality, especially given that an additional on-street parking space can be provided.
- 6.6.4 An internal cycle store for 2 cycle spaces serving the residential unit would be provided at ground floor level. In addition to this, a lockable cycle store for 3 cycle spaces would be provided to the rear of the site to serve the new commercial unit. The level of cycle parking provision complies with London Plan Standards. Further details of the cycle storage can be required by condition to be submitted to and approved by the Local Planning Authority.
- 6.6.5 In order to ensure the construction works are undertaken to minimise impact on parking, traffic and highway safety, a condition requiring a construction management plan (CMP) to be submitted to the LPA for approval is being imposed. The development would be required to be constructed in accordance

with the subsequently approved details, and no works on site could commence until such a condition was discharged by the LPA.

- 6.6.6 Subject to the completion of works to reinstate the adjacent pavement to create an additional on-street parking space, compliance with conditions for a construction management plan and further details of cycle storage, the proposed development is acceptable with regards to parking and highway safety considerations.

## **6.7 Waste and Recycling**

- 6.7.1 London Plan Policy 5.16 indicates the Mayor is committed to reducing waste and facilitating a step change in the way in which waste is managed. Local Plan Policy SP6 Waste and Recycling and DPD Policy DM4, requires development proposals make adequate provision for waste and recycling storage and collection.

- 6.7.2 Space for waste storage for the commercial unit would be located to the rear of the building, accessed from a proposed secure, lockable gate. The established means of collection for commercial units is to make an arrangement with a private contractor to collect the waste on-street on collection days.

- 6.7.3 A refuse store is proposed internally at ground floor level for the residential unit. Veolia Haringey provide a regular waste collection service for flats located above the shops, as would be the case with the proposed development. Given that only 1 residential unit is to be provided there are no concerns with regards to this arrangement for collection. The proposal is acceptable with regards to waste and recycling considerations.

## **6.8 Emergency Access**

- 6.8.1 Objections have been received with regards to emergency fire access to the rear of the site and for the existing upper floor residents of No. 20 Crescent Road. There is a side gate proposed that would maintain access to the rear of the site. This would allow for a pump appliance to get within 45 metres of all points of the building. Therefore, the proposal would be in accordance with the guidance provided in Section 16 of 'Approved Document B' of Building Regulations.

## **6.9 Conclusion**

- 6.9.1 In conclusion Officers consider the proposed development now responds appropriately to its context and satisfactorily addresses the concerns raised in the 2014 appeal decision. The development now better respects the character and appearance of the street and would provide a satisfactory standard of accommodation. The proposal does not impact unacceptably on the viability and function of other units within Crescent Road Local Shopping Centre or the

amenity of neighbouring occupiers. Equally, there would be no adverse impacts on highway and pedestrian safety or parking conditions within the immediate locality

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

## 6.10 CIL

Based on the information given on the plans, the Mayoral CIL charge will be £10,583.46 (139sqm x £60 x 1.269) and the Haringey CIL charge will be £24,507.2 (85sqm x £265 x 1.088). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.

## 7.0 RECOMMENDATIONS

GRANT PERMISSION subject to conditions

Applicant's drawing No.(s): Planning Statement by CQ Planning and Property Services October 2018, Design & Access Statement by Former Studio October 2018, PA-001, PA-002 Rev. A, PA-003 Rev. B, PA-004, PA-005 Rev. A, PA-102 Rev. B, PA-103 Rev. B, PA-104 rev. B, PA-105 Rev. B, PA-106 Rev. B, PA-107 Rev. B, PA-108, PA-109, PA-110

Subject to the following condition(s)

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

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

2. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications: Planning Statement by CQ Planning and Property Services October 2018, Design & Access Statement by Former Studio October 2018, PA-001, PA-002 Rev. A, PA-003 Rev. B, PA-004, PA-005 Rev. A, PA-102 Rev. B, PA-103 Rev. C, PA-104 rev. B, PA-105 Rev. C, PA-106 Rev. B, PA-107 Rev. C, PA-108 Rev. A, PA-109, PA-110.

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

3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the external materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.

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

4. Notwithstanding the approved drawings fully annotated and dimensioned elevation and section drawing(s) of the proposed front elevation to Crescent Road, at a scale of 1:20, illustrating the detailed design of all architectural features (design details of the shopfront/ fascia, any roller shutter, pilasters and corbel detail, upper floors timber windows, lintel and brick dressing, cornice, parapet and coping detail) shall be submitted to and approved in writing by the Planning Authority prior to the commencement of work.

Reason: To ensure that the development is of a highest quality standard to respect the character of Crescent Road consistent with Policy 7.6 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017

5. No development shall take place until details of the type and location of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the cycle parking spaces have been installed in accordance with the approved details. Such spaces shall be retained thereafter for this use only.

Reason: 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.

6. No development shall take place until details of a Construction Management Plan is submitted to and approved in writing by the Local Planning Authority. The plans shall include details/ measures to address the following:
  - a. a programme of works with specific information on the timing of deliveries to the site to minimise disruption to traffic and pedestrians on Crescent Road;
  - b. storage of plant and materials used in constructing the development;
  - c. wheel washing facilities;
  - d. pedestrian and cyclist protection measures;

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

Reasons: To ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area consistent with Policies 6.3, 6.11 and 7.15 of the London Plan 2011, Policies SP0 of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 2017.

7. The proposed development shall have only one central dish/aerial system for receiving all broadcasts for residential units created.

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

8. The retail floorspace hereby permitted shall solely be used for Class A1 or Class A2 purposes within the Schedule to the Town and Country Planning Use Classes Order 1987 (as amended), or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that Order with or without modification, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the retail floorspace associated with this development does not adversely affect the residential amenities of residents occupying the building or neighbouring residents.

9. Prior to the first occupation of the development hereby the developer shall have entered into an agreement with the local highway authority under Section 278 of the Highways Act 1980 to remove the necessary section of redundant crossover across the footway into the site and to reinstate the public footpath at this location. The necessary Traffic Management Order (TMO) shall also be amended so that the existing on-street controlled parking bay on Crescent Road is extended to cover the area fronting the redundant crossover to the front of the application site.

Reason: In order to ensure that the proposed development does not prejudice the free flow of vehicular and pedestrian traffic or the conditions of general safety of the highway and consistent with Policy 6.13 of the London Plan 2016.

**Informatives:**

**INFORMATIVE : CIL**

Based on the information given on the plans, the Mayoral CIL charge will be £6,173.685 (139sqm x £35 x 1.269) and the Haringey CIL charge will be

£24,507.2 (85sqm x £265 x 1.088). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

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

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

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

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

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

INFORMATIVE:

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

INFORMATIVE: Thames Water will aim to provide customers with a minimum

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

## Appendix 1 Consultation Responses from internal and external agencies

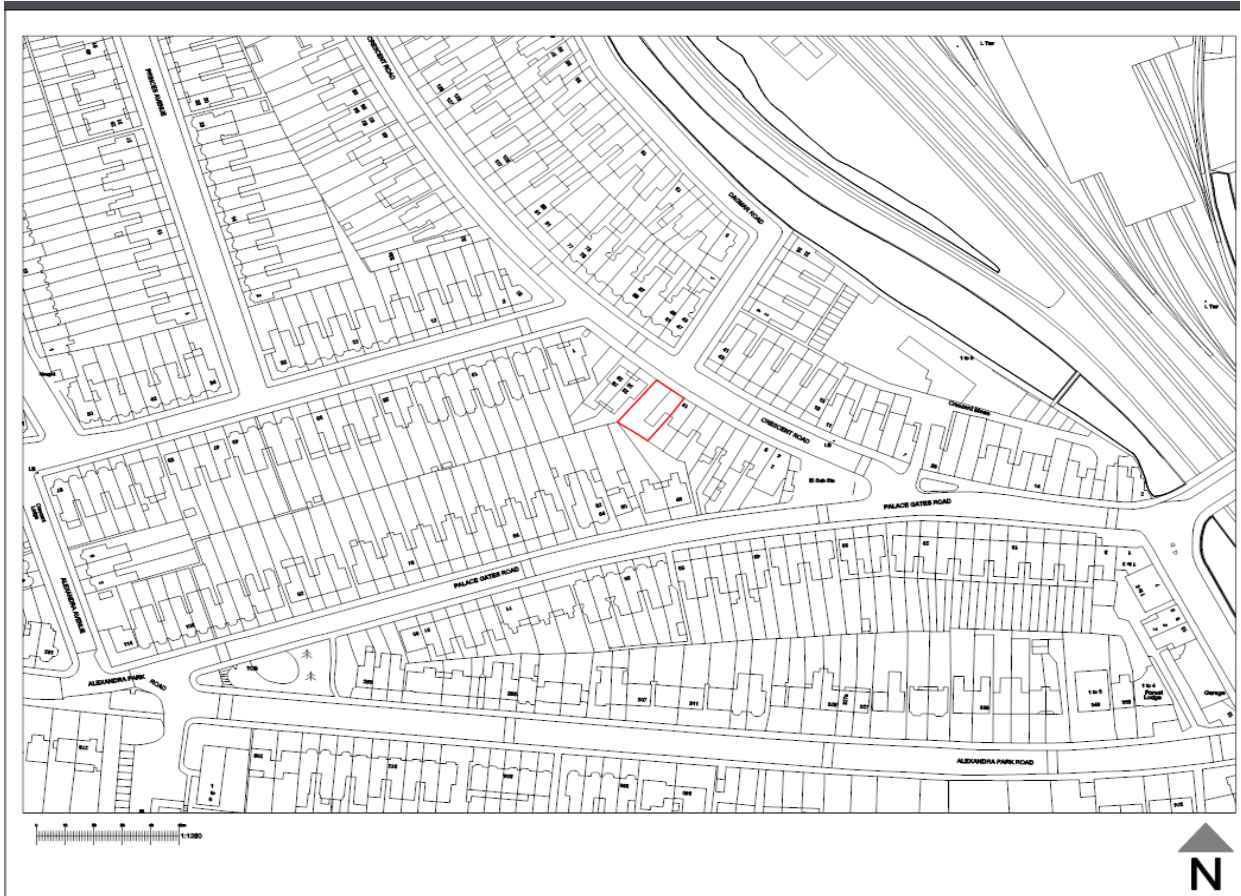
Stakeholder	Question/Comment	Response
<b>INTERNAL</b>		
<b>Transportation</b>	<p>Transportation: The proposal can be supported on transportation grounds, subject to further details of refuse and recycling storage being provided by condition. Cycle storage should be installed prior to occupation. A S.278 agreement should be made between the local transport authority and applicant to reinstate the redundant crossover to pavement.</p>	<p>Conditions 5 and 9 cover details of cycle storage and a Construction Management Plan. As regular on-street collections of waste are provided for flats above shops in the borough, further details of waste storage are not required.</p>
<b>Councillors and local MP</b>	<ul style="list-style-type: none"> <li>- Objections raised in previous schemes with regards to design have not been addressed</li> <li>- No demand for an additional commercial unit</li> <li>- Development would threaten viability of the existing hardware store at no. 20</li> <li>- Noise and overlooking</li> <li>- Impact on highway and parking conditions</li> <li>- Fire safety</li> </ul>	<ul style="list-style-type: none"> <li>- Paragraphs 1.6 and 1.7 of the report address matters raised by the Planning Inspector in the previously refused scheme.</li> <li>- Paragraphs 2.2.7-6.2.8 outline that this is not a material planning consideration</li> <li>- Paragraphs 6.2.4 – 6.2.8 of the report discuss the impact of the development on the viability and vitality of the Local Shopping Centre, including the neighbouring unit</li> <li>- Paragraphs 6.4.2 – 6.4.5 of the report considers the impact of the development on overlooking and noise on neighbouring development.</li> <li>- Paragraphs 6.6.1 – 6.6.6 address the impact of the development on highway and parking conditions</li> <li>- Issues of emergency access/fire safety are addressed at paragraph 6.8.1 of the report</li> </ul>

Stakeholder	Question/Comment	Response
<b>EXTERNAL</b>		
<b>Historical Society</b>	<ul style="list-style-type: none"> <li>- No demand for an additional commercial unit</li> <li>- Loss of valued activity is not outweighed by benefit of additional housing</li> </ul>	<ul style="list-style-type: none"> <li>- Paragraph 6.2.8 states that this is not a material planning consideration</li> <li>- Paragraphs 6.2.4 – 6.2.8 of the report discuss the impact of the development on the viability and vitality of the Local Shopping Centre, including the neighbouring unit</li> </ul>
<b>NEIGHBOURING PROPERTIES</b>		
	No need for another retail unit that will not be occupied	Paragraph 6.2.8 of the report addresses this matter.
	Loss of land for use by hardware store and construction will affect the viability of the shop	Paragraph 6.24 of the report addresses the matter of viability of the neighbouring retail unit. Condition 6 would require a construction management plan to minimise disruption for neighbouring occupants and businesses during construction.
	Too much residential development in locality	Paragraphs 6.2.1 – 6.2.3 of the report outlines that the principle of an additional unit, including on small sites, complies with relevant national, regional and local planning policy.
	Current occupier is a focal point of community	Paragraph 5.1.4 of the report addresses this matter.
	The proposed development would accelerate the demise of Crescent Road Local Shopping Centre	Paragraphs 6.2.4 – 6.2.8 of the report discuss the impact of the development on the viability and vitality of the Local Shopping Centre, including the neighbouring unit

Stakeholder	Question/Comment	Response
	No social housing in development	Paragraph 5.1.4 of the report addresses matters of social housing
	Traffic and congestion, noise and dust resulting from construction	Condition 6 would require a construction management plan to minimise disruption for neighbouring occupants and businesses during construction.
	Existing hydrological and geological conditions mean that development could affect structural stability of neighbouring buildings	The development would require compliance with building regulations in order to implement any planning permission.
	Increased waste refuse	Paragraphs 6.7.1-6.7.3 of the report address matters of waste and refuse.
	Loss of light	Paragraphs 6.4.1 – 6.4.2 of the report address the impact of the development on neighbouring amenity with regards to light.
	Overlooking	Paragraph 6.4.3 of the report addresses the impact of the development on neighbouring amenity with regards to overlooking.
	No means of emergency access from rear of the site/means of escape for existing residential properties of no. 20 Crescent Road	Issues of emergency access/fire safety are addressed at paragraph 6.8.1 of the report
	Poor design out of keeping with Victorian surroundings	Paragraphs 6.3.1 – 6.3.5 focus on the design and character merits of the proposal. Conditions 3 and 4 require further details of materials and details of the front elevation of the building, in order to ensure a satisfactory standard of development.

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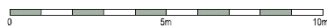
**Appendix 2 Plans and Images**



**Location Plan**



Image of Frontage of the Site

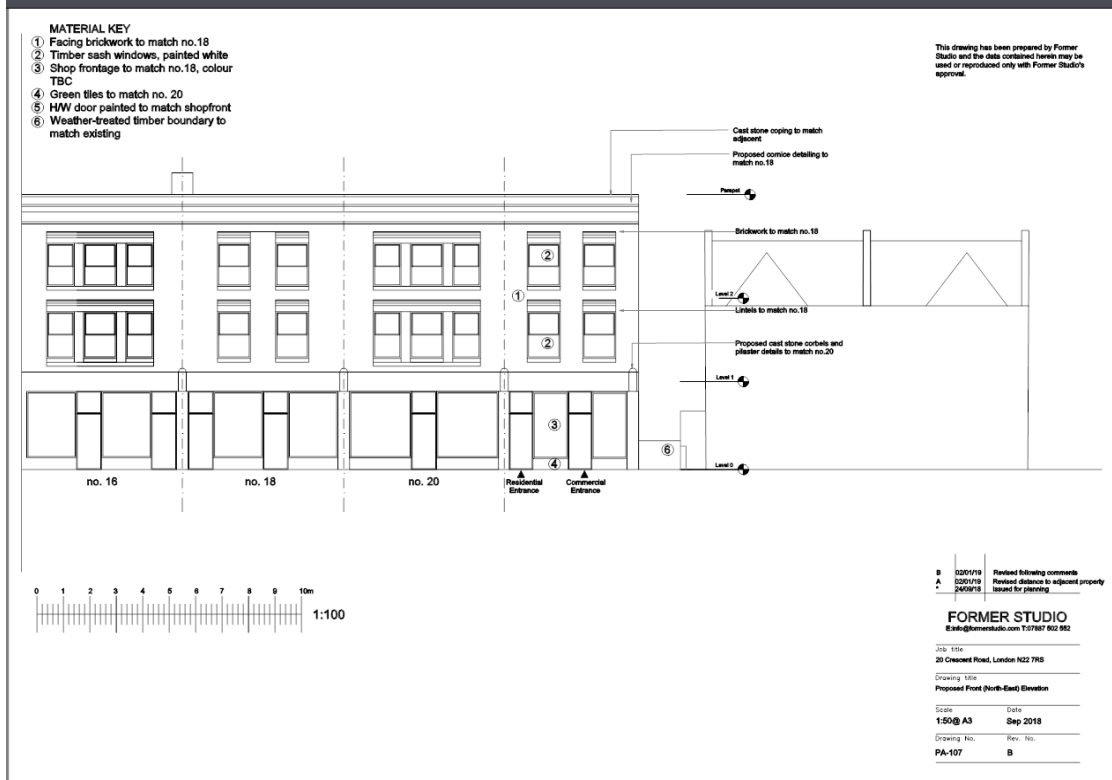


<p>REV. DATE DESCRIPTION</p> <p>A 22/06/13 Changes to front facade as requested by planning officer</p>	<p>CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR SHOP DRAWINGS. FIGURED DIMENSIONS ARE TO BE USED IN PREFERENCE TO WORDS OR DIMENSIONS. IF THIS DRAWING EXCEEDS THE CONVENTION TAKEN IN ANY WAY, THE ARCHITECT'S ARE TO BE ENFORMED BEFORE THE WORK IS INITIATED.</p> <p><b>if...architecture</b></p> <p>West Yard House Salford Grove Greenwich London SE10 8JT studio@formstudio.co.uk www.formstudio.co.uk</p>	<p>CLIENT</p> <p>JOB Yard adjacent to 20 Crescent Road</p> <p>TITLE Proposed Front Elevation</p>	<p>SCALE A3 @ 1:100</p> <p>DATE March 2014</p> <p>DRAWING No. IF 14 - 200</p> <p>REVISION No.</p>
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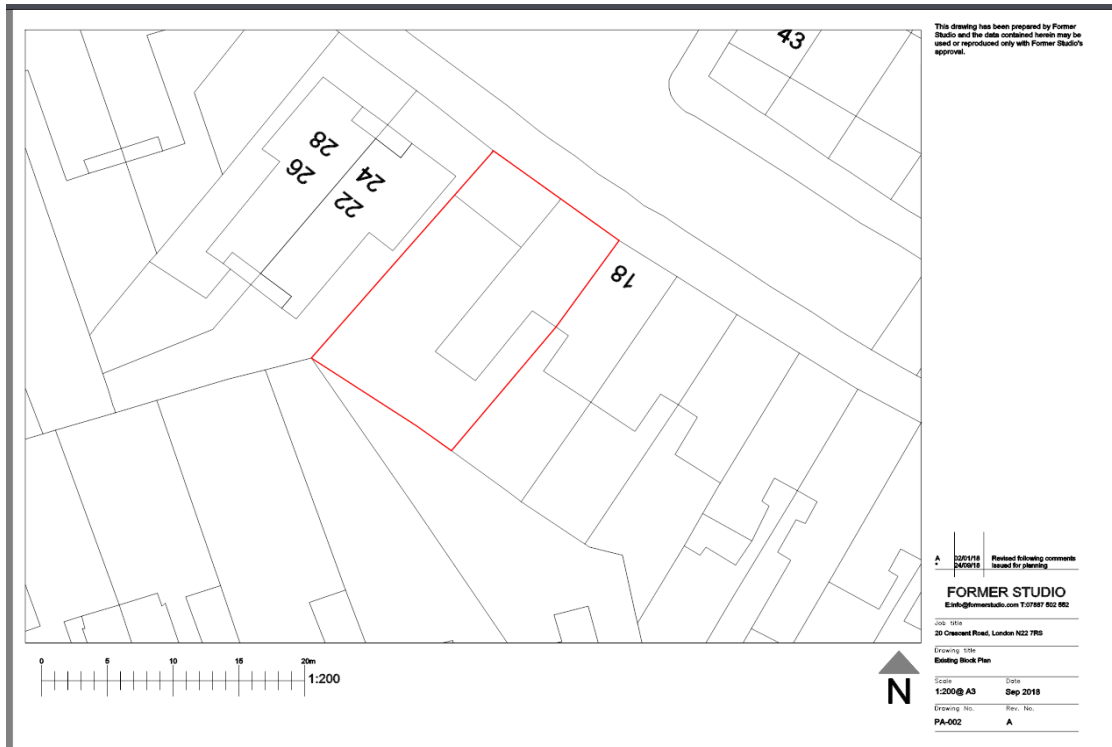
**Proposed front elevation of previously refused scheme HGY/2014/1282**



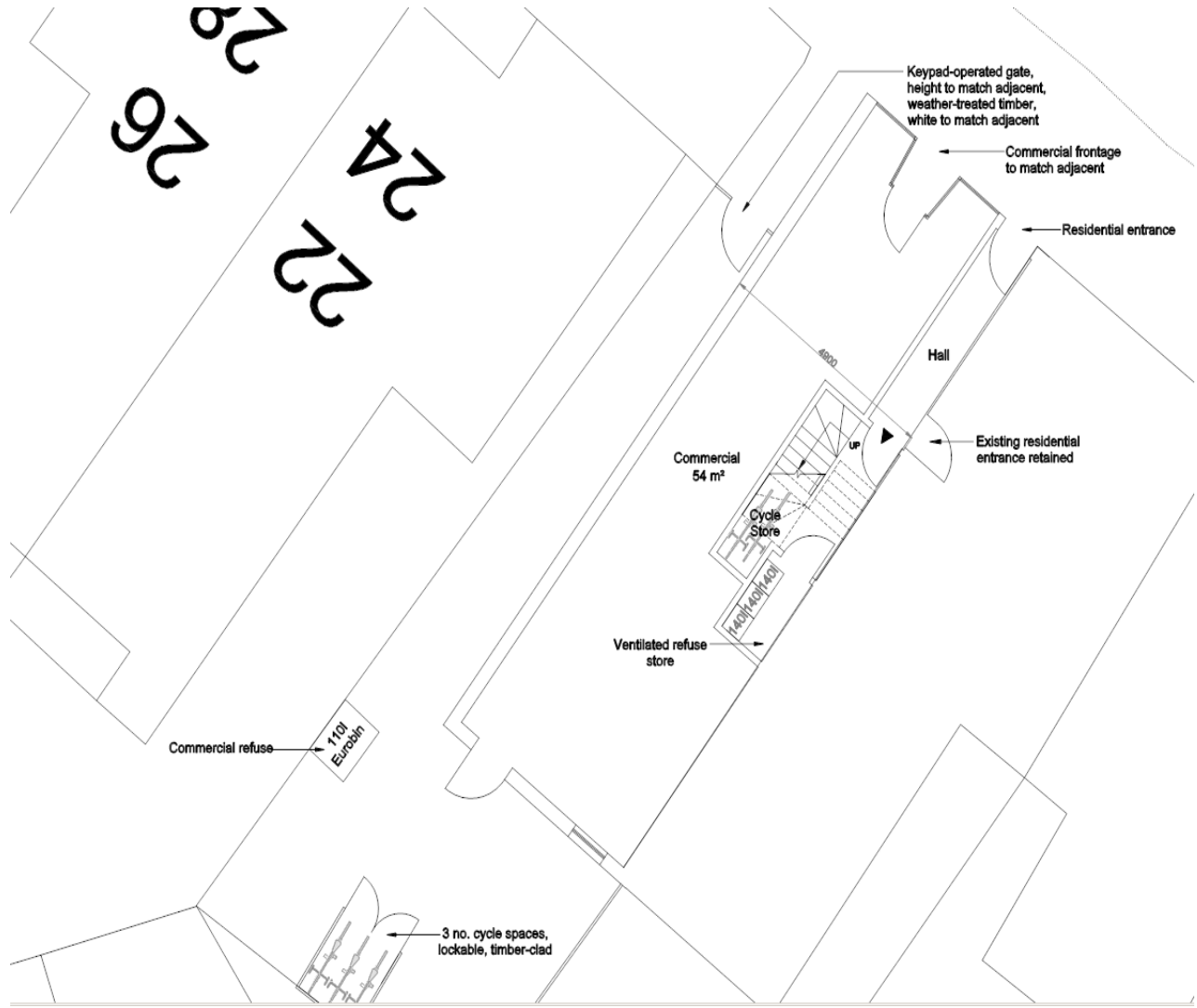
**Existing front elevation**



Proposed Front Elevation



Existing Block Plan



**Proposed Ground Floor Plan**

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## Appeal Decision

Site visit made on 31 October 2014

**by K R Seward Solicitor**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 28 November 2014

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**Appeal Ref: APP/Y5420/A/14/2223507**

**Yard adjacent to 20 Crescent Road, London N22 7RS**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Buckthorn Investment Ltd against the decision of the Council of the London Borough of Haringey.
  - The application Ref HGY/2014/1282, dated 24 April 2014, was refused by notice dated 4 July 2014.
  - The development proposed is 3 storey single dwelling house comprising 3 bedrooms and off street parking.
- 

### Decision

1. The appeal is dismissed.

### Procedural Matters

2. The original application was made by Mr Richard Young of Washington Young LLP as agent for Buckthorn Investment Ltd. Mr Young has provided written confirmation that his name appeared erroneously in the application and should be substituted by his client company in whose name the appeal is made.

### Main Issue

3. The main issue raised is the effect of the proposed development on the character and appearance of the surrounding area.

### Reasons

4. Crescent Road is characterised by older style semi-detached houses and long terraced properties. They are mainly two storey and in residential use. There are, however, three storey terraces with commercial premises at street level towards one end of the road approaching the junction with Palace Gates Road. These include Nos 2-20, a long three storey Victorian terrace with a variety of small shops at ground floor and residential accommodation above. Due to its height, size, scale and position near the end of the road, the building is a prominent feature in the street scene. It forms part of the Crescent Road local shopping centre as identified in the Council's development plan.
5. The appeal site is a hard surfaced yard area at the side of No 20 which is outside the designated local shopping centre. At the time of my site visit the yard was filled with shrubs and other plants for sale by the hardware shop at No 20. On the other side of the yard at Nos 22/24 is a two storey pair of semi-detached houses. The pair is also from the Victorian period but the styles are

very different. The terrace is of uniform appearance with alternate properties having a gently curving façade at second and third storey. Raised brickwork along the roofline gives a flat roof appearance. In contrast, the pair of houses has a sloping slate pitched roof and projecting side gable and appears in the style of a villa. The houses are much smaller in size and scale than the terrace.

6. The proposal is to build against the flank wall of No 20 to create a new end of terrace three storey house, being four storey at the rear. A previous proposal to extend the terrace was dismissed on appeal<sup>1</sup> on grounds concerning design, size and scale and lack of parking provision. This proposal seeks to overcome those reasons for dismissal.
7. The appeal property would be built very close to the shared boundary with No 22. Only a little more than the space taken by a pedestrian gate at the side of No 22 would separate the buildings. Whilst a lower and recessed element to this boundary could give the impression of slightly more space, it would not suffice to avoid the dwelling appearing crammed against the boundary.
8. Moreover, the yard provides an important buffer between the terrace and neighbouring pair of houses by visually segregating the differing heights and styles between the two Victorian buildings. The width of the recessed section would be so narrow that it would not effectively bridge the significant difference in height and scale between the terrace and neighbouring pair of houses. Instead, the visual separation which currently exists between the buildings would be compromised to the detriment of the street scene in this prominent location.
9. To a large extent the architectural design replicates the existing terrace. The terrace would be continued in the same style and with matching materials. The first and second floor windows of the front elevation would reflect the size, shape and spacing of those in the terrace. The decorative render above the windows and door would also continue the theme. The overall proportions of the main part of the proposed dwelling would correspond with the remainder of the terrace. In these ways the proposal would be in keeping.
10. However, there would be a stark contrast between its ground floor appearance compared with the rest of the terrace. Whereas, all other properties in the row have commercial units at street level, the proposed development would have an integral garage next to the front door. Such parking provision would fulfil the Council's parking standards for a terraced property as set out in the Haringey Unitary Development Plan (UDP), 2006. Nevertheless, a garage door at the end of a long row of glazed shop fronts would be highly noticeable and out of keeping with the remainder of the terrace. Even though it has been designed to give the appearance of a traditional stable door, the electronically opening door would be a most discordant feature, particularly given its prominent position alongside the pavement.
11. Furthermore, the three storey recessed element would draw the eye due its sharply contrasting contemporary grey metal panelling forming a high and narrow strip at the end of the row. Rather than blending into the streetscape as suggested by the appellant, the proposal would thereby detract from the remainder of the brick terrace.

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<sup>1</sup> Appeal reference APP/Y5420/A/13/2190808 dated 29 July 2013

Appeal Decision APP/Y5420/A/14/2223507

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12. I therefore conclude that the proposed development would be significantly harmful to the character and appearance of the terrace and the surrounding area. This would be contrary to saved UDP Policy UD3, Policy SP11 of the Haringey Local Plan, 2013, Policies 7.4 and 7.6 of the London Plan 2011 and Paragraphs 56 and 58 of the National Planning Policy Framework (the Framework). All of these documents, amongst other things, seek high quality design which responds to local character.

**Other Matters**

13. The appellant has argued that the proposal would deliver a sustainable dwelling making best use of an under used site. Paragraph 7 of the Framework identifies three dimensions to sustainable development; economic, social and environmental. A new dwelling would have economic benefits in terms of work created and demand for building supplies during construction and subsequent use of local services by future occupiers.

14. The social role concerns supporting strong, vibrant and healthy communities by providing the supply of housing required to meet the needs of present and future generations. I have no information before me to indicate that the Council does not have a deliverable 5 year housing land supply. I note that the Council acknowledges in its delegated officer's report that the proposal would deliver "a much wanted family sized unit". However, as a single dwelling, the social benefit would be very limited and the extent to which the existing community would be enlivened and strengthened as a result would be minimal.

15. In environmental terms, the location would be sustainable due to the close proximity and accessibility of services and facilities including public transport. However, the environmental role also encompasses contributing to protecting and enhancing our natural, built and historic environment. As set out above, I have identified significant harm in this respect. It is clear in Paragraph 8 of the Framework that these roles should not be taken in isolation, because they are mutually dependant. This is not therefore sustainable development for the purposes of the Framework. In such circumstances, I give very limited weight to the argument that the proposal would make better use of the land.

**Conclusion**

16. Although I recognise that there would be some benefits in economic terms and from the sustainability of the location, these factors do not outweigh my concerns regarding the effect on the character and appearance of the surrounding area.

17. For the reasons given above, and having regard to all other matters raised, I conclude that the appeal should be dismissed.

*KR Seward*

INSPECTOR

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**Pre-application briefing to Committee** Item No.

## **1. DETAILS OF THE DEVELOPMENT**

**Reference No:** PPA/2019/0004

**Ward:** Tottenham Green

**Address:** 19 Bernard Road N15 4NE

**Proposal:** Demolition of existing buildings on the site and the erection of new buildings up to 6 storeys in height, comprising 346sqm (GIA) of commercial floorspace (use class B1a B1c and 52 residential units (Use Class C3)

**Applicant:** Day Dome Ltd.

**Agent** Alvin Ormonde INFOGRAND LTD

**Ownership:** Private

**Case Officer Contact:** James Hughes

## **2. BACKGROUND**

- 2.1 The proposed development is being reported to Planning Sub Committee to enable members to view the proposal at an early stage. Any comments made are of a provisional nature only and will not prejudice the final outcome of any planning application submitted for formal determination. It is anticipated that an application will be submitted shortly and the proposal will be presented to the Planning Committee later in the year.
- 2.2 A Development Management Forum was held on 4<sup>th</sup> March.

## **3.0 SITE AND SURROUNDS**

- 3.1 The site consists of approximately 0.18 Ha. The site includes a part 1 storey/part 2 storey building that is currently in commercial use. While somewhat dilapidated, the building contains approximately 21 smallscale commercial spaces totalling approximately 1100m<sup>2</sup> of floorspace (which excludes internal building circulations areas).
- 3.2 The surrounding area to the south and west is industrial however to the east there are 2 storey terrace of residential properties. To the north there are existing industrial unit and open space with planning permission for redevelopment for a mixed use employment and residential scheme with re-provision of the open space immediately opposite this site.

- 3.3 The site is within a Local employment area: Rangemoor/ Herbert roads and the Tottenham Hale growth area. Part of the site (excluding the open space) is subject to a site allocation in the draft Tottenham AAP: TH12 Hebert Road. For 'potential redevelopment of the sites for commercial-led mixed-use development with residential'.
- 3.4 The site has a PTAL Rating 6a (high level of public transport accessibility).

#### **4. PROPOSED DEVELOPMENT**

- 4.1 The proposal is for the demolition of the existing building, the erection of 3 commercial units and 53 residential units in a part 4/part 5 and part 6 storey building with associated amenity, landscaping and cycle parking areas.

#### **5. PLANNING HISTORY**

- 5.1 HGY/2007/1517: Partial demolition of existing light industrial / warehouse building and reconstruction of new light industrial / warehouse comprising of six self contained units with a mezzanine floor structure with toilet / kitchen facilities and on site parking.
- 5.2 The site and surroundings have extensive planning history for minor alterations to the existing commercial buildings.
- 5.3 The neighbouring site, which is part of the same site allocation, has planning permission for a mixed used development approved in 2018.
- HGY/2017/3584 Demolition of existing buildings and erection of a part 1,3,4,5,6,7 storey mixed use development comprising 25 Commercial Units (B1/B2), music rehearsal space (Sui Generis), café (A3), exhibition space (Sui Generis) (commercial spaces totalling 2446.9m<sup>2</sup> gross), and 99 Residential Units (C3) including 12 apartments tethered to the commercial space, plus site access, replacement open space, landscaping, plant and other associated development

#### **6 CONSULTATION**

##### **6.1 Internal/external consultation:**

- 6.2 This scheme is currently at pre-application stage and therefore no formal consultation has been undertaken. There has been no formal neighbour notification as yet as the planning application has not yet been submitted.
- 6.3 The National Planning Policy Framework (NPPF) and the Council's Statement of Community Involvement (SCI) (2011), encourages developer engagement with and consulting the local community in planning and development issues. As outlined in the NPPF and the Council's SCI applicants of major schemes are advised to

undertake early community involvement before submitting an application to the Council.

6.4 The parameters for development on the site have been consulted on as part of the Tottenham Area Action Plan.

### **6.5 Development Management Forum**

6.6 The proposal was presented to a Development Management Forum on 4<sup>th</sup> March. 2019. A note of the forum is attached.

### **6.7 Quality Review Panel**

6.8 The proposal was presented to a Quality Review Panel on 12 December 2018.

6.9 The QRP noted that given all of the site constraints, the proposals presented represented a good first iteration of the project in line with the policy context, and the scheme was developing in the right direction.

6.10 The panel generally supports the approach to scale, massing and architectural expression but felt there is scope for further refinement of the scheme at a detailed level, including the layout of the floorplan, the configuration of the cores, the design and access arrangements of the communal spaces, in addition to the detailed articulation of the exterior of the scheme, including the location and nature of the balconies.

6.11 The applicant has progressed the design since the initial QRP and a further review will take place before the scheme is formally presented to Members at Planning sub-committee.

## **7 MATERIAL PLANNING CONSIDERATIONS**

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

*Principle of the development –*

7.2 The principle of redevelopment of the site for commercial-led mixed-use development with residential is acceptable as commercial-led mixed use development is promoted by the Tottenham Area Action Plan allocations (TH12), subject to making a positive contribution to meeting the Borough's housing and employment needs.

7.3 The site allocation (TH12) envisages the creation of an employment-led mixed-use development. The site has an indicative capacity of 2,300m<sup>2</sup> of employment space and an indicative minimum provision of 66 residential units, site-wide. The Bernard Works development adjacent (HGY/2017/3584) was approved on 9th July 2018.

This scheme encompasses the majority of the land area within the TH12 site and will bring forward 1908m<sup>2</sup> of non-residential employment-generating floorspace.

7.4 The current scheme would develop the remaining land area in the TH12 site and proposes 427m<sup>2</sup> of employment floorspace. The employment floorspace is set across three commercial units fronting Bernard Road together with 53 residential units.

7.5 The remaining employment floorspace requirement in the allocated site following the granting of the Bernard Works scheme is approximately 400m<sup>2</sup>. (2300m<sup>2</sup> targeted –1900m<sup>2</sup> approved). The proposal would thus achieve the indicative capacity set out in TH12.

7.6 The 3 proposed commercial units would provide larger, purpose built floorspace, each afforded separate and direct vehicular access to the highway and external amenity space. The proposed provision is also judged to allow for increased intensity of employment by unit.

7.7 The total provision of homes in the site allocation (including the Bernard Works scheme) is above the indicative minimum, which is welcomed, subject to detailed development management matters.

#### *Design and appearance –*

7.8 As set out above the proposal has been to the Quality Review Panel and received broad support. The panel considered that the scale of the proposals is acceptable. The panel encouraged the design team to explore alternative ground floor configurations, to reduce the impact of the cores on the building frontage, and create more compact cores. The applicant has since revised the core layouts.

7.9 The panel recommended increasing the floor-to-ceiling height of the commercial units to match the height of the consented commercial accommodation to the north of the site. They also raised points about the detailed design of the elevations.

7.10

7.11 The emerging Tottenham Area Action Plan provides a number of design guidelines. Including an improved streetscape with the existing homes on Ashby Road. The proposal includes street trees and front gardens to Ashby Road in line with the Bernard Works development to the north.

7.12 Concerns were raised at the DM Forum with the scale and design of development proposed. The AAP does not set out height parameters for the site,

but development must sit comfortably within the surrounding context and potential developments on other sites. The Bernard Works permission adjacent, reaches a maximum of 8 storeys and so the current proposal would appear to be appropriate within the context of this neighbouring proposal. Again, this is subject to detailed matters (such as daylight /sunlight, design and appearance etc).

*Affordable housing –*

7.13 Local Plan Policy requires development to contribute to the borough target of 40% affordable housing. However, subject to viability any proposed scheme providing less than 35% affordable housing must submit a viability report for assessment (as per London Plan policy).

7.14 The applicant proposes 19 units of affordable housing, which represents 39% by habitable room. Subject to tenure details, this headline percentage of affordable housing does not require viability justification.

*Quality of accommodation –*

7.15 London Plan policy 3.5 and Local Plan policy SP2 require high quality development to meet the standards of the Mayor's Housing SPG. All units must meet the space standards set out in these policies. The proposal commercial uses must be design to avoid noise impacts on the proposed residential units.

*Housing mix –*

7.16 The applicant proposes 23 x 1-bedroom units, 20 x 2-bedroom units and 10 x 3-bedroom units, across market and affordable tenures. This equates to approximately 19% family housing by habitable room.

*Impact on residential amenity*

7.17 The potential overshadowing effect and impact on outlook of the proposal on the existing residential dwellings on Ashby Road and Herbert Road will need to be carefully considered and supported by BRE compliant reports.

7.18 The key impacts to adjoining occupiers are considered to be daylight/sunlight issues, outlook and privacy, noise and comings and goings. Any design proposal should consider the impact on the amenity of the surrounding properties, particularly those on Ashby Road. The revised design facing Ashby Road, including inset balconies to improve privacy is supported.

7.19 As noted above, the application should be accompanied by a full daylight/sunlight assessment that is in accordance with BRE criteria and considers the impacts to the

approved Bernard Works scheme and existing residential dwellings. The applicant should clearly note offset distances between proposed and existing/approved dwellings in the Design and Access Statement and undertake an assessment of inter-looking to the Bernard Works scheme where required.

*Parking and highway safety*

7.20 The site is located in an area with a high public transport accessibility level where development plan policies support developments with low levels of car parking provision.

7.21 The applicant proposes an “on street” parking arrangement with additional bays on Ashby Road to serve disabled residents in line with the approved scheme at Bernard Works. Space for 7 accessible bays is proposed, the number of bays provided exceeds the 10% required by London Plan Policy. This element will need to be assessed by Transport Officers.

7.22 The applicant’s submitted plans show a shared surface route north of the proposed building, intended as part of the highway alterations Bernard Works scheme to be implemented through a Traffic Management Order (TMO) removing general traffic and only permitting servicing, cycles and pedestrians. The applicant should ensure the scheme accords with the consented development to the north in transportation terms. The TMO may include the details of scheme for lockable bollards at either end of the shared surface.

*Accessibility –*

7.23 All units would comply with the relevant standards and 10% of the number of residential units would be wheelchair accessible.

*Sustainability –*

7.24 The London Plan requires all new homes to achieve ‘Zero Carbon’. Commercial buildings must achieve BREAM ‘Excellent’. This would be expected to be outlined in an Energy Strategy to be submitted with any application.

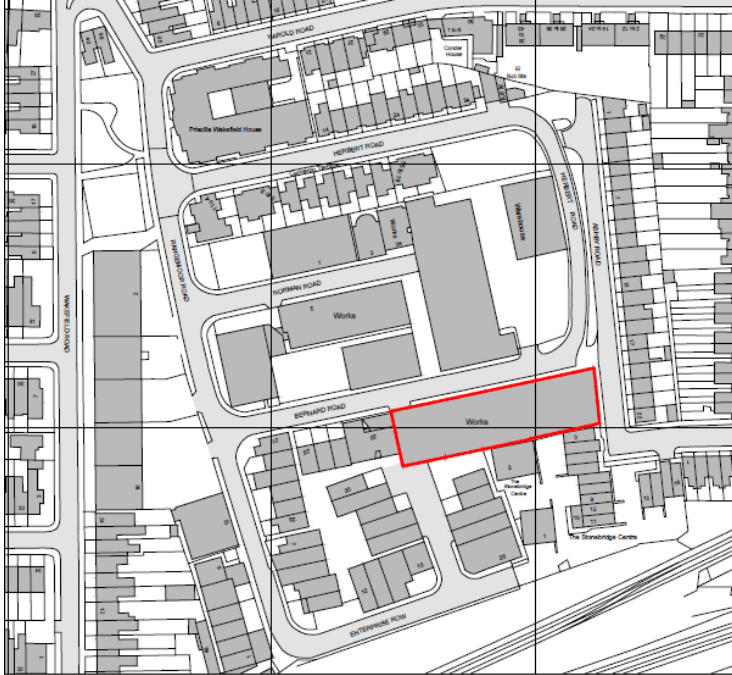
7.25 The AAP guidelines identify the potential for the site to be part of a decentralised energy network. This may be as a decentralised energy hub, as a customer, or requiring part of the site to provide an easement for the network.

7.26 Discussions are ongoing with the Council’s Carbon Management Team to ensure compliance with the London Plan Policy and potential provision of a decentralised energy hub.

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

## PLANS AND IMAGES

Site location



Aerial View



Current site



Site in context of Bernard Works Approved Development



Consented mixed use scheme Bernard Works



- Bernard Works site
- Site boundary



3D visual



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## Development Management Forum Summary – 19 Bernard Road

4th March 2019

A Development Management (DM) Forum was held on 4<sup>th</sup> March 2019 at Ada. National College for Digital Skills, Broad Lane, London N15 4AG at 7:00 PM.

Eight members of the public are noted as attending on the evening. Also attending were 3 Local Councillors, 2 members of the pre-applicant's team and 3 Haringey officers. Attendees were advised that unrecorded questions (where the speaker was not speaking into the roving microphone) may not have been captured in the minutes.

The key planning issues highlighted at the meeting are as set out below.

### Design

- Questioned overall design approach
  - Led by application adjacent (Bernard Works)
- Roof design was poor and not characteristic of area
- Heights of buildings too tall for area
  - Area largely 2 story houses

### Impact on Amenities

- Impact on light of houses on Ashby Road (Nos.18-22)
- Overshadowing of park / detailed sunlight & daylight study required.
- Air quality / pollution problems – should be some green infrastructure to counter this.
  - Development should not rely on simply paying carbon offset payments.

### Business Impacts

- Loss of small businesses from area / replacement B1 space not sufficient

### Transport

- Questioned position of 3 disabled parking bays close to road junction
  - Safety concerns
  - Principle of use of public road / loss of existing parking for residents
- Car-free development: new residents should be prevented from parking on-street.

### Housing

- More affordable housing required
- “Truly affordable” housing needed in area
  - Local people will find difficult to access the types of housing proposed.
- Location of Affordable housing within development
  - Are the private units better located?

- Need to avoid 'poor doors'
- Requires sufficient lifts and disabled access to affordable flats
- Need to ensure child playspace requirements are met
- Concerns with the number of single aspect units

#### Other Issues

- Questioned whether development aligned with the adopted AAP
- Issues of potential increase in crime (specifically in park) must be considered
  - Overshadowing of park a factor
- Social infrastructure (schools and doctors) will be put under pressure
- The timing of development in relation to Bernard Works – was this proposal always intended?

Meeting concluded at 8.55 PM

DH



<b>Report for:</b>	<b>Planning Sub Committee Date: 08 April 2019</b>	<b>Item Number:</b>	
<b>Title:</b>	<b>Update on major proposals</b>		
<b>Report Authorised by:</b>	<b>Dean Hermitage</b>		
<b>Lead Officers:</b>	<b>John McRory / Robbie McNaugher</b>		
<b>Ward(s) affected:</b>  <b>All</b>	<b>Report for Key/Non Key Decisions:</b>		

**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](http://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
<b>APPLICATIONS DETERMINED AWAITING 106 TO BE SIGNED</b>				
<b>Iceland, Land at Brook Road, N22 HGY/2017/2886</b>	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.  Awaiting GLA Stage II submission (requires S106 being finalised).	Samuel Uff	John McRory
<b>159 Tottenham Lane N8 9BT</b>	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 8 (cycle parking) and Condition 24 (landscaping) attached to planning permission HGY/2016/3176, to reflect proposed changes to approved drawings	S106 outstanding – due to be signed in next 14 days	Valerie Okeiyi	John McRory
<b>APPLICATIONS SUBMITTED TO BE DECIDED</b>				

<b>Land at Haringey heartlands (Clarendon Gasworks) HGY/2019/0362</b>	Application for approval of reserved matters relating to appearance, landscaping, layout, scale, access, pertaining to Buildings D1 and D2, forming Phase 1 of the Eastern Quarter, including the construction of 99 residential units, 439m2 (GIA) of commercial floorspace, and new landscaped public space pursuant to planning permission HGY/2017/3117 dated 19th April 2018.	Aiming for May Planning Sub-Committee.	Valerie Okeiyi Martin Cowie	John McRory
<b>Former BHS, 22-42 High Road HGY/2018/3145</b>	Demolition of the existing buildings and redevelopment to provide part 3-8 storey buildings providing mixed use development, comprising residential accommodation (197 units), flexible retail units, flexible workspaces, a hotel, and a public courtyard, with associated site access, car and cycle parking, and landscaping works.	Aiming for May Planning Sub-Committee.	Samuel Uff	John McRory
<b>423-435 West Green Road (former Red House Care Home) HGY/2018/1126</b>	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 88 residential units, associated car and cycle parking spaces (including within new basement) and improved connections to adjacent park	Aiming for May Planning Sub-Committee.	Chris Smith	John McRory
<b>Former Newstead's Nursing Home, Broadlands Road HGY/2018/3205</b>	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. Currently under consideration and discussions with the applicant taking place.	Valerie Okeiyi	John McRory

<b>67 Lawrence Road N15 HGY/2018/3655</b>	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)	Under consideration  Draft S106 with the applicants	Valerie Okeiyi	John McRory
<b>45-63 Lawrence Road N15 HGY/2018/3654</b>	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	Under consideration  Draft S106 with the applicants	Valerie Okeiyi	John McRory
<b>Tottenham Chances 399-401 High Road N17 HGY/2018/1582</b>	Refurbishment of existing premises and extensions to provide 24 flats	Under considerations. Discussions taking place with the Applicant.  Viability report being independently assessed	Valerie Okeiyi	John McRory
<b>Tottenham Hale Station</b>	Various alterations to existing consent	Conditions under discussion.	Gareth Prosser	Robbie McNaugher
<b>Mowlem Trading Estate HGY/2018/0683</b>	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	Under consideration  Draft 106 sent to the applicants	Laurence Ackrill	John McRory

	boundaries and parking island; and amendment to servicing.			
<b>Former Taxi Care Centre, 38 Crawley Road</b>	Residential development for 29 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).	Submitted but application is currently invalid.	Chris Smith	John McRory
<b>1-6 Crescent Mews, N22</b>	Redevelopment of site to create residential development comprising approximately 30 residential units	Submitted but application is currently invalid.	Tobias Finlayson	John McRory
<b>IN PRE-APPLICATION DISCUSSIONS - TO BE SUBMITTED SOON</b>				
<b>19 Bernard Road N15 4NE</b>	Demolition of existing building. Erection of 3 commercial units and 53 residential units - Part 4/Part 5/Part 6 storey building and associated amenity, landscaping and cycle parking areas.	Application received, validation pending. Pre-application committee targeted for 8 <sup>th</sup> April 2019.	James Hughes	Robbie McNaugher
<b>Hornsey Parish Church, Cranley Gardens, N10</b>	Retention of church and creation of additional community space and 15 residential units	Pre-application discussions taking place – principle acceptable.	Valerie Okeiyi	John McRory
<b>Clarendon Gasworks (Eastern Quarter)</b>	Reserved Matters application to be submitted April 2019 for blocks D3 and D4 only of the eastern quarters.	Pre-application discussions taking place on the eastern quarters  Application to be submitted in April submission	Valerie Okeiyi	John McRory
<b>IN PRE-APPLICATION DISCUSSIONS</b>				

<b>22, 22a &amp; 24 Broadlands Road and 13 Denewood Road</b>	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	Tobias Finlayson	John McRory
<b>Marsh Lane Depot</b>	Erection of Office building, Workshop, Salt Storage building (retained), Bin Repair enclosure repositioned, Gatehouse and Other Ancillary buildings/stores.	Pre-App meeting arranged for w/c 1 <sup>st</sup> April.	Chris Smith	Robbie McNaugher
<b>175 Willoughby Lane</b>	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 letter being drafted. Meeting with GLA arranged.	Chris Smith	Robbie McNaugher
<b>867-869 High Road N17 8EY (Former Sainsbury's supermarket site)</b>	Hybrid planning application - 300 residential units + approximately 120m <sup>2</sup> commercial uses, approximately 60 car parking spaces and up to 500 cycle spaces. Height Range of 3 – 6 storeys and there would be a taller building of approximately 26 storeys.	Further pre-application guidance to be issued March 2019	James Hughes	Robbie McNaugher
<b>78-92 Stamford Road</b>	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 letter to be issued.	Chris Smith	Robbie McNaugher
<b>48-54 High Road, Wood Green</b>	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

<b>Somerlese Courtenay Avenue N6 4LP PRE/2018/0241</b>	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
<b>48-50 Park Avenue, N22</b>	Demolition of existing buildings and redevelopment of the site to provide 18 residential units, arranged of a single block of accommodation.	Demolition requires justification before principle of development is accepted.	Chris Smith	John McRory
<b>Braemar Avenue Baptist Church, Braemar Avenue.</b>	Demolition of dilapidated church hall, to allow construction of part 3, part 4 storey building (over basement) comprising new church hall extensions (204m2) 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. One of the main issues relates to the loss of a number of large trees.	Valerie Okeiyi	John McRory
<b>25-27 Clarendon Road off Hornsey Park Road</b>	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

<b>300-306 West Green Road N15</b>	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
<b>Warehouse living proposals: Overbury/Eade Road, Arena Design Centre, Omega Works sites, Haringey Warehouse District</b>	Warehouse Living and other proposals across several sites.	Principle maybe acceptable but a more comprehensive approach is required to satisfy the Warehouse Living Policy. The applicant is addressing this.	Nathaniel Baker	Robbie McNaugher
<b>Peacock Industrial Estate, White Hart Lane</b>	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
<b>157-159 Hornsey Park Road</b>	Redevelopment of existing dilapidated construction yard to provide 40 new-build self-contained flats.	Early pre-application discussions taking place	Valerie Okeiyi	John McRory
<b>311 Roundway</b>	Mixed Use Redevelopment – 66 Units	Pre-application meeting has taken place. Concerns remain around a lack of comprehensive development. Officers have met with one landowner to seek a masterplanned approach.	Martin Cowie	Robbie McNaugher

<b>High Road West</b>	Comprehensive redevelopment of site for residential led mixed-use scheme	Ongoing pre-application discussions taking place.	Martin Cowie	Robbie McNaugher
<b>90 Fortis Green N2 9EY</b>	Demolition of the existing buildings to allow the erection of two residential buildings (Class C3) of part 4, part-5, and part-6 storeys to provide 71 residential units with associated open space, disabled car parking and landscaping.	Pre-application meeting held – principle likely acceptable although conservation, design and parking issues need to be resolved.	Tobias Finlayson	John McRory
<b>42 Oakleigh Hampstead Lane London N6 4LL</b>	Erection of replacement dwelling	Pre-application meeting held – principle acceptable although conservation, design and arboriculture issues to be resolved.	Gareth Prosser	John McRory
<b>APPEALS and JRs</b>				
<b>Goods Yard 36 and 44-52 White Hart Lane HGY/2018/0187 HGY/2018/0188</b>	Hybrid Application (layout, scale, appearance, landscaping and access within the site reserved 330 residential units + Conservation Area Demolition. Non- determination appeal	Statement of Common Ground agreed. Public Inquiry 05/2019.	James Hughes	Manager: Robbie McNaugher
<b>44-46 High Road HGY/2018/1472</b>	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.	Hearing To be held in May	Nathaniel Baker	Manager: John McRory
<b>423-435 Lordship Lane</b>	Demolition of existing building and erection of part 1, part 5, part 6 and part 7 storey building comprising	Likely a Hearing	Chris Smith	

<b>HGY/2017/3679</b>	commercial uses (use class A1, A2, A3, A4, A5) at ground floor and 50 residential dwellings above. Provision of waste refuse storage, cycle parking, disabled car parking and amenity space	No start date as yet from PINs	Manager: John McRory
<b>26-28 Brownlow Road</b> <b>HGY/2018/0309</b>	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 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	Written representations requested by appellant  No start date as yet from PINs	Tobias Finlayson  Manager: John McRory

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# HARINGEY COUNCIL

## PLANNING COMMITTEE

### APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 25/02/2019 AND 22/03/2019

#### 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](http://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

#### Recomendation Type codes:

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

WARD: **Alexandra****CLUP Applications Decided: 2**

Application No: **HGY/2019/0757** Officer: Laina Levassor  
 Decision: PERM DEV Decision Date: 14/03/2019  
 Location: 311 Alexandra Park Road N22 7BP  
 Proposal: Certificate of Lawfulness for proposed outbuilding

Application No: **HGY/2019/0844** Officer: Laina Levassor  
 Decision: PERM DEV Decision Date: 21/03/2019  
 Location: 15 Wroxham Gardens N11 2AY  
 Proposal: Certificate of Lawfulness for proposed hip to gable extension and rear dormer to facilitate loft conversion with rooflights.

**FUL Applications Decided: 6**

Application No: **HGY/2018/3335** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 07/03/2019  
 Location: 142 Victoria Road N22 7XQ  
 Proposal: Creation of a roof terrace to roof of rear outrigger.

Application No: **HGY/2018/3780** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 04/03/2019  
 Location: 96 Alexandra Park Road N10 2AE  
 Proposal: Demolition and re-build of existing rear projection to same footprint to accommodate self-contained residential unit within; Insertion of rear roof dormer extension to accommodate additional flat within the existing building with associated reconfiguration of existing flats within the first and second floors.

Application No: **HGY/2019/0041** Officer: Samuel Uff  
 Decision: GTD Decision Date: 27/02/2019  
 Location: Flat B 60 Colney Hatch Lane N10 1EA  
 Proposal: Erection of a rear mansard roof extension with associated side dormer above, with associated balcony.

Application No: **HGY/2019/0150** Officer: Jake Atkins  
 Decision: REF Decision Date: 05/03/2019  
 Location: 37 Lansdowne Road N10 2AX  
 Proposal: Proposed roof extension including a rear dormer, new side gable, the raising of the height of the existing ridge and the insertion of three roof lights.

Application No: **HGY/2019/0338** Officer: Tania Skelli  
 Decision: GTD Decision Date: 19/03/2019  
 Location: Ground and First Floor Left Flat 12 Methuen Park N10 2JS  
 Proposal: Replacement of glazed staircase enclosure at rear of property and reconstruction with double pitched roof. Replacement and extension of existing rear ground floor extension (Class C3)

Application No: **HGY/2019/0416** Officer: Samuel Uff  
 Decision: GTD Decision Date: 19/03/2019  
 Location: 2 Goodwyns Vale N10 2HA  
 Proposal: Enlargement of existing rear dormer

**NON Applications Decided: 1**

Application No: **HGY/2019/0778** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 19/03/2019  
 Location: 34 The Avenue N10 2QL  
 Proposal: Non-material amendment following a grant of planning permission HGY/2017/2334 to replace existing concrete roofing tile with plain clay roof tiles.

**PNC Applications Decided: 1**

Application No: **HGY/2019/0057** Officer: Roland Sheldon  
 Decision: PN REFUSED Decision Date: 27/02/2019  
 Location: Garages to rear of 336 Alexandra Park Road N22 7BD  
 Proposal: Prior Approval for change of use from B8 (Storage and Warehouse Use) to C3 (dwelling house)

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

Application No: **HGY/2019/0541** Officer: Laina Levassor  
 Decision: GTD Decision Date: 14/03/2019  
 Location: 38 Lascotts Road N22 8JN  
 Proposal: Certificate of Lawfulness for existing use as three self-contained flats.

**FUL Applications Decided: 5**

Application No: **HGY/2019/0211** Officer: Roland Sheldon  
 Decision: REF Decision Date: 01/03/2019  
 Location: 2 Terrick Road N22 7SH  
 Proposal: Erection of a 2 storey side infill extension, erection of a rear roof extension.

Application No: **HGY/2019/0222** Officer: Roland Sheldon  
 Decision: REF Decision Date: 13/03/2019  
 Location: 26 Richmond Road N11 2QR  
 Proposal: Erection of single storey ground floor side infill and single storey rear extension.

Application No: **HGY/2019/0266** Officer: Roland Sheldon  
 Decision: REF Decision Date: 07/03/2019  
 Location: 134 Myddleton Road N22 8NQ  
 Proposal: Change of Use from retail (Use Class A1) to food preparation area in association with existing hot food takeaway (Use Class A5) within no. 136 Myddleton Road.

Application No: **HGY/2019/0319** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 13/03/2019  
 Location: 14 Eastern Road N22 7DD  
 Proposal: Proposed loft conversion with rear dormers, and conversion of the property into one 3-bedroom maisonette, and one 2-bedroom maisonette.

Application No: **HGY/2019/0434** Officer: Samuel Uff  
 Decision: GTD Decision Date: 18/03/2019  
 Location: 19 Dorset Road N22 7SL  
 Proposal: Single storey side to rear extension beyond existing structure.

**NON Applications Decided: 1**

Application No: **HGY/2019/0428** Officer: Neil McClellan  
 Decision: GTD Decision Date: 05/03/2019  
 Location: 40A Truro Road N22 8EL  
 Proposal: Application for a Non-Material Amendment to planning permission reference: HGY/2013/1987 for the erection of a single storey rear extension and loft conversion including a rear dormer. The amendment being sought is to raise the single storey rear extensions flat roof to be in line with that of the existing flat roof extension.

**Total Applications Decided for Ward: 7**WARD: **Bruce Grove****CLDE Applications Decided: 1**

Application No: **HGY/2019/0487** Officer: Laina Levassor  
 Decision: GTD Decision Date: 25/02/2019  
 Location: 78 Bruce Grove N17 6UZ  
 Proposal: Certificate of Lawfulness for existing use as three self-contained flats

**CLUP Applications Decided: 2**

Application No: **HGY/2019/0478** Officer: Jon Skapoullis  
 Decision: PERM REQ Decision Date: 15/03/2019  
 Location: 137 The Avenue N17 6JJ  
 Proposal: Certificate of lawfulness for the formation of rear dormers.

Application No: **HGY/2019/0658** Officer: Mercy Oruwari  
 Decision: PERM DEV Decision Date: 22/03/2019  
 Location: 72 Winchelsea Road N17 6XQ  
 Proposal: Certificate of lawfulness for the formation of a rear dormer including the insertion of 2 front rooflight and 1 rear rooflight.

**FUL Applications Decided: 6**

Application No: **HGY/2019/0200** Officer: Gareth Prosser  
 Decision: REF Decision Date: 01/03/2019  
 Location: 77 The Avenue N17 6TB  
 Proposal: Conversion of one unit house to two units (flats).

Application No: **HGY/2019/0245** Officer: Gareth Prosser  
 Decision: GTD Decision Date: 07/03/2019  
 Location: 74 Lordsmead Road N17 6EY  
 Proposal: The erection of a timber cedar clad flat roof outbuilding at the bottom of the garden.

Application No:	<b>HGY/2019/0247</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	07/03/2019
Location:	74 Lordsmead Road N17 6EY		
Proposal:	The erection of a single storey side extension, (including the installation of 3 x bespoke rooflights), a rear glass box projection (window), and the installation of new timber sash windows to the front elevation.		
Application No:	<b>HGY/2019/0249</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	07/03/2019
Location:	21 Elsdon Road N17 6RY		
Proposal:	Demolition of existing rear extension and construction of a new single storey rear extension together with associated internal modifications.		
Application No:	<b>HGY/2019/0286</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	07/03/2019
Location:	97 Broadwater Road N17 6EP		
Proposal:	Single storey side and rear extension		
Application No:	<b>HGY/2019/0309</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	08/03/2019
Location:	First Floor Flat 16 Steele Road N17 6YA		
Proposal:	Erection of rear dormer window on the main roof and part of the rear addition with mansard roof. Conversion of the loft space in to a habitable space.		

**Total Applications Decided for Ward:** 9

WARD: **Crouch End**

**ADV Applications Decided: 3**

Application No:	<b>HGY/2019/0122</b>	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	07/03/2019
Location:	Hornsey Town Hall The Broadway N8 9JJ		
Proposal:	Advertisements for the new residential apartments, art centre, new hotel and public square approved under planning permission HGY/2017/2220 to be located by the Haringey Park and Weston Park site entrance.		
Application No:	<b>HGY/2019/0395</b>	Officer:	Roland Sheldon
Decision:	REF	Decision Date:	20/03/2019
Location:	29 Broadway Parade Tottenham Lane N8 9DB		
Proposal:	Projecting signage comprising black awning		
Application No:	<b>HGY/2019/0479</b>	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	21/03/2019
Location:	1 The Broadway N8 8DU		
Proposal:	Proposed new externally illuminated fascia sign, and projecting internally illuminated sign.		

**FUL Applications Decided: 7**

Application No:	<b>HGY/2019/0035</b>	Officer:	Tania Skelli
Decision:	REF	Decision Date:	25/02/2019
Location:	9 Gladwell Road N8 9AA		
Proposal:	Excavation of existing cellar to create new basement with light wells to front and rear to create one additional studio flat.		

Application No: **HGY/2019/0186** Officer: Jake Atkins  
 Decision: GTD Decision Date: 18/03/2019  
 Location: First Floor Flat 2 9 Birchington Road N8 8HR  
 Proposal: Replacement of windows to front and rear elevation with hardwood double glazed units.

Application No: **HGY/2019/0201** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 01/03/2019  
 Location: 10 Aubrey Road N8 9HH  
 Proposal: Conversion of a large HMO into three flats, erection of a single storey ground floor rear extension with associated cycle storage.

Application No: **HGY/2019/0220** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 12/03/2019  
 Location: Ground Floor Flat 52 Crouch Hall Road N8 8HG  
 Proposal: Erection of outbuilding in rear garden.

Application No: **HGY/2019/0239** Officer: Shay Bugler  
 Decision: GTD Decision Date: 14/03/2019  
 Location: 67 Claremont Road N6 5BZ  
 Proposal: Erection of a rear dormer window and 2 skylights to the front of the property

Application No: **HGY/2019/0246** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 21/03/2019  
 Location: 20 Broadway Parade Tottenham Lane N8 9DE  
 Proposal: Change of use of the existing ground floor A3 (Restaurant) unit to A4 (Cocktail bar).

Application No: **HGY/2019/0385** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 14/03/2019  
 Location: 14 Gladwell Road N8 9AA  
 Proposal: Proposed single storey ground floor rear extension.

**RES Applications Decided: 1**

Application No: **HGY/2019/0613** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 21/03/2019  
 Location: 19 Hurst Avenue N6 5TX  
 Proposal: Approval of details pursuant to conditions 4 (Method of Construction Statement) and 5 (arrangements to secure the implementation of the development, with the retention of the front façade) attached to planning permissions HGY/2017/3007 and HGY/2018/2703.

**TPO Applications Decided: 3**

Application No: **HGY/2019/0404** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 14/03/2019  
 Location: 3 Fairfield Road N8 9HG  
 Proposal: Works to tree protected by a TPO:  
 T1 Tilia sp. (Lime) - Fair/Poor: Some decay, obstructs solar panels - Crown reduce by 30%, deadwood, remove suckers.

Application No: **HGY/2019/0503** Officer: Shay Bugler  
 Decision: GTD Decision Date: 01/03/2019  
 Location: 5 Wychwood End N6 5ND

Proposal: Works to trees protected by TPOs:  
 Reduction to previous pruning points of 1 x Lime tree (T.77 in the Hornsey Tree Preservation Order No 1 1954) and reduction by 30% and pollarding of 1 x Sycamore tree (T.33 in the Haringey Tree Preservation Order No 4 1967). Both trees located in the Garden of the property and over hanging on to Stanhope Road

Application No: **HGY/2019/0743** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 18/03/2019  
 Location: 5 Womersley Road N8 9AG

Proposal: Works to trees protected by a TPO: 2 x Lime: crown reduce all new growth back to previous pollard points

**Total Applications Decided for Ward: 14**

WARD: **Fortis Green**

**CLUP Applications Decided: 2**

Application No: **HGY/2019/0287** Officer: Mercy Oruwari  
 Decision: PERM DEV Decision Date: 04/03/2019  
 Location: 24 Bancroft Avenue N2 0AS  
 Proposal: Certificate of lawfulness for alterations to rear and side elevation windows.

Application No: **HGY/2019/0718** Officer: Marco Zanelli  
 Decision: PERM DEV Decision Date: 12/03/2019  
 Location: 20 Bancroft Avenue N2 0AS  
 Proposal: Certificate of Lawfulness for a single storey rear extension.

**FUL Applications Decided: 11**

Application No: **HGY/2019/0205** Officer: Tania Skelli  
 Decision: REF Decision Date: 05/03/2019  
 Location: Fairport Fortis Green N10 3BQ

Proposal: The conversion of existing garage into residential use and vertical extension of the building by addition of an extra level.

Application No: **HGY/2019/0229** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 01/03/2019  
 Location: 10 Firemans Cottages Fortis Green N10 3PB  
 Proposal: Construction of a three storey side extension

Application No: **HGY/2019/0232** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 25/02/2019  
 Location: 31 Birchwood Avenue N10 3BE  
 Proposal: Construction of a single storey rear extension with rooflights. Insertion of Velux rooflights in the main roof

Application No: **HGY/2019/0234** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 27/02/2019  
 Location: 14 Collingwood Avenue N10 3ED  
 Proposal: Construction of rear ground floor extension following demolition of existing rear projection.

Application No: **HGY/2019/0262** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 20/03/2019  
 Location: Flat 2 15 Fortis Green Avenue N2 9LY  
 Proposal: Insertion of velux rooflights to rear outrigger roof and enlargement of rear first floor window with juliet balcony.

Application No: **HGY/2019/0388** Officer: Roland Sheldon  
 Decision: REF Decision Date: 20/03/2019  
 Location: 4 Shakespeare Gardens N2 9LJ  
 Proposal: Replacement of outbuildings with a 2-storey dwelling.

Application No: **HGY/2019/0410** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 20/03/2019  
 Location: 13 Midhurst Avenue N10 3EP  
 Proposal: Alterations to ground floor rear elevation and internal alterations.

Application No: **HGY/2019/0413** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 13/03/2019  
 Location: 63 Creighton Avenue N10 1NR  
 Proposal: Construction of a rear ground floor and part first floor extension.

Application No: **HGY/2019/0415** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 12/03/2019  
 Location: 21 Lynmouth Road N2 9LR  
 Proposal: Construction of a single-storey ground floor extension to rear.

Application No: **HGY/2019/0418** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 12/03/2019  
 Location: 5 Pages Court Pages Hill N10 1PY  
 Proposal: Construction of a single storey rear extension.

Application No: **HGY/2019/0429** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 20/03/2019  
 Location: 63 Creighton Avenue N10 1NR  
 Proposal: Erection of an outbuilding in the rear garden.

**NON Applications Decided: 2**

Application No: **HGY/2019/0618** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 27/02/2019  
 Location: 16 Church Vale N2 9PA

Proposal: Non-material amendment following a grant of planning permission HGY/2018/1662 to remove small step in first floor master bedroom wall and changes to the rear elevation glazing fenestration and remove small side window in dormer.

Application No: **HGY/2019/0810** Officer: Laurence Ackrill

Decision: GTD Decision Date: 20/03/2019

Location: 35 Lanchester Road N6 4SX

Proposal: Non-material amendment following a grant of planning permission HGY/2017/1426 involving addition of canopy roof to front porch.

**RES Applications Decided: 1**

Application No: **HGY/2019/0269** Officer: Roland Sheldon

Decision: GTD Decision Date: 08/03/2019

Location: 69 Grand Avenue N10 3BS

Proposal: Application for approval of details for condition 3 (external materials) of planning permission HGY/2018/1343.

**TPO Applications Decided: 2**

Application No: **HGY/2019/0291** Officer: Laurence Ackrill

Decision: GTD Decision Date: 01/03/2019

Location: 41 Sussex Gardens N6 4LY

Proposal: Works to protected tree T1: Silver Birch: Crown reduce by 1-1.5m as part of regular maintenance

Application No: **HGY/2019/0408** Officer: Matthew Gunning

Decision: REF Decision Date: 14/03/2019

Location: 1 St Martins Terrace 16 Pages Lane N10 1QY

Proposal: Works to tree protected by an Area TPO

T1 Oak: 30% - 40% crown reduction, as the tree is now very large

**Total Applications Decided for Ward: 18**

WARD: **Harringay**

**CLDE Applications Decided: 1**

Application No: **HGY/2019/0657** Officer: Mercy Oruwari

Decision: GTD Decision Date: 19/03/2019

Location: Flat 7 2 Hampden Road N8 0HT

Proposal: Certificate of lawfulness: existing use of a 1x1 bed basement flat

**CLUP Applications Decided: 3**

Application No: **HGY/2019/0327** Officer: Mercy Oruwari

Decision: PERM DEV Decision Date: 07/03/2019

Location: 63 Falkland Road N8 0NS

Proposal: Certificate of lawfulness for the formation of a rear dormer and roof extension including the insertion of 1 front rooflight and 2 rear rooflights and Juliet balcony proposed use.

Application No: **HGY/2019/0330** Officer: Mercy Oruwari

Decision: PERM DEV Decision Date: 12/03/2019

Location: 17 Mattison Road N4 1BG

Proposal: Certificate of lawfulness for the formation of a rear dormer and rear roof extension and 2x Juliet balconies (on the rear dormer and rear roof extension) including the insertion of 3 front rooflight (the party wall to be raised in brickwork rather than the timber frame previously proposed; all other details in relation to volume, and size are as previously approved)

Application No: **HGY/2019/0332** Officer: Mercy Oruwari

Decision: PERM DEV Decision Date: 15/03/2019

Location: 12 Hewitt Road N8 0BL

Proposal: Certificate of lawfulness for the formation of a rear dormer and 2 x Juliet balconies - proposed use.

**FUL Applications Decided: 10**

Application No: **HGY/2019/0008** Officer: Conor Guilfoyle

Decision: GTD Decision Date: 27/02/2019

Location: Flat B 58 Allison Road N8 0AT

Proposal: Erection of rear dormer roof extension and insertion of roof lights on front roof slope.

Application No: **HGY/2019/0073** Officer: Roland Sheldon

Decision: GTD Decision Date: 28/02/2019

Location: 63 Falkland Road N8 0NS

Proposal: Proposed ground floor single side infill and storey rear extension.

Application No: **HGY/2019/0134** Officer: Conor Guilfoyle

Decision: GTD Decision Date: 28/02/2019

Location: Dental Surgery 401 Green Lanes N4 1EU

Proposal: Alterations to existing frontage and doorway to provide separate entrances for commercial premises on ground floor and residential units above

Application No: **HGY/2019/0283** Officer: Roland Sheldon

Decision: GTD Decision Date: 19/03/2019

Location: 113 Allison Road N8 0AP

Proposal: Proposed conversion of property into 2 self-contained flats.

Application No: **HGY/2019/0311** Officer: Conor Guilfoyle

Decision: GTD Decision Date: 13/03/2019

Location: 10 Coningsby Road N4 1EG

Proposal: Erection of a single storey outbuilding in rear garden, to replace existing garage, for use in connection with existing property.

Application No: **HGY/2019/0313** Officer: Conor Guilfoyle

Decision: REF Decision Date: 21/03/2019

Location: First Floor Flat 69 Pemberton Road N4 1AX

Proposal: Formation of rear roof dormer extensions.

Application No: **HGY/2019/0439** Officer: Roland Sheldon

Decision: GTD Decision Date: 21/03/2019

Location: 4 Umfreville Road N4 1SB

Proposal: Erection of single storey ground floor side infill extension.

Application No: **HGY/2019/0458** Officer: Samuel Uff  
 Decision: GTD Decision Date: 19/03/2019  
 Location: 6 Coningsby Road N4 1EG  
 Proposal: Retrospective planning application for a single storey rear infill extension.

Application No: **HGY/2019/0466** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 11/03/2019  
 Location: 46 Sydney Road N8 0EX  
 Proposal: Erection of a single storey extension to the side of the rear outrigger projection and insertion of french doors to rear elevation.

Application No: **HGY/2019/0542** Officer: Samuel Uff  
 Decision: GTD Decision Date: 21/03/2019  
 Location: 239 Wightman Road N8 0BA  
 Proposal: Erection of a part ground floor and part first floor rear extension and formation of rear lightwell to ground floor flat.

**NON Applications Decided: 1**

Application No: **HGY/2019/0632** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 01/03/2019  
 Location: Flat B 84 Beresford Road N8 0AH  
 Proposal: Non-Material Amendment to show a window in the rear elevation of the plans approved in planning permission reference HGY/2018/3784, which was already reflected in the approved floor plan under drawing number: 5265\_00\_100

**Total Applications Decided for Ward: 15**WARD: **Highgate****CLUP Applications Decided: 2**

Application No: **HGY/2019/0627** Officer: Mercy Oruwari  
 Decision: PERM DEV Decision Date: 19/03/2019  
 Location: 6 View Close N6 4DD  
 Proposal: Certificate of Lawfulness for replacement of ground floor front elevation window.

Application No: **HGY/2019/0746** Officer: Marco Zanelli  
 Decision: PERM DEV Decision Date: 15/03/2019  
 Location: 37 Holmesdale Road N6 5TH  
 Proposal: Certificate of lawfulness for the installation of 2 x conservation style rooflights to side elevation.

**FUL Applications Decided: 7**

Application No: **HGY/2019/0009** Officer: Shay Bugler  
 Decision: GTD Decision Date: 01/03/2019  
 Location: 23 Denewood Road N6 4AQ  
 Proposal: Erection of a pavillon/outbuilding to accommodate a gym, shower, changing and WC facilities; provision of hard surfacing (formation of a stepped access path and terrace) and soft landscaping works

Application No: **HGY/2019/0076** Officer: Shay Bugler  
 Decision: GTD Decision Date: 27/02/2019  
 Location: 11 Stormont Road N6 4NS  
 Proposal: Erection of a garden structure to include a a tree house to the rear of the site.

Application No: **HGY/2019/0089** Officer: Shay Bugler  
 Decision: GTD Decision Date: 28/02/2019  
 Location: 1 Talbot Road N6 4QS  
 Proposal: Installation of two air conditioning condenser units to south of the property at ground floor level.

Application No: **HGY/2019/0255** Officer: Tania Skelli  
 Decision: GTD Decision Date: 05/03/2019  
 Location: 457 Archway Road N6 4HT  
 Proposal: Front garden fence (2m high) replacing overgrown front hedge.

Application No: **HGY/2019/0259** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 05/03/2019  
 Location: Flat A 19 Milton Road N6 5QD  
 Proposal: Replacement of existing UPVC rear garden doors with aluminium and glass sliding and folding (bi-fold) doors.

Application No: **HGY/2019/0387** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 20/03/2019  
 Location: Service Station 513 Archway Road N6 4HX  
 Proposal: Single storey extension and new timber fenced bin store to rear of existing sales building. New full height glazing across shopfront.

Application No: **HGY/2019/0389** Officer: Laurence Ackrill  
 Decision: REF Decision Date: 19/03/2019  
 Location: 1 Church Road N6 4QH  
 Proposal: Adding an external timber and glass stair from first floor to ground level to provide access to rear garden.

**LBC Applications Decided: 1**

Application No: **HGY/2019/0252** Officer: Tania Skelli  
 Decision: GTD Decision Date: 05/03/2019  
 Location: 62 Highgate High Street N6 5HX  
 Proposal: Make good, repair and redecorate the existing exterior canopy, shop front and signage.

**NON Applications Decided: 1**

Application No: **HGY/2019/0615** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 28/02/2019  
 Location: Highgate School Dining Hall Bishopswood Road N6 4PP  
 Proposal: Non-material amendment following a grant of planning permission HGY/2018/1551 involving alterations to extension roof relating to eastern elevation parapet and reduction in scale of rooflights

**RES Applications Decided: 1**

Application No: **HGY/2018/3768** Officer: Gareth Prosser  
 Decision: GTD Decision Date: 14/03/2019  
 Location: Somerlese Courtenay Avenue N6 4LP  
 Proposal: Approval of details: External Material (samples supplied).

**TEL Applications Decided: 1**

Application No: **HGY/2019/0517** Officer: Kwaku Bossman-Gyamera  
 Decision: RNO Decision Date: 25/02/2019  
 Location: Land South of Sports Grounds Hampstead Lane N6  
 Proposal: Formal notification in writing of 28 days notice in advance, in accordance with Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 (as amended), for removal of existing 10m Elara pole to be replaced with proposed 17.5m Elara pole c/w proposed GPS module, and addition of proposed Alifabs Side Pod (750 x 798 x 1652mm high)

**TPO Applications Decided: 2**

Application No: **HGY/2018/3354** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 06/03/2019  
 Location: 30 Grange Road N6 4AP  
 Proposal: Works to trees protected by Group TPO G.62 in the 1954 Order:  
 T1 is a mature Beech tree Due its position on a corner of 2 roads and its complete infestation of Meripilus giganteus (see photos) Proposed works: Fell to ground level T2 is a mature Beech tree is also of the boundary of the property and hangs over the neighbouring carriageway, it is also in the early stages of infection from Meripilus giganteus. Proposed works: 3 metre crown reduction

Application No: **HGY/2019/0105** Officer: Matthew Gunning  
 Decision: REF Decision Date: 06/03/2019  
 Location: 75 Southwood Park Southwood Lawn Road N6 5SQ  
 Proposal: TPO Application for London Plane (T6)- reduce crown by 6 metres

**Total Applications Decided for Ward: 15**WARD: **Hornsey****CLUP Applications Decided: 2**

Application No: **HGY/2019/0697** Officer: Jon Skapoullis  
 Decision: PERM DEV Decision Date: 07/03/2019  
 Location: 1B Harold Road N8 7DE  
 Proposal: Certificate of lawfulness for proposed single storey rear extension.

Application No: **HGY/2019/0742** Officer: Marco Zanelli  
 Decision: PERM DEV Decision Date: 13/03/2019  
 Location: 250 Ferme Park Road N8 9BN  
 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: 4**

Application No: **HGY/2019/0088** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 20/03/2019  
 Location: Flat A 28 Harvey Road N8 9PA  
 Proposal: Erection of single storey ground floor side to rear extension.

Application No: **HGY/2019/0228** Officer: Tania Skelli  
 Decision: GTD Decision Date: 27/02/2019  
 Location: Ground Floor Flat 101 Rathcoole Gardens N8 9PH  
 Proposal: Ground Floor rear side return extension

Application No: **HGY/2019/0263** Officer: Tania Skelli  
 Decision: GTD Decision Date: 22/03/2019  
 Location: Shop 143 Tottenham Lane N8 9BJ  
 Proposal: Single storey rear extension with excavation of basement to the footprint of the existing and proposed building, alterations to the shop frontage, relocation of side access and new lightwell (Class A2)

Application No: **HGY/2019/0453** Officer: Shay Bugler  
 Decision: GTD Decision Date: 21/03/2019  
 Location: 12 Church Lane N8 7BU  
 Proposal: Change of Use from C2 (children's home-residential Institution) to C3 (Dwellinghouse).

**RES Applications Decided: 1**

Application No: **HGY/2018/3163** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 11/03/2019  
 Location: Land to the East of Cross Lane N8 7SA  
 Proposal: Approval of details pursuant to partial discharge of condition 21 (sub-surface piling method statement) attached to Planning Inspectorate Appeal Decision Reference: APP/Y5420/W/16/3165389 (original Haringey Reference: HGY/2016/0086)

**Total Applications Decided for Ward: 7**WARD: **Muswell Hill****ADV Applications Decided: 1**

Application No: **HGY/2019/0391** Officer: Tania Skelli  
 Decision: GTD Decision Date: 22/03/2019  
 Location: 25 Muswell Hill Broadway N10 3RT  
 Proposal: New internally illuminated signage to replace existing in association with alterations to shopfront (Class use A1)

**FLEX Applications Decided: 1**

Application No: **HGY/2019/0606** Officer: Laina Levassor  
 Decision: FLEXGTD Decision Date: 26/02/2019  
 Location: 56 Fortis Green Road N10 3HN  
 Proposal: Flexible Change of use under Class D of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 starting from 12/03/2019: Existing Use A1 (retail) - Proposed Use A3 (cafe / restaurant)

**FUL Applications Decided: 9**

Application No: **HGY/2018/2291** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 13/03/2019  
 Location: 15 Muswell Hill Road N10 3JB  
 Proposal: Conversion of existing property containing 2 x self-contained flats (C3 use) into a House in Multiple Occupation (C4 use) and associated formation of front roof dormer extension.

Application No:	<b>HGY/2019/0072</b>	Officer:	Conor Guilfoyle	Decision Date:	01/03/2019
Decision:	GTD				
Location:	47 The Chine N10 3PX				
Proposal:	Erection of a single storey rear extension; formation of dormer extension to side roof profile; replacement of existing single glazed timber windows with double glazed timber windows of matching appearance.				
Application No:	<b>HGY/2019/0107</b>	Officer:	Conor Guilfoyle	Decision Date:	06/03/2019
Decision:	GTD				
Location:	60 Woodland Gardens N10 3UA				
Proposal:	Alterations to frontage of property including formation of external stairway with railings and the erection of a new front boundary wall, gate and bin enclosure; Replacement of front garage door; Insertion of two windows to side elevation of property and replacement of window on front elevation of property				
Application No:	<b>HGY/2019/0149</b>	Officer:	Conor Guilfoyle	Decision Date:	07/03/2019
Decision:	GTD				
Location:	Ground Floor Flat 108 Muswell Hill Road N10 3JD				
Proposal:	Formation of rear roof dormer extension to replace existing				
Application No:	<b>HGY/2019/0233</b>	Officer:	Laurence Ackrill	Decision Date:	18/03/2019
Decision:	GTD				
Location:	Flat B 30 Hillfield Park N10 3QS				
Proposal:	Extension of existing first floor rear balcony				
Application No:	<b>HGY/2019/0392</b>	Officer:	Tania Skelli	Decision Date:	22/03/2019
Decision:	GTD				
Location:	25 Muswell Hill Broadway N10 3RT				
Proposal:	Existing timber shopfront and signage to be replaced with new metal framed timber shopfront and internally illuminated signage (Class use A1)				
Application No:	<b>HGY/2019/0447</b>	Officer:	Shay Bugler	Decision Date:	15/03/2019
Decision:	GTD				
Location:	53A Barrington Road N8 8QT				
Proposal:	Erection of a single storey side extension				
Application No:	<b>HGY/2019/0550</b>	Officer:	Conor Guilfoyle	Decision Date:	19/03/2019
Decision:	GTD				
Location:	131 Cranley Gardens N10 3AG				
Proposal:	Erection of single storey rear and side extension				
Application No:	<b>HGY/2019/0552</b>	Officer:	Conor Guilfoyle	Decision Date:	21/03/2019
Decision:	REF				
Location:	41 Cranley Gardens N10 3AB				
Proposal:	Formation of vehicle crossover on a classified road.				

Application No: **HGY/2019/0422** Officer: Laina Levassor  
 Decision: PN NOT REQ Decision Date: 14/03/2019  
 Location: 9 Harefield Road N8 8QY  
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 2.5m

**TEL Applications Decided: 1**

Application No: **HGY/2019/0508** Officer: Kwaku Bossman-Gyamera  
 Decision: RNO Decision Date: 25/02/2019  
 Location: 77 Muswell Hill N10 3PJ  
 Proposal: Notification under the Electronic Communications Code Regulations 2003 to utilise permitted development rights for the replacement of 6no. existing antennas, the replacement of 2No. cabinets, addition of 2No equipment cabinets with ancillary works thereto. This notification is to supersede the previous notification dated 18th September 2018.

**TPO Applications Decided: 2**

Application No: **HGY/2019/0093** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 06/03/2019  
 Location: St Georges Lodge Muswell Hill N10 3TE  
 Proposal: Works to tree covered by a Group Tree Protection Order:  
 T1 Horse Chestnut - Remove epicormic growth on main trunk. T2 Ash - Remove epicormic growth on main trunk. T3 Horse Chestnut - Remove epicormic growth on main stem, lift 2-3 branches to clear new fence up to 3m, Reduce vertical and lateral branches by 2m approx and thin remainder by 20%. T6 London Plane - Twin, reduce back to previous points leaving no furnishings. T7 Ash - Remove deadwood

Application No: **HGY/2019/0409** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 18/03/2019  
 Location: 33 Hillfield Park N10 3QT  
 Proposal: T1-Holm Oak tree- Crown reduction back to most recent pruning points leaving short furnishing growths (approximately two and a half metres reduction). Lift crown by approximately two metres, thin by twenty percent.

**Total Applications Decided for Ward: 15**WARD: **Noel Park****ADV Applications Decided: 1**

Application No: **HGY/2019/0571** Officer: Valerie Okeyi  
 Decision: GTD Decision Date: 14/03/2019  
 Location: Electricity Sub Station between 105-123 Hornsey Park Road N22  
 Proposal: 2no. sales hoardings - one to extend the length of the site along Mary Neuner Road and the other the perimeter of the information centre on the land adjoining Hornsey Park Road. Hoardings will detail CGI's of the future development, alongside accompanying text on what can be expected of the scheme as well its contributions to the surrounding area.

**CLUP Applications Decided: 2**

Application No: **HGY/2019/0331** Officer: Mercy Oruwari  
 Decision: PERM DEV Decision Date: 14/03/2019  
 Location: 29 Burghley Road N8 0QG  
 Proposal: Certificate of lawfulness for the formation of additional rear roof extension.

Application No: **HGY/2019/0443** Officer: Marco Zanelli  
 Decision: PERM DEV Decision Date: 25/02/2019  
 Location: 6 Burghley Road N8 0QE  
 Proposal: Certificate of lawfulness for the formation of dormer extensions in rear roof slope and over rear outrigger, insertion of 2 x rooflights to the front roofslope and erection of outbuilding in rear garden.

**FUL Applications Decided: 9**

Application No: **HGY/2018/3620** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 05/03/2019  
 Location: Olympia Trading Estate Coburg Road N22 6TZ  
 Proposal: Temporary change of use for a period of five years from warehouse storage & distribution (Use Class B8) to a mixed use primarily B8, alongside a gym (Use class D2), brewery with associated bar use (Use Class A4).

Application No: **HGY/2019/0169** Officer: Kwaku Bossman-Gyamera  
 Decision: REF Decision Date: 04/03/2019  
 Location: 28-30 Willingdon Road N22 6SB  
 Proposal: Conversion of two dwellings, 28 and 30 Willingdon Road into 4 flats.

Application No: **HGY/2019/0219** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 04/03/2019  
 Location: 89 Gladstone Avenue N22 6JY  
 Proposal: Erection of a single storey rear extension

Application No: **HGY/2019/0250** Officer: Roland Sheldon  
 Decision: REF Decision Date: 05/03/2019  
 Location: Ground Floor Flat A 11 Lakefield Road N22 6RR  
 Proposal: Erection of ground floor single storey side and rear extensions to Flat A.

Application No: **HGY/2019/0254** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 11/03/2019  
 Location: Coronation Sidings Turnpike Lane N8 0HG  
 Proposal: Installation of plant and associated chiller within enclosure to the side of building.

Application No: **HGY/2019/0257** Officer: Sarah Madondo  
 Decision: REF Decision Date: 07/03/2019  
 Location: 136 Russell Avenue N22 6PS  
 Proposal: Erection of rear dormer extension

Application No: **HGY/2019/0274** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 13/03/2019  
 Location: 14 Turnpike Lane N8 0PT  
 Proposal: The proposal is for change of use from existing D1 use class (community centre) to A3 use class (restaurant) including new shop front with new duct on rear elevation.

Application No: **HGY/2019/0476** Officer: Shay Bugler  
 Decision: GTD Decision Date: 20/03/2019  
 Location: 32 Park Ridings N8 0LD  
 Proposal: Demolition of existing ground floor rear extension and erection of a new rear extension at ground floor, new side access to garden from existing bay window location to the side elevation.

Application No: **HGY/2019/0481** Officer: Shay Bugler  
 Decision: GTD Decision Date: 22/03/2019  
 Location: First Floor Flat 83 Willingdon Road N22 6SE  
 Proposal: Erection of a rear dormer and front velux windows.

**PNE Applications Decided: 1**

Application No: **HGY/2019/0554** Officer: Laina Levassor  
 Decision: PN NOT REQ Decision Date: 22/03/2019  
 Location: 13 Boreham Road N22 6SL  
 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 3.168m and for which the height of the eaves would be 2.850m.

**RES Applications Decided: 2**

Application No: **HGY/2018/3578** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 11/03/2019  
 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 (partial discharge) pursuant to condition 52 (overheating model and report) of planning permission HGY/2017/3117 relating to Block C1 only.

Application No: **HGY/2019/0572** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 04/03/2019  
 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 41 (Construction Logistics Plan) attached to planning permission HGY/2017/3117. Partial discharge in relation to Blocks A1-A4 and Blocks B1-B4 only.

**TEL Applications Decided: 1**

Application No: **HGY/2019/0515** Officer: Kwaku Bossman-Gyamera  
 Decision: RNO Decision Date: 25/02/2019  
 Location: Wood Green Shopping City High Road N22  
 Proposal: Notification under the Electronic Communications Code Regulations 2003 to utilise permitted development rights for the replacement of 3no antenna with 3no similar antenna in the same locations as existing on existing stub-tower headframe. Associated ancillary apparatus comprising RRHs (Remote Radio Heads) and BoBs (Break-out Boxes) to be located on existing support steelwork. Internal works to existing cabin. Associated ancillary works.

**Total Applications Decided for Ward: 16**WARD: **Northumberland Park****CLDE Applications Decided: 1**

Application No: **HGY/2019/0328** Officer: Mercy Oruwari  
 Decision: REF Decision Date: 14/03/2019  
 Location: 96 Park Lane N17 0JP  
 Proposal: Certificate of lawfulness: existing use of Flat 1, 2 and 3 on the first floor and 4, 5 and 6 on the ground floor

**CLUP Applications Decided: 2**

Application No: **HGY/2019/0271** Officer: Laina Levassor  
 Decision: PERM DEV Decision Date: 18/03/2019  
 Location: 44 Argyle Road N17 0BE  
 Proposal: Certificate of Lawfulness for hip to gable and rear dormer to facilitate a loft conversion with rooflights and single storey rear extension.

Application No: **HGY/2019/0834** Officer: Laurence Ackrill  
 Decision: PERM DEV Decision Date: 21/03/2019  
 Location: 40 Nursery Street N17 8AP  
 Proposal: Certificate of lawfulness for a proposed single storey rear extension.

**EIA1 Applications Decided: 1**

Application No: **HGY/2019/0383** Officer: James Hughes  
 Decision: EIANOTREQ Decision Date: 05/03/2019  
 Location: 867-869 High Road N17 8EY  
 Proposal: Town & country planning (environmental impact assessment) regulations 2017 (as amended) - regulation 6 - request for a screening opinion

**FUL Applications Decided: 3**

Application No: **HGY/2018/2743** Officer: Neil McClellan  
 Decision: GTD Decision Date: 13/03/2019  
 Location: 37 Sutherland Road N17 0BN  
 Proposal: Erection of a single storey rear and side infill extension to the ground floor, a rear dormer extension and the conversion of the loft.

Application No: **HGY/2019/0299** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 14/03/2019  
 Location: 48 Ingleton Road N18 2RU  
 Proposal: Replacement of timber and aluminium framed windows with uPVC equivalents.

Application No: **HGY/2019/0441** Officer: Gareth Prosser  
 Decision: REF Decision Date: 20/03/2019  
 Location: 864 High Road N17 0EY  
 Proposal: Demolition of existing building and erection of part two, part three and part four storey building plus basement comprising flexible commercial uses (use class A1/A2/A3) at lower ground and ground floor level and seven residential dwellings above. Provision of waste refuse storage, cycle parking and amenity space.

**NGR Applications Decided: 1**

Application No: **HGY/2019/0351** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 07/03/2019  
 Location: Tottenham Substation Watermead Way N17 0XD  
 Proposal: Approval of Requirement 11 (Contaminated Land and Groundwater) of the North London Reinforcement Order 2014 (The Order) attached to development consent order HGY/2014/3601

**NON Applications Decided: 1**

Application No: **HGY/2019/0529** Officer: Gareth Prosser  
 Decision: GTD Decision Date: 28/02/2019  
 Location: Public House 102 Northumberland Park N17 0TS  
 Proposal: Non material amendments to external materials.

**PNE Applications Decided: 1**

Application No: **HGY/2019/0244** Officer: Laina Levassor  
 Decision: PN NOT REQ Decision Date: 27/02/2019  
 Location: 40 Nursery Street N17 8AP  
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.3m and for which the height of the eaves would be 3m

**RES Applications Decided: 1**

Application No: **HGY/2018/1889** Officer: James Hughes  
 Decision: GTD Decision Date: 11/03/2019  
 Location: Land to the rear of 790-796 High Road N17 0DH  
 Proposal: Approval of details pursuant to condition 5 (car parking management plan) attached to planning permission HGY/2016/3310

**Total Applications Decided for Ward: 11**WARD: **St Anns****CLUP Applications Decided: 3**

Application No: **HGY/2019/0608** Officer: Laina Levassor  
 Decision: PERM DEV Decision Date: 27/02/2019  
 Location: 72 Roslyn Road N15 5JJ  
 Proposal: Certificate of Lawfulness for proposed rear dormer and outrigger extension to facilitate loft conversion with rooflights.

Application No: **HGY/2019/0609** Officer: Laina Levassor  
 Decision: PERM DEV Decision Date: 01/03/2019  
 Location: 119 Haringay Road N15 3HP  
 Proposal: Certificate of Lawfulness for proposed outrigger extension

Application No: **HGY/2019/0796** Officer: Marco Zanelli  
 Decision: PERM DEV Decision Date: 20/03/2019  
 Location: 32 North Grove N15 5QP  
 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.

**FUL Applications Decided: 2**

Application No: **HGY/2019/0170** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 26/02/2019  
 Location: 7 Rowley Road N15 3AX  
 Proposal: Single storey rear extension

Application No: **HGY/2019/0300** Officer: Kwaku Bossman-Gyamera  
 Decision: REF Decision Date: 14/03/2019  
 Location: 75 Glenwood Road N15 3JS  
 Proposal: Erection of single storey rear extension.

**FULM Applications Decided: 1**

Application No: **HGY/2018/3553** Officer: Christopher Smith  
 Decision: REF Decision Date: 26/02/2019  
 Location: Car Park and open land to the rear of Kerswell Close N15 5HT  
 Proposal: Replacement of existing car park with a part-3, part-6 storey building comprising 44 one bedroom affordable residential units together with amenity space, secure cycle and refuse store, site landscaping and public realm works including new publicly accessible pedestrian routes and tree planting.

**PNC Applications Decided: 1**

Application No: **HGY/2019/0238** Officer: Valerie Okeiyi  
 Decision: PN NOT REQ Decision Date: 22/03/2019  
 Location: 11 South Grove N15 5QG  
 Proposal: Prior Approval for change of use from B8 (Storage or Distribution Buildings) to C3 (Dwellinghouse).

**PNE Applications Decided: 1**

Application No: **HGY/2019/0483** Officer: Laina Levassor  
 Decision: PN NOT REQ Decision Date: 19/03/2019  
 Location: 72 Chesterfield Gardens N4 1LP  
 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 3m and for which the height of the eaves would be 2.5m.

**RES Applications Decided: 2**

Application No: **HGY/2019/0293** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 18/03/2019  
 Location: 2 Cleveland Gardens N4 1LN  
 Proposal: Approval of details pursuant to condition 7 (Construction Logistics Plan) attached to planning permission HGY/2018/2720.

Application No: **HGY/2019/0576** Officer: Christopher Smith  
 Decision: GTD Decision Date: 19/03/2019  
 Location: St Anns General Hospital St Anns Road N15 3TH  
 Proposal: Approval of details pursuant to condition 27 (nesting bird check) attached to planning permission HGY/2018/0382.

**Total Applications Decided for Ward: 10**WARD: **Seven Sisters****ADV Applications Decided: 1**

Application No: **HGY/2019/0292** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 07/03/2019  
 Location: Homebase Arena Shopping Park Williamson Road N4 1ED  
 Proposal: New corporate image signage, externally non illuminated signs to replace existing sign.

**CLDE Applications Decided: 1**

Application No: **HGY/2019/0628** Officer: Mercy Oruwari  
 Decision: REF Decision Date: 19/03/2019  
 Location: 20 Clifton Gardens N15 6AP  
 Proposal: Certificate of lawfulness: For the existing use of a terrace at the rear of the first floor

**CLUP Applications Decided: 3**

Application No: **HGY/2019/0329** Officer: Mercy Oruwari  
 Decision: PERM DEV Decision Date: 12/03/2019  
 Location: 17 Howard Road N15 6NL  
 Proposal: Certificate of lawfulness for the formation of a rear dormer and roof extension including the insertion of 3 front rooflight.

Application No: **HGY/2019/0633** Officer: Mercy Oruwari  
 Decision: PERM DEV Decision Date: 21/03/2019  
 Location: 27 Hermitage Road N4 1DF  
 Proposal: Certificate of lawfulness for the enlargement of an existing single storey rear extension.

Application No: **HGY/2019/0752** Officer: Jon Skapoullis  
 Decision: PERM DEV Decision Date: 19/03/2019  
 Location: 11 Hillside Road N15 6LU  
 Proposal: Certificate of Lawfulness proposed rear dormer and insertion of 1 x rooflight to the front roofslope.

**FUL Applications Decided: 10**

Application No: **HGY/2018/3185** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 28/02/2019  
 Location: 62 Eade Road N4 1DN  
 Proposal: Conversion of property into 3 self-contained flats

Application No: **HGY/2018/3538** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 27/02/2019  
 Location: 39 Clifton Gardens N15 6AP  
 Proposal: Rebuilt outbuilding to form a B1 office unit.

Application No: **HGY/2019/0129** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 05/03/2019  
 Location: Flat B 236 Hermitage Road N4 1NR  
 Proposal: Erection of a single storey rear extension

Application No: **HGY/2019/0289** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 07/03/2019  
 Location: 42-44 Elm Park Avenue N15 6AU  
 Proposal: Erection of first floor rear extensions to both No's. 42 and 44 Elm Park Avenue.

Application No: **HGY/2019/0296** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 12/03/2019  
 Location: 30 Elm Park Avenue N15 6AU  
 Proposal: Erection of a type 3 loft extension.

Application No: **HGY/2019/0297** Officer: Kwaku Bossman-Gyamera  
 Decision: REF Decision Date: 12/03/2019  
 Location: 88 - 90 Elm Park Avenue N15 6UY  
 Proposal: Erection of part 1, part 2 storey rear extensions to Nos 88 & 90

Application No: **HGY/2019/0298** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 13/03/2019  
 Location: 30 Plevna Crescent N15 6DN  
 Proposal: Erection of rear and side wrap around extensions.

Application No: **HGY/2019/0495** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 14/03/2019  
 Location: 521 Seven Sisters Road N15 6EP  
 Proposal: Dormer roof extension to create enlarged flat and alterations.

Application No: **HGY/2019/0500** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 18/03/2019  
 Location: 3 Vartry Road N15 6PR  
 Proposal: Erection of rear outbuilding

Application No: **HGY/2019/0687** Officer: Sarah Madondo  
 Decision: NOT DET Decision Date: 19/03/2019  
 Location: Flat 2 20 Clifton Gardens N15 6AP  
 Proposal: Balcony stairs going down to the main garden.

**NON Applications Decided: 1**

Application No: **HGY/2018/3692** Officer: Neil McClellan  
 Decision: GTD Decision Date: 05/03/2019  
 Location: 6 Rostrevor Avenue N15 6LR  
 Proposal: Non-material amendment following a grant of planning permission HGY/2011/1888 to change the window and doors to the ground floor extension to one larger 6 section bow window projecting a maximum half a metre at its centre point from the face of brick.

**PNE Applications Decided: 6**

Application No: **HGY/2019/0305** Officer: Laina Levassor  
 Decision: PN REFUSED Decision Date: 28/02/2019  
 Location: 161 Gladesmore Road N15 6TJ  
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 5.3m, for which the maximum height would be 2.6m and for which the height of the eaves would be 2.6m

Application No:	<b>HGY/2019/0336</b>	Officer:	Laina Levassor
Decision:	PN GRANT	Decision Date:	07/03/2019
Location:	161 Gladesmore Road N15 6TJ		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 5.3m, for which the maximum height would be 2.3m and for which the height of the eaves would be 2.3m		
Application No:	<b>HGY/2019/0337</b>	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	05/03/2019
Location:	66 Wargrave Avenue N15 6UB		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 5.4m, for which the maximum height would be 2.3m and for which the height of the eaves would be 2.3m		
Application No:	<b>HGY/2019/0340</b>	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	05/03/2019
Location:	66 Wargrave Avenue N15 6UB		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 5.4m, for which the maximum height would be 2.6m and for which the height of the eaves would be 2.6m		
Application No:	<b>HGY/2019/0561</b>	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	22/03/2019
Location:	9 Clifton Gardens N15 6AP		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m		
Application No:	<b>HGY/2019/0563</b>	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	22/03/2019
Location:	9 Clifton Gardens N15 6AP		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 5.5m, for which the maximum height would be 3m and for which the height of the eaves would be 3m		

**TEL Applications Decided: 1**

Application No:	<b>HGY/2019/0510</b>	Officer:	Kwaku Bossman-Gyamera
Decision:	RNO	Decision Date:	25/02/2019
Location:	Eckington House Fladbury Road N15 6SH		
Proposal:	Notification under the Electronic Communications Code Regulations 2003 to utilise permitted development rights for the addition of 12no. antennas located on new steelwork on the rooftop, and ancillary development thereto		

**Total Applications Decided for Ward: 23**WARD: **Stroud Green****CLUP Applications Decided: 1**

Application No:	<b>HGY/2019/0602</b>	Officer:	Tania Skelli
Decision:	PERM DEV	Decision Date:	28/02/2019
Location:	87 Nelson Road N8 9RS		
Proposal:	Certificate of lawfulness for the erection of full width ground floor extension to rear elevation (Class use C3)		

**FUL Applications Decided: 3**

Application No: **HGY/2019/0225** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 08/03/2019  
 Location: Flat A 42 Ferme Park Road N4 4ED  
 Proposal: Alteration to existing elevations and minor alterations to rear lightwell.

Application No: **HGY/2019/0414** Officer: Tania Skelli  
 Decision: GTD Decision Date: 22/03/2019  
 Location: 29 Mount Pleasant Crescent N4 4HP  
 Proposal: Erection of a timber out-building in rear garden.

Application No: **HGY/2019/0451** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 14/03/2019  
 Location: Unit 1 2-8 Upper Tollington Park N4 3EL  
 Proposal: Change of use of ground floor premises from a mini cab office to a 'Click n Collect Caribbean Take Away', involving the heating up of pre-cooked food only and no cooking on site (sui-generis use).

**TEL Applications Decided: 1**

Application No: **HGY/2019/0513** Officer: Kwaku Bossman-Gyamera  
 Decision: RNO Decision Date: 25/02/2019  
 Location: Inderwick Road, Side Of 93A Weston Park N8 9PR  
 Proposal: Notification under the Electronic Communications Code Regulations 2003 (as amended) to utilise permitted development rights for the installation of 1x DSLAM equipment cabinet olive green, the dimensions of which are:  
 Height 1600mm x Length 1200mm x Depth 450mm

**Total Applications Decided for Ward: 5**WARD: **Tottenham Green****CLUP Applications Decided: 1**

Application No: **HGY/2019/0519** Officer: Mercy Oruwari  
 Decision: PERM DEV Decision Date: 19/03/2019  
 Location: 114 Seaford Road N15 5DT  
 Proposal: Certificate of lawfulness for the formation of a rear dormer and roof extension including the insertion of two front rooflights and a Juliet balcony and window at the rear.

**FUL Applications Decided: 5**

Application No: **HGY/2018/2389** Officer: Neil McClellan  
 Decision: GTD Decision Date: 04/03/2019  
 Location: 180 Page Green Terrace N15 4NS  
 Proposal: Replacement of all existing windows and the rear door with new timber windows and door.

Application No: **HGY/2019/0168** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 25/02/2019  
 Location: 9 Seaford Road N15 5DU  
 Proposal: Rebuilding and reconfiguration of existing single storey rear extension to include roof lights.

Application No: **HGY/2019/0180** Officer: Jake Atkins  
 Decision: GTD Decision Date: 11/03/2019  
 Location: 105 Beaconsfield Road N15 4SH  
 Proposal: Replacement of the existing partially glazed timber front door.

Application No: **HGY/2019/0218** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 27/02/2019  
 Location: 168 Seaford Road N15 5DS  
 Proposal: Erection of a ground floor side/rear extension.

Application No: **HGY/2019/0237** Officer: Sarah Madondo  
 Decision: REF Decision Date: 12/03/2019  
 Location: Factory 201 Philip Lane N15 4HL  
 Proposal: Installation of air-conditioning units, mechanical ventilation plant and supporting structures on the flat roof and elevation of the building facing Summerhill Road and on the flat roof (retrospective application).

**NON Applications Decided: 1**

Application No: **HGY/2019/0726** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 13/03/2019  
 Location: 196-198 West Green Road N15 5AG  
 Proposal: Non-material amendment following a grant of planning permission HGY/2015/2902 involving the insertion of a window within a door.

**PNE Applications Decided: 1**

Application No: **HGY/2019/0163** Officer: Laina Levassor  
 Decision: PN NOT REQ Decision Date: 26/02/2019  
 Location: 38 Mansfield Avenue N15 4HW  
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 3.9m, for which the maximum height would be 3.7m and for which the height of the eaves would be 2.7m

**TEL Applications Decided: 1**

Application No: **HGY/2019/0792** Officer: Kwaku Bossman-Gyamera  
 Decision: RNO Decision Date: 20/03/2019  
 Location: Cordell House Newton Road N15 4PR  
 Proposal: Notification under the Electronic Communications Code Regulations 2003 (as amended) to utilise permitted development rights for replacement / relocated antennas and associated ancillary development

**Total Applications Decided for Ward: 9**WARD: **Tottenham Hale****CLUP Applications Decided: 1**

Application No: **HGY/2019/0623** Officer: Jon Skapoullis  
 Decision: PERM DEV Decision Date: 07/03/2019  
 Location: 80 Shelbourne Road N17 9XY  
 Proposal: Certificate of lawfulness for proposed rear dormers. Erection of single storey rear extensions and insertion of 2 x rooflights to the front roofslope.

**FUL Applications Decided: 2**

Application No: **HGY/2019/0224** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 05/03/2019  
 Location: 26 Tilson Road N17 9UY  
 Proposal: Erection of a single storey side / rear extension.

Application No: **HGY/2019/0242** Officer: James Hughes  
 Decision: GTD Decision Date: 11/03/2019  
 Location: Land adjacent to Watermead Way, Ashley Road N17 9LP  
 Proposal: Erection of a temporary marketing suite (Sui Generis Use) for marketing, sales, meeting and associated purposes; with associated access, surfacing, boundary treatment, temporary landscaping and demolition works.

**NON Applications Decided: 3**

Application No: **HGY/2018/3457** Officer: Robbie McNaugher  
 Decision: GTD Decision Date: 15/03/2019  
 Location: Premier Inn Station Road N17 9LR  
 Proposal: Non-material amendment following a grant of planning permission HGY/2014/0498 for replacement of external materials.

Application No: **HGY/2019/0420** Officer: Nathaniel Baker  
 Decision: GTD Decision Date: 05/03/2019  
 Location: Ashley Gardens Ashley Road N17 9LJ  
 Proposal: Application for a Non-Material Amendment to Planning Permission HGY/2017/2045 to vary the wording of Condition 17 (Tree Protection Meeting).

Application No: **HGY/2019/0625** Officer: Martin Cowie  
 Decision: GTD Decision Date: 21/03/2019  
 Location: Hale Wharf Ferry Lane N17 9NF  
 Proposal: Non-material amendment following a grant of hybrid planning permission HGY/2016/1719. The proposals involve revising the ground floor of permitted Block B to omit a commercial unit and incorporate an ancillary workspace, gymnasium and management office with changes to plant-room accommodation and associated minor adjustments to the ground and first floor elevations.

**PNE Applications Decided: 1**

Application No: **HGY/2019/0370** Officer: Laina Levassor  
 Decision: PN REFUSED Decision Date: 08/03/2019  
 Location: 80 Shelbourne Road N17 9XY  
 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: 9**

Application No: **HGY/2018/3116** Officer: Nathaniel Baker  
 Decision: GTD Decision Date: 19/03/2019  
 Location: Ashley Gardens Ashley Road N17 9LJ  
 Proposal: Approval of details pursuant to condition 13 (Phasing Strategy) attached to planning permission HGY/2017/2045.

Application No: **HGY/2018/3118** Officer: Nathaniel Baker  
 Decision: GTD Decision Date: 18/03/2019  
 Location: Ashley Gardens Ashley Road N17 9LJ  
 Proposal: Approval of details pursuant to condition 15 (drainage strategy) attached to planning permission HGY/2017/2045.

Application No:	<b>HGY/2018/3547</b>	Officer:	Nathaniel Baker
Decision:	GTD	Decision Date:	18/03/2019
Location:	Ashley Gardens Ashley Road N17 9LH		
Proposal:	Approval of details pursuant to condition 19 (Construction Environmental Management Plan) attached to planning permission HGY/2017/2045.		
Application No:	<b>HGY/2018/3548</b>	Officer:	Nathaniel Baker
Decision:	GTD	Decision Date:	18/03/2019
Location:	Ashley Gardens Ashley Road N17 9LH		
Proposal:	Approval of details pursuant to condition 21 (Air Quality and Dust Management Plan) attached to planning permission HGY/2017/2045.		
Application No:	<b>HGY/2018/3744</b>	Officer:	Nathaniel Baker
Decision:	GTD	Decision Date:	05/03/2019
Location:	Ashley Gardens Ashley Road N17 9LJ		
Proposal:	Approval of details pursuant to condition 24 (Piling Method Statement) attached to planning permission HGY/2017/2045		
Application No:	<b>HGY/2019/0366</b>	Officer:	Nathaniel Baker
Decision:	GTD	Decision Date:	05/03/2019
Location:	Berol Yard Ashley Road N17 9LJ		
Proposal:	Approval of details pursuant to condition 26 (Water Supply) attached to planning permission HGY/2017/2044		
Application No:	<b>HGY/2019/0367</b>	Officer:	Nathaniel Baker
Decision:	GTD	Decision Date:	05/03/2019
Location:	Ashley Gardens Ashley Road N17 9LJ		
Proposal:	Approval of details pursuant to condition 18 (Water Supply) attached to planning permission HGY/2017/2045.		
Application No:	<b>HGY/2019/0489</b>	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	19/03/2019
Location:	168 Park View Road N17 9BL		
Proposal:	Approval of details pursuant to condition 3b (Construction Management Plan and Construction Logistics Plan) attached to planning permission HGY/2015/3398, as amended by HGY/2017/2512.		
Application No:	<b>HGY/2019/0493</b>	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	11/03/2019
Location:	168 Park View Road N17 9BL		
Proposal:	Approval of details pursuant to condition 9 (renewable energy statement) attached to planning permission HGY/2015/3398		

**Total Applications Decided for Ward: 16**

WARD: **West Green**

**CLUP Applications Decided: 3**

Application No:	<b>HGY/2019/0349</b>	Officer:	Laurence Ackrill
Decision:	PERM DEV	Decision Date:	13/03/2019
Location:	Keston Centre Keston Road N17 6PW		
Proposal:	Application for a Lawful Development Certificate for the construction of pedestrian footpath within Downhills Park.		

Application No: **HGY/2019/0629** Officer: Mercy Oruwari  
 Decision: PERM DEV Decision Date: 21/03/2019  
 Location: 62 Walpole Road N17 6BL  
 Proposal: Certificate of lawfulness for the formation of a rear dormer and roof extension including the insertion of 2 front rooflight.

Application No: **HGY/2019/0653** Officer: Marco Zanelli  
 Decision: PERM DEV Decision Date: 08/03/2019  
 Location: 170 Westbury Avenue N22 6RU  
 Proposal: Certificate of lawfulness for the erection of a front porch.

**COND Applications Decided: 1**

Application No: **HGY/2018/3271** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 21/03/2019  
 Location: 42 Boundary Road N22 6AD  
 Proposal: Variation of condition 2 (accordance with the approved plans) attached to planning permission HGY/2017/2066 involving the addition of 2 x side elevation ground floor windows.

**FUL Applications Decided: 10**

Application No: **HGY/2018/2794** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 26/02/2019  
 Location: 490 West Green Road N15 3DA  
 Proposal: Retrospective planning application for new shop unit (hair Saloon) A1 use class.

Application No: **HGY/2019/0021** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 27/02/2019  
 Location: 89-94 Somerset Close N17 6DN  
 Proposal: Replace existing windows with new uPVC double glazed windows, existing front doors to new composite double glazed doors and rear patio doors to new uPVC double glazed doors.

Application No: **HGY/2019/0216** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 27/02/2019  
 Location: 159 Higham Road N17 6NX  
 Proposal: Erection of a single storey rear extension and garage conversion.

Application No: **HGY/2019/0240** Officer: Sarah Madondo  
 Decision: REF Decision Date: 05/03/2019  
 Location: 183 Downhills Way N17 6AH  
 Proposal: Conversion of existing dwelling into 2 self-contained flats.

Application No: **HGY/2019/0281** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 07/03/2019  
 Location: Flat B 71 Belmont Avenue N17 6AX  
 Proposal: Erection of a single storey rear flat roof extension to a ground floor studio apartment with internal alterations.

Application No: **HGY/2019/0320** Officer: Jake Atkins  
 Decision: GTD Decision Date: 19/03/2019  
 Location: 39-44 Lido Square N17 6AQ  
 Proposal: Renew all existing timber framed windows with uPVC double glazed casement windows in blue colour finish to match the existing on a like for like basis. Renew all soffits to match existing on a like for like basis. Renew all fascia's to match existing in blue colour finish.

Application No: **HGY/2019/0323** Officer: Jake Atkins  
 Decision: GTD Decision Date: 19/03/2019  
 Location: 57-62 Lido Square N17 6AQ  
 Proposal: Renew all existing timber framed windows with uPVC double glazed casement windows in blue colour finish to match the existing on a like for like basis. Renew all soffits to match existing on a like for like basis. Renew all fascia's to match existing in blue colour finish.

Application No: **HGY/2019/0324** Officer: Jake Atkins  
 Decision: GTD Decision Date: 20/03/2019  
 Location: 39-44 Lido Square N17 6AQ  
 Proposal: Renew all existing timber framed windows with aluminium framed double glazed casement windows powder coated in blue colour finish to match the existing on a like for like basis. Renew all soffits to match existing on a like for like basis. Renew all fascia's to match existing in blue colour finish.

Application No: **HGY/2019/0325** Officer: Jake Atkins  
 Decision: GTD Decision Date: 20/03/2019  
 Location: 57-62 Lido Square N17 6AQ  
 Proposal: Renew all existing timber framed windows with aluminium double glazed casement windows in blue colour finish to match the existing on a like for like basis. Renew all soffits to match existing on a like for like basis. Renew all fascia's to match existing in blue colour finish.

Application No: **HGY/2019/0326** Officer: Jake Atkins  
 Decision: GTD Decision Date: 19/03/2019  
 Location: 45-56 Lido Square N17 6AQ  
 Proposal: Renew all existing timber framed windows with uPVC double glazed casement windows in blue colour finish to match the existing on a like for like basis. Renew all soffits to match existing on a like for like basis. Renew all fascia's to match existing in blue colour finish.

**PNE Applications Decided: 2**

Application No: **HGY/2019/0322** Officer: Laina Levassor  
 Decision: PN NOT REQ Decision Date: 08/03/2019  
 Location: 31 Walpole Road N17 6BE  
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.9m and for which the height of the eaves would be 2.9m

Application No: **HGY/2019/0334** Officer: Laina Levassor  
 Decision: PN NOT REQ Decision Date: 07/03/2019  
 Location: 62 Walpole Road N17 6BL  
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

**RES Applications Decided: 1**

Application No: **HGY/2019/0417** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 28/02/2019  
 Location: Kane House 270-274 West Green Road N15 3QR  
 Proposal: Approval of details pursuant to condition 7 (Method of Construction Statement) attached to planning permission HGY/2018/3596

**TEL Applications Decided: 1**

Application No: **HGY/2019/0791** Officer: Kwaku Bossman-Gyamera  
 Decision: RNO Decision Date: 20/03/2019  
 Location: Kenley 155 Gloucester Road N17 6LT  
 Proposal: Notification under the Electronic Communications Code Regulations 2003 to utilise permitted development rights for the removal and replacement of 7no existing antennas with 12no upgraded antennas located on new steelwork on the rooftop, and ancillary development thereto

**Total Applications Decided for Ward: 18**WARD: **White Hart Lane****CLUP Applications Decided: 1**

Application No: **HGY/2019/0607** Officer: Laina Levassor  
 Decision: PERM DEV Decision Date: 27/02/2019  
 Location: 7 Mayfair Gardens N17 7LP  
 Proposal: Certificate of Lawfulness for proposed single storey rear extension.

**FUL Applications Decided: 1**

Application No: **HGY/2019/0356** Officer: Jake Atkins  
 Decision: REF Decision Date: 12/03/2019  
 Location: 73 Rivulet Road N17 7JT  
 Proposal: Formation of hip-to-gable roof alteration.

**PNE Applications Decided: 1**

Application No: **HGY/2019/0321** Officer: Laina Levassor  
 Decision: PERM DEV Decision Date: 05/03/2019  
 Location: 38 Cavell Road N17 7BJ  
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 2.5m

**Total Applications Decided for Ward: 3**WARD: **Woodside****CLUP Applications Decided: 1**

Application No: **HGY/2019/0364** Officer: Mercy Oruwari  
 Decision: PERM DEV Decision Date: 19/03/2019  
 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.

**FUL Applications Decided: 4**

Application No: **HGY/2019/0147** Officer: Jake Atkins  
 Decision: GTD Decision Date: 28/02/2019  
 Location: 40 Gathorne Road N22 5ND  
 Proposal: Single storey rear wrap-around extension

Application No: **HGY/2019/0235** Officer: Shay Bugler  
 Decision: GTD Decision Date: 07/03/2019  
 Location: 134 Station Road N22 7SX  
 Proposal: Erection of a rear dormer window and and installation of two roof-lights to the front roof.

Application No: **HGY/2019/0279** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 18/03/2019  
 Location: St Pauls Catholic Primary School Bradley Road N22 7SZ  
 Proposal: Demolition and re-build of part of external wall and roof and associated minor alterations to affected part of the building.

Application No: **HGY/2019/0467** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 21/03/2019  
 Location: 42 Ringslade Road N22 7TE  
 Proposal: Single storey rear extension.

**Total Applications Decided for Ward: 5**

WARD: **Not Applicable - Outside Borough**

**OBS Applications Decided: 3**

Application No: **HGY/2019/0547** Officer: Tania Skelli  
 Decision: RNO Decision Date: 25/02/2019  
 Location: Reliance Works 31 Commercial Road N18 1TP  
 Proposal: Erection of part 2-storey part first floor rear extension (Observations to L.B. Enfield - reference 19/00314/FUL)

Application No: **HGY/2019/0549** Officer: Tania Skelli  
 Decision: RNO Decision Date: 25/02/2019  
 Location: 26 Wetherill Road N10 2LT  
 Proposal: Conversion of existing dwelling into 2no self-contained flats (Observations to L.B. Barnet, their reference 19/0643/FUL)

Application No: **HGY/2019/0823** Officer: Matthew Gunning  
 Decision: RNO Decision Date: 21/03/2019  
 Location: 9 Northdene Gardens N15 6LX  
 Proposal: Erection of a two storey rear extension (Observations to L.B. Hackney - their reference 2019/0058)

**Total Applications Decided for Ward: 3**

**Total Number of Applications Decided: 229**