

## NOTICE OF MEETING

# PLANNING SUB COMMITTEE

**Monday, 3rd June, 2019, 7.00 pm - Civic Centre, High Road, Wood Green, N22 8LE**

**Members:** Councillors Vincent Carroll (Chair), Gina Adamou (Vice-Chair), Dhiren Basu, John Bevan, 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. MINUTES**

To confirm and sign the minutes of the Planning Sub Committee held on 9 May 2019.

***TO FOLLOW***

### **7. PLANNING APPLICATIONS**

In accordance with the Sub Committee's protocol for hearing representations; when the recommendation is to grant planning permission, two objectors may

be given up to 6 minutes (divided between them) to make representations. Where the recommendation is to refuse planning permission, the applicant and supporters will be allowed to address the Committee. For items considered previously by the Committee and deferred, where the recommendation is to grant permission, one objector may be given up to 3 minutes to make representations.

**8. HGY/2019/1143 - 1-9 FORTIS GREEN ROAD N10 3HP (PAGES 1 - 40)**

**Proposal:** Alterations to existing ground floor shopfronts and excavation of basement level below; erection of three additional storeys on top of the existing ground floor to provide 6 self-contained flats (5x1bed & 1x 3bed).

**Recommendation:** GRANT

**9. HGY/2019/0984 - 76 WOODLAND GARDENS N10 3UB (PAGES 41 - 74)**

**Proposal:** Demolition of existing and construction of a new dwellinghouse.

**Recommendation:** GRANT

**10. UPDATE ON MAJOR PROPOSALS (PAGES 75 - 86)**

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

**11. APPLICATIONS DETERMINED UNDER DELEGATED POWERS (PAGES 87 - 116)**

To advise the Planning Committee of decisions on planning applications taken under delegated powers for the period 29.4.19-17.5.19.

**12. NEW ITEMS OF URGENT BUSINESS**

To consider any items admitted at item 4 above.

**13. DATE OF NEXT MEETING**

8 July 2019  
9 September 2019  
7 October 2019  
11 November 2019  
9 December 2019  
13 January 2020  
10 February 2020  
9 March 2020

Felicity Foley, Acting Committees Manager  
Tel – 020 8489 2919  
Fax – 020 8881 5218  
Email: felicity.foley@haringey.gov.uk

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

Thursday, 23 May 2019

Planning Sub Committee

Item No.

**REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE****1. APPLICATION DETAILS****Reference No:** HGY/2019/1143**Ward:** Muswell Hill**Address:** 1-9 Fortis Green Road N10 3HP

**Proposal:** Alterations to existing ground floor shopfronts and excavation of basement level below; erection of three additional storeys on top of the existing ground floor to provide 6 self-contained flats (5x1bed & 1x 3bed).

**Applicant:** Acemark Properties**Case Officer Contact:** Conor Guilfoyle**Site Visit Date:** 09/05/2019**Date received:** 24/04/2019**Last amended date:** n/a

1.1 This application is being referred to the Planning Sub Committee for a decision at the request of the Head of Development Management and following a call-in by Councillor Scott Emery.

**1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION**

- The proposal would preserve or enhance the character and appearance of the Muswell Hill Conservation area.
- The principle of the development, the impact of the proposal on the character and appearance of the conservation area is acceptable.
- The proposal would not harm the residential amenity of neighbouring and future occupiers and would result in a high standard of accommodation.
- There would be no significant impact on parking.
- The proposal would be acceptable in terms of flood risk and the impact of the basement works on surrounding properties.

**2. RECOMMENDATION**

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

**Conditions** (the full text of recommended conditions is contained at the end of this report)

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans
- 3) Materials submitted for approval
- 4) Construction Logistics Plan
- 5) Secure Cycle Parking
- 6) Positively pumped device to safeguard against flooding
- 7) Central dish/aerial system

## **Informatives**

- 1) CIL liability
- 2) Hours of construction
- 3) Party Wall Act
- 4) Street Numbering
- 5) Advertisements
- 6) Land Ownership
- 7) Other restrictions
- 8) Thames water informative

## **CONTENTS**

3. PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS
4. CONSULTATION RESPONSE
5. LOCAL REPRESENTATIONS
6. MATERIAL PLANNING CONSIDERATIONS
7. COMMUNITY INFRASTRUCTURE LEVY
8. RECOMMENDATION
9. PLANNING CONDITIONS & INFORMATIVES

**APPENDICES:**

- |            |   |
|------------|---|
| Appendix 1 | Consultation Responses – Internal and External Consultees |
| Appendix 2 | Plans and Images  |

### **3. PROPOSED DEVELOPMENT, SITE LOCATION & PLANNING HISTORY**

#### **Proposed development**

- 3.1 This is an application for;
- alterations to the existing ground floor shopfronts to provide the same number of units as existing;
  - excavation of a basement level to serve the retail units as existing (4), which would be reconfigured in size (larger overall footprint) and layout;
  - the erection of three additional storeys on top of the existing ground floor to provide 6 self-contained flats (5x1bed & 1x 3bed);
  - 'cutting back' the existing triangular corner edge of the building on site (proposed to improve visibility on the approach from the car park access road to the rear);
  - internal cycle and waste storage provision for the shops and flats
- 3.2 The application follows on from a previously withdrawn application (HGY/2017/3640) for a similar development including six new flats.

#### **Site and Surroundings**

- 3.3 Nos 1-9 Fortis Green Road is a prominent triangular corner site located within Muswell Hill Conservation Area. The Flower Seller shop on the sharp corner of the site has its accommodation on 2 floors (with restricted height), whilst the adjacent shops on the site are single storey only. Visually the existing single storey development contrasts with the scale of the adjoining four storey Edwardian terrace.
- 3.4 Muswell Hill is a notable and well-preserved example of late Victorian / Edwardian townscape of considerable consistency and quality that derives from the development of the majority of buildings and laying out of the streets over a period of less than 20 years (1896-1913). The distinctive parades of shops and apartments lie at the heart of the area and provide a vibrant focus that contrasts with the quieter surrounding residential streets.
- 3.5 Nos 11-121 Fortis Green Road is the adjoining Edwardian terrace to the west of the site. At street level it has a parade of shops which project slightly forward of the above floors. The shop fronts and fascias are set within a regular architectural framework with pilasters defining the party wall lines between shops. The elevations above are constructed in red brick with contrasting stone and plasterwork features. The first and second floors have single and paired projecting bays with a fenestration pattern of mullioned windows between. The common architectural elements include quoins, banding, decorative window hoods and surrounds, corbelled eaves and copings. The third floor rises vertically



on the first and second floor, except on either side of the party walls where dormer windows are set on steeply pitched roofs.

- 3.6 When the front elevation of the terrace is viewed from directly across the street the horizontality of the shop fascias, cills and string courses at each level appears predominant. However, when the terrace is viewed obliquely from a diagonal position across the street the verticality of the paired two storey projecting bays, as well as the vertically proportioned windows, appears predominant. This is accentuated by the dormer windows, tall chimneys and party walls at roof level.
- 3.7 On the east side of the sharp corner of the site is the entrance/exit road from the car park to the rear, serving the cinema. The rear gardens of the terrace of houses fronting onto Firs Avenue back on to the car park.
- 3.8 The Cinema is located on the east side of the access road from the rear car park. Both the Cinema and the adjoining parade of shops with flats over to the east, were constructed in the mid 1930's to the design of George Coles. The Cinema is a grade II\* listed building in recognition of its elaborate art deco interior. It is a local landmark. It has an important curved stepped front elevation clad in black and cream faience tile, whilst its side and rear elevations facing the rear car park are relatively utilitarian and clad in blank brickwork.
- 3.9 Nearby St James's Church (listed Grade II), at the junction of Muswell Hill Road and St James's Lane, is built in a perpendicular style and is an important landmark within Muswell Hill. Its stone facades and spire are the focus for the views looking south-east along Fortis Green Road as well as south-west along Muswell Hill Broadway.

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

- 3.10 HGY/2017/3640 - Alterations to existing ground floor shopfronts and excavation of basement level below; erection of three additional storeys on top of the existing ground floor to provide 6 self-contained flats (5x1bed & 1x 2bed) – Withdrawn 14/01/2019
- 3.11 PRE/2017/0172 – Pre-application advice and meetings with officers took place following the withdrawal of the above scheme.

#### **4. CONSULTATION RESPONSE**

- 4.1 The following were consulted regarding the application:

Internal:

- 1) LBH Conservation Officer

- 2) LBH Transportation Team
- 3) LBH Waste Management

External:

- 4) Thames Water
- 5) Historic England

4.2 The following responses were received:

LBH Conservation Officer: No objection (support for design)

- The building is a coherent, sensitive piece of contemporary architecture which is successfully subordinate to the adjacent historic terrace without being a pastiche and which respects and enhances the setting of the listed Cinema with its simple yet articulated side elevation.

LBH Transportation Team: No objection

- The proposed development does not meet the requirements of policy DM32 insofar as the site is not in a location with a Public Transport Accessibility Level of 4 or above (it is 3) and is not within a controlled parking zone. However, taking into consideration the constraints of the site and the findings of the parking stress survey, with regard to when (date and times) the survey was carried out and its methodology, which shows adequate spare parking capacity, there is no strong basis for an objection on transport and highway grounds.

A grant of planning permission should be subject to conditions to secure a construction logistics plan and secure cycle parking.

Thames Water:

No objection subject to condition.

Historic England

No comment – defer to Council's Conservation Officer

## 5. LOCAL REPRESENTATIONS

- 5.1 The application has been publicised by way of 327 letters, a site notice, and a press notice.

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

No of individual responses: 134

Objecting: 134

Supporting: 0

5.3 The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:

Principle of the Development

- Overdevelopment / over densifying of the site and Muswell Hill
- Design conflicts with character and appearance of adjacent Edwardian Parade, causing harm to the surrounding conservation area
- More housing is not needed in the area

Design/ impact on the Conservation Area/ Listed Building

- Detrimental impact on neighbouring heritage assets, including conservation area and listed buildings
- Design is poor quality – contemporary finish and appearance undesirable
- Out of character with the area
- Objection to anything other than an Edwardian style of build
- Shops appear cramped and smaller

Impact on neighbouring amenity

- Noise and disruption during build
- Loss of light to buildings opposite

Traffic, Parking, Access and Sustainable Transport

- Insufficient parking spaces in the surrounding area
- Disagreement with parking stress survey methodology and conclusions
- Disturbance to highway network/traffic during construction

5.4 The following Councillors made representations:

- Cllr Emery-Scott: Requests the Committee consider the application.
- Cllr Pippa Connor: Objection on grounds summarised as;
- local residents' concerns around the design not adequately considered as the proposed changes, although welcome, are minimal.

- proposal fails to satisfy planning policy in ensuring high quality of the design due to its detrimental impact on surrounding heritage assets (conservation area and listed buildings)
- harm to amenity of small businesses in the area. The development does provide new small shops but may raise business rates. Much loved independent businesses could then be lost and, given the current climate of local small businesses under such pressure, due consideration should be given to the likely high failure rate of small businesses in this development. This would not add to the amenity of the area.

5.5 The following issues raised are not material planning considerations:

- Ability of the Local Planning Authority as a Council to support a business [officer note: planning is concerned with land-use and cannot intervene within the particular business users of individual retail units]
- statement that additional housing is not required [officer note: additional housing is required throughout planning policy from local to national level, where acceptable in principle in planning policy terms, as outlined below].
- comments on intentions of applicant/developer
- confusion that the Council has a role as developer
- development should not be permitted due to temporary disruption [officer note: this can be mitigated through good construction management].
- comments on whether the residential units would be tenanted or owned
- comments on site/land ownership and tenancies
- comments on the occupation of other housing developments in the area
- business rates and comments on the likely failure of businesses
- loss of a view
- impact of the proposal on doctor and similar services [Officer note: CIL is collected on developments to address infrastructure].
- property prices

## **6 MATERIAL PLANNING CONSIDERATIONS**

6.1 The main issues in respect of this application are considered to be:

- Principle of the Development;
- Design and appearance;
- Impact on the conservation area / setting of nearby listed buildings;
- Basement Impact Assessment;
- Impact on neighbouring amenity;
- Living conditions and amenity of future occupants;
- Parking, Highway Safety, Access, and Sustainable Transport;
- Drainage

### **Principle of the Development**

- 6.2 Government policy as set out in the NPPF 2019 requires Local Planning Authorities to significantly boost the supply of housing (para. 59). 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.
- 6.3 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 and recognises that there is a lack of family sized housing in the Borough. The Haringey Local Plan has a target of 19,820 dwellings between 2011 and 2026. The proposal involves the creation of 5 x 1 bedroom and 1 x 3 bedroom units.
- 6.4 London Plan Policy 3.4 seeks to optimise housing output from development by applying the sustainable residential quality density matrix at Table 3.2 of the London Plan. The application site area is 0.26 hectares and it has a public transport accessibility level (PTAL) score of 3 indicating moderate level of public transport accessibility. Within the definitions of the London Plan density matrix, the site is considered to have an urban setting. The density matrix ranges for urban setting sites with a PTAL 3 is 200-450 habitable rooms per hectare.
- 6.5 The proposal, taken as a whole, equates to a density of approximately 54 habitable rooms per hectare. This is well-within the density matrix. In response to concerns raised in representations, this is not overly-dense development in terms of planning policy considerations. The density and resulting layout of the proposal responds to the site constraints, including the surrounding heritage assets. Therefore, the principle of the additional housing, and its density, is acceptable.

### **Design and appearance**

- 6.6 Policy 3.5 of the London Plan (2016) requires housing development to be of the highest quality; policies 7.1, 7.4, 7.5 and 7.6 states that development should make a positive contribution to the local character, public realm and streetscape. It should incorporate the highest quality materials and design appropriate to its context.
- 6.7 Policy SP11 requires development to enhance and enrich Haringey's built environment. DM policy DM1 also requires development proposals to respect their surroundings while Policy DM9 requires the conservation of the historic significance of Haringey's heritage assets.

- 6.8 The existing buildings on site are not characteristic of the surrounding built pattern of development adjacent, or that opposite. Visually the existing single storey development on the site (rising to 1-2 storeys at the end corner 'flower' shop) appears at odds with the scale of the adjoining four storey Edwardian terrace, reading as an unfinished part of the townscape.
- 6.9 The character of the surrounding area has elements of consistency but is also mixed in architectural style. The adjoining terrace with its parade of shops at street level sit within a regular architectural framework with pilasters defining the party wall lines between shops. The elevations above are constructed in red brick with contrasting stone and plasterwork features, again with regularity in the single and paired projecting bays and windows. Its common architectural detailing provides a strong degree of coherency to the streetscape.
- 6.10 However, on the other side of the street, the prevailing character is one of a different style of terrace, where the ground floor shop frontages, upper floor front elevations, and gabled roofs facing the street contrast with the terrace adjoining the application site. It is the similarity in architectural details such as projecting bays and presence of decorative detailing, the similar materials, and the similar scale which provide enables the terrace opposite to add coherency the character of this part of the area. In contrast again, to the east, the adjacent cinema and buildings beyond again differ in architectural form, appearance and style to the terrace adjoining the application site.
- 6.11 A good quality contemporary building is seen as an appropriate architectural response for new buildings, or wholesale redevelopments such as this case with the vertical expansion of the application site, even within a conservation area. Such an approach would read as an 'honest' addition to the street scene, rather than a 'mock' or 'pastiche' of an earlier architectural style and form of development (a continuation of the existing terrace) which was never part of the area.
- 6.12 In this case, the proposed development would not compete or undermine the traditional architectural styles found within the immediate locality. In the context of the terraces adjacent and opposite the application site, as outlined above, it is the architectural details, materials, and scale which provide the key elements of consistency to the area. The proposal responds to this. Its scale, design and appearance of the building have been subject of pre-application discussions and amendments have been made during those discussions and in response to third party representations, since the previous application.
- 6.13 In response to its context; the horizontal and vertical emphasis of the existing parade, including shop fronts, the proposed design re-interprets this with its bay windows and horizontal emphasis. The upper floor has been re-designed to respect the scale and detailing of the existing parade in a manner which neither detracts, nor competes, with the existing parade.

- 6.14 The purposeful breakup of the building and use of a recessed corner elevation for the upper floors would prevent the building from appearing overly dominant. It is acknowledged that the scale of the building would be larger than existing, but this design response would minimise its visual bulk when viewed from the prominent eastern end of the street adjacent to the cinema and beyond. It would also respond to the western context, where the setting of the listed cinema building as seen from the street would not be materially harmed. To the rear, which is prominent from surrounding vantage points to the rear and east, brickwork articulation at ground floor/street level would ensure visual interest on the rear wall facing the cinema and car park access road. The upper floors would be articulated with windows and window inserts to add visual interest and in keeping with the existing pattern of development of the adjacent terrace.
- 6.15 Officers are aware that concerns were raised that the use of the amenity space, namely the corner space serving the first floor flat facing east/towards the cinema frontage, and associated paraphernalia, could appear visually intrusive. This issue was raised at pre-application discussions, and lead to the proposed footprint of the amenity space, where the amenity space was purposefully set back from the narrow triangular 'end' of the corner of the site.
- 6.16 By setting this space back from the most prominent part of the site, and in a horizontal layout consistent with the 'end' elevation of the flat it would serve and those above, the use of the amenity space, including paraphernalia such as plants and garden furniture, would not be unduly prominent from surrounding vantage points. This would appear in the context of the taller and wider size of the extended building, sitting directly behind it. From the front side of the site, the street width and height of the amenity space would also avoid the above harm arising to a degree which would harm the character and appearance of the conservation area.
- 6.17 The use of brickwork and timber windows responds to the surrounding material palette of the terraces on either side of the street, which has noted above form a key contribute to the character of this part of the conservation area. Notwithstanding the submitted information, a condition has been attached to ensure that physical samples be submitted for further consideration of the appropriateness of the appearance and quality of the materials before development takes place. Subject to this condition, it is considered that the external appearance and design of the building and its amenity areas would achieve a scheme of high quality design sensitive to its surroundings.

### **Impact on the conservation area / setting of nearby listed buildings**

- 6.18 Policy 7.8 of the London Plan (2016) requires that development affecting heritage assets and their settings to conserve their significance by being sympathetic to their form, scale and architectural detail. Policy SP12 of the Haringey Local Plan

(2017) requires the conservation of the historic significance of Haringey's heritage assets. Policy DM9 of the DPD (2017) states that proposals for alterations and extensions to existing buildings in conservation areas should complement the architectural style, scale, proportions, materials and details of the host building and should not appear overbearing or intrusive.

- 6.19 The Legal Position on impacts on heritage assets is as follows, and Section 72(1) of the Listed Buildings Act 1990 provides: "In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area." Among the provisions referred to in subsection (2) are "the planning Acts".
- 6.20 The Barnwell Manor Wind Farm Energy Limited v East Northamptonshire District Council case tells us that "Parliament in enacting section 66(1) did intend that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given "considerable importance and weight" when the decision-maker carries out the balancing exercise."
- 6.21 The Queen (on the application of The Forge Field Society) v Sevenoaks District Council says that the duties in Sections 66 and 72 of the Listed Buildings Act do not allow a Local Planning Authority to treat the desirability of preserving the settings of listed buildings and the character and appearance of conservation areas as mere material considerations to which it can simply attach such weight as it sees fit. If there was any doubt about this before the decision in Barnwell, it has now been firmly dispelled. When an authority finds that a proposed development would harm the setting of a listed building or the character or appearance of a conservation area, it must give that harm considerable importance and weight. This does not mean that an authority's assessment of likely harm to the setting of a listed building or to a conservation area is other than a matter for its own planning judgment. It does not mean that the weight the authority should give to harm which it considers would be limited or less than substantial must be the same as the weight it might give to harm which would be substantial. But it is to recognise, as the Court of Appeal emphasized in Barnwell, that a finding of harm to the setting of a listed building or to a conservation area gives rise to a strong presumption against planning permission being granted. The presumption is a statutory one, but it is not irrebuttable. It can be outweighed by material considerations powerful enough to do so. An authority can only properly strike the balance between harm to a heritage asset on the one hand and planning benefits on the other if it is conscious of the statutory presumption in favour of preservation and if it demonstrably applies that presumption to the proposal it is considering.



- 6.22 In short, there is a requirement that the impact of the proposal on the heritage assets be very carefully considered, that is to say that any harm or benefit to each element needs to be assessed individually in order to assess and come to a conclusion on the overall heritage position. If the overall heritage assessment concludes that the proposal is harmful then that should be given "considerable importance and weight" in the final balancing exercise having regard to other material considerations which would need to carry greater weight in order to prevail.
- 6.23 The main issue is the effect of the proposal on the character and appearance of Muswell Hill Conservation Area and the settings of the nearby Listed Buildings (grade II\* listed cinema build adjacent/opposite to the east, and the Grade II listed St James Church further to the east at the junction of Muswell Hill Road and St James's Lane.
- 6.24 The Muswell Hill Conservation Area Character Appraisal notes that the adjoining terrace is a positive contributor to the conservation area, but the application site buildings are not. They are identified as 'neutral' contributors, noting that the four small shop units probably date from the 1930s, with these lower buildings appearing as neutral elements within the street scene.
- 6.25 As acknowledged by the Council's Conservation Officer's response, and elaborated upon above, the design is of a high quality that would add a contemporary building to this part of the conservation area, in keeping with the existing architectural features which positively contribute to the immediately surrounding parts of the Muswell Hill conservation Area.

#### Setting of listed building

- 6.26 The Conservation Officer does not object to the proposal. The design follows detailed pre-application advice to ensure the proposal does not impact on the setting/views of the nearby listed buildings, particularly the massing which steps away from the listed building to avoid appearing visually oppressive from surrounding vantage points, most notably when the cinema is viewed from the west.
- 6.27 The proposal clearly occupies a highly prominent setting in a prominent corner site, but owing to the design approach outlined above, it would remain relatively subordinate to the adjacent terrace. Its design features and material treatment would respect the existing built context and would not degrade the existing neutral impact of the existing building to the setting of the nearby listed buildings. Overall, it is considered that the development will not cause any harm to the setting of these listed buildings.

#### Impact on the conservation area

- 6.28 It is accepted that the proposed building would be taller and bulkier than the current units of 1-9, and that this would lead to some harm to the conservation area. However, given the scale of the adjoining terrace and similar terrace opposite, as well as the responsive, quality architectural design, this harm is considered to be less than substantial. As such the harm would be partly outweighed by the good design of the scheme.
- 6.29 Overall the proposal is considered to cause "less than substantial harm" to the significance of the heritage asset, which in this case is a low order of magnitude. In line with paragraph 134 of the NPPF Officers have balanced this against the public benefits of the scheme. The public benefit here would be achieved by delivering 6 residential units in a sustainable and accessible location, and additional retail space in a prime 'town centre' location. There are also public benefits in terms of delivering a high quality scheme of an appropriate design response for this site, which would sufficiently preserve and in some ways enhance the character and appearance of the Conservation Area.
- 6.30 Consequently, Officers are satisfied that the statutory test and policy objectives outlined above are met here.

#### **Basement Development**

- 6.31 Policy SP11 of Haringey's Local Plan requires that new development should ensure that impacts on natural resources, among other things, are minimised by adopting sustainable construction techniques.
- 6.32 A Basement Impact Assessment (BIA) has been submitted with this application, which seeks to demonstrate that the impacts of the works would be acceptable, as required by Policy DM18 of the Council's 2017 Development Management Development Plan Document (DPD). This policy requires proposals for basement development to demonstrate that the works will not adversely affect the structural stability of the application building and neighbouring buildings, does not increase flood risk to the property and nearby properties, avoids harm to the established character of the surrounding area, and will not adversely impact the amenity of adjoining properties or the local natural and historic environment.
- 6.33 Concerns raised in representations about the potential form detrimental harm to the surroundings as a result of the basement works are noted. The BIA was reviewed by Officers. It is considered acceptable with regard to the above considerations outlined in relevant planning policy.
- 6.34 The works can be carried out using standard construction techniques and materials. The BIA notes that where mechanical means are necessary for construction, these can be of a type that generate low vibrations which the form and construction of the surrounding buildings would be robust and resistant to. The authors, certified chartered engineers, note that the works would not affect

the integrity of the surrounding building stock or harm the geology of the area, including water tables.

- 6.35 The underlying geology and methodology of the works outlined in the BIA would minimise risk to instability, ground slip and movement to an acceptable degree. All development carries 'risk' to structural damage but the risk arising is stated in the BIA to be negligible, and in some areas, 'very slight'. The BIA notes that if such damage did arise as a result of an excavation underpinning and subsequently excavating the basement, it would be separated by a number of weeks to allow the opportunity for the ground movements during and immediately after the excavation to be measured and reviewed so allow for propping arrangements to be adjusted, if required. This is normal procedure for basement works, which have been permitted throughout the borough, including in areas of complex hydrological constraints.
- 6.36 While it is recognised that certain aspects of the works here cannot be determined absolutely at the planning stage (i.e. structural works to the party walls), the information submitted (i.e. that outlining the underpinning works, the Indicative sequence/ phases of the works outlined and the measures to retain ground pressures) do provide assurances that the works here can be carried out successfully without detrimentally affecting adjoining/ neighbouring properties.
- 6.37 Other legislation provides further safeguards to identify and control the nature and magnitude of the effect on neighbouring properties. In specific the structural integrity of the proposed basement works here would need to satisfy modern day building regulations. In addition, the necessary party-wall agreements with adjoining owners would need to be in place prior to the commencement of works on site. In conclusion, the proposal is considered acceptable in this regard.

### **Impact on neighbouring amenity**

- 6.38 London Plan 2015 Policy 7.6 Architecture states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. Policy DM1 'Delivering High Quality Design' requires an appropriate protection of privacy to neighbouring properties.
- 6.39 Nos 11 and 15 Fortis Green Road occupy the adjoining four-storey terraced building to the immediate west, forming the 'end' of the main element of the parade characterised by similar buildings. It features a retail unit on the ground floor, and presumably No.15 and potentially other flats above.
- 6.40 At present, the ground floor of the application site extends beyond their rear building line along the depth of their shallow rear garden. The proposal would continue to do so, without windows in this elevation, and therefore not represent material change in amenity impacts in this regard. Nor would the upper floors as they would match the same rear elevation building line, with the windows facing

rear. The small projection for the stairwell would be approximately 150mm deeper than the main rear elevation, and set away from the adjoining terrace, and therefore would be insufficient to cause noticeable amenity harm in terms of its physical presence.

- 6.41 In terms of overlooking from the new flats at the rear/south facing elevation, the windows would have the same orientation the rear windows in the adjoining building/parade. They would face towards the cinema, with oblique views possible towards the car park and the rear gardens of properties in Firs Avenue beyond. They would be sufficiently far from those properties in Firs Avenue, including their rear gardens (more so than those in the existing, adjoining parade) to cause detrimental levels of overlooking or loss of privacy.
- 6.42 The first floor terrace amenity space, over the roof of the rear part of the ground floor retail space, would extend past windows on the rear elevation of No.11/15. This would be screened by a solid side screening wall approximately 1.8m at the rear elevation adjacent to the window. Its height would reduce to approximately 1.2m as it projects away from the rear elevation. This would screen views between the adjacent window and users of the balcony, thereby avoiding detrimental loss of privacy/overlooking impacts between those occupiers and roof terrace users. It would also considered to avoid noise/disturbance impacts arising to a degree sufficient to cause material harm to neighbouring amenity.
- 6.43 Residents in the upper floor windows at second floor or above at No.11/15 would only be afforded views down into the terrace if stood directly at their windows looking down. Their main vistas towards the rear would not change and therefore such harm to those users is not considered to arise to a detrimental degree. For the same reasons of elevated position, noise/disturbance arising from a single terrace serving a one bedroom flat at a lower level is not considered to cause material harm to their amenity.
- 6.44 At the front, the building would also match No.11/15's front elevation building line and would not exceed its height. The windows would face the street like the rest of the adjoining buildings. The bay window projections would be minor in depth and set back form the immediate boundary with No.11/15 so as to be insufficient to cause harm to their amenity in terms of its physical impact (overbearing impacts, sense of enclosure or loss of day/sun/sky light), or privacy/overlooking. To the east, the windows and building would face the street, like those surrounding it, and would be insufficient to cause harm to any neighbouring amenity in terms of its physical impact or window/amenity space orientation and location.
- 6.45 While concerns were raised by third parties that the proposal would reduce light to the buildings on the far side of the street, the distance involved and street-facing public frontage on that aspect is such that the harm in this respect would not be material. It would not warrant refusal of planning permission.

- 6.46 The proposal would therefore not cause material harm to any neighbouring occupier. The scheme is well-designed and responds well to the existing built context and therefore satisfies planning policy in this regard.

### **Living conditions and amenity of future occupants**

- 6.47 In addition to the high quality design requirements of Policy DM1 of the Haringey Development Management DPD (2017), Policy DM12 of the DPD states that all new housing must be of a high quality. Policy 3.5 (Housing Standards) of the London Plan (2016) states that housing developments must be of a high-quality internally and externally. This policy also includes Table 3.3 which sets out space standards for dwellings. The government's 2015 'Technical housing standards – nationally described space standard' (NDSS) is also relevant. The greater emphasis on securing high quality housing across London has been translated into Haringey Local Plan Policies SP2 and SP11.

Unit	Bedrooms/Bed spaces	Internal floor space proposed	Minimum requirement	Complies
1 – First Floor	1 Bedroom / 2 person	50.3m <sup>2</sup>	50m <sup>2</sup>	Yes
2 – First & Second Floor	1 Bedroom / 2 person	61.9m <sup>2</sup>	58m <sup>2</sup>	Yes
3 – First Floor	1 Bedroom / 2 person	54.1m <sup>2</sup>	50m <sup>2</sup>	Yes
4 – Second Floor	1 Bedroom / 2 person	50.3m <sup>2</sup>	50m <sup>2</sup>	Yes
5 – First Floor	2 bedroom / 4 person	54.1m <sup>2</sup>	50m <sup>2</sup>	Yes
6 – Third Floor	3 bedroom / 6 person	109.7m <sup>2</sup>	95m <sup>2</sup>	Yes

- 6.48 The table above demonstrates that there would be a mix of housing types within the scheme, with smaller 1-2 person units and a larger 'family sized' unit capable of up to 6 occupiers.
- 6.49 In terms of amenity of future occupiers, the standard of accommodation and internal layout would be fit for purpose, with suitable internal circulation. The units all marginally exceed minimum space standards, and the family unit would comfortably exceed them. All bedrooms exceed relevant (NDSS) minimum sizes.

- 6.50 In terms of amenity space, half (3) of the flats would feature high quality private amenity spaces above minimum space standards. Amenity spaces are not an absolute necessity, and their provision is dependent on the merits of each application having regard to the site circumstance and the nature of the accommodation. The flats without outdoor amenity space are one bedroom, two person units, where such expectations are lower in urban settings such as this given the tight site constraints and lower occupancy level. The larger family sized unit would feature two large amenity spaces, which is considered more necessary and appropriate given the larger occupancy level and potential family demographic of its occupiers.
- 6.51 The residential units would all be located on upper floors away from direct street-level noise, disturbance and visual intrusion. Of the one-bedroom flats, flats 1 and 4 be dual aspect, with flats 3 and 5 triple aspect. The 3 bedroom flat 6 would also be triple aspect. Given their north-facing aspect on one side, and upper floor settings, the additional south/east aspects are welcome and would ensure more than sufficient natural light, outlook and ventilation. Flat 2 would be single aspect facing north. However, it is a smaller 1 bedroom, 2 person unit, where the duplex nature of the flat over two storeys would mitigate this impact in the above respects to an acceptable degree. While single aspect flats are avoided to minimise overheating, the northerly aspect and provision of openable glazing on two floors would acceptably mitigate this risk.
- 6.52 The proposal would avoid detrimental levels of overlooking/loss of privacy between occupier of the flats (and users of the amenity areas) and neighbouring occupiers. This view is reached having regard to the adjacent building lines, upper floor locations, and surrounding pattern of development, including public streets to the north/east and sufficient distance from neighbouring residential properties to the far south/south-west.
- 6.53 Overall, the proposal is considered to provide a satisfactory quality and standard of accommodation for the future occupiers.

### **Traffic, Highway Safety, Access, and Sustainable Transport**

- 6.54 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'.
- 6.55 The proposal does not include on-site parking provision (there is no room). Fortis Green Road is included in the Muswell Hill 'Stop and Shop' parking zone, which operates Monday to Saturday 8AM to 6:30PM. With the exception of Muswell Hill Broadway, parking in the surrounding roads are unrestricted.

- 6.56 The transport accessibility level (PTAL) of the site is 3 (with 0 being the worst and 6b being the best). The nearest rail stations at Highgate and East Finchley lie beyond what is, in transport terms, considered the maximum reasonable walking distance (960m radius from the site). For this reason, they are not included as public transport 'options' for the site. However, the site benefits from 7 bus routes with a frequency of 4 to 19 buses per hour are available in its vicinity. Therefore, bus access to these stations, as well as surrounding areas, is possible.
- 6.57 The Council's Transportation Officers have considered the highway, parking, access and refuse provision impacts of the proposal, and the proposed works while at construction stage. They have had regard to its location, the size and occupancy of the units, and the existing transport constraints in the surrounding area. Concerns raised in representations with regard to the absence of parking provision, and associated impacts on existing, finite on-street parking which residents advise is under stress, are noted. The concerns regarding the methodology, and timing, of the parking stress survey were noted.
- 6.58 No on-site parking is supported by Policy DM32 of the Haringey Development Management DPD (2017) with a PTAL of 4 and above, and within a controlled parking zone (CPZ), or where a future CPZ will be operational before the occupation of the development. This site is PTAL 3. However, transportation officers have had regard to the site constraint at the ground floor, which precludes the possibility of car parking. For this reason, at pre-application stage, officers requested a Parking Stress Survey to be undertaken, to assess whether the development would or would not severely impact the availability of on-street parking.
- 6.59 The Parking Stress Survey was undertaken on 06/11/2017 and 07/11/2017, covering the streets within 200m radius of the site – Fortis Green Road, St James Lane, Princess Avenue, Princes Lane, Firs Avenue, Birchwood Avenue, Grand Avenue and Muswell Hill. It is noted that the survey adopted the 'Lambeth Parking Survey Methodology', which is widely accepted.
- 6.60 In terms of the generated parking demand, the assumed worst case (based on the means car ownership of 0.9 per household for the ward) is 5.4 cars. Transportation Officers consider that this limited demand can be accommodated within existing capacity without causing material impacts. As such the development would have a minimal effect on current parking supply. Transportation Officers note that it should be understood that the actual generated parking demand is likely to be less than above, given that flats account for a lower mean car ownership than the means for the ward (i.e. most of the ward is family houses which are more likely to have cars than the proposed flats).

- 6.61 In reaching the above view, this is also contingent on the proposal providing sufficient cycle parking in accordance with London Plan (2016) standards. For this proposal, this requires 7 spaces for the flats and 1-2 long term spaces for the retail units. The proposal includes secure internal cycle storage indicated for 8 cycles for the flats, and for the retail units, 8 long-term (staff) spaces accessed via a private rear entrance. These exceed policy requirements. There is no on-site room for visitor cycle storage for the shops due to the 'street fronting;' nature of the site, but these are already provide for public use on the street. Subject to a condition to confirm the type of provision and ensure it is sufficient and secure, the proposal is acceptable in this regard.
- 6.62 Transportation Officers have also requested a construction logistics plan. This would be secured by condition in order to require details to be approved before work commences on site in order to detail how construction work would be undertaken in a manner that minimises disruption to traffic and pedestrians. Subject to these conditions, the proposal is therefore acceptable in this regard.

### **Drainage**

- 6.63 The latest 2019 revision of the National Planning Policy Framework contains a sequential test to ensure that development take place in the areas available at lowest flood risk. Thames Water were consulted on the application. For surface water drainage, if the developer follows the sequential approach to the disposal of surface water, they have no objection.
- 6.64 The site lies in Flood zone 1: Low Risk (all sites lie in a flood zone category ranging from 1-3 in terms of risk to flooding). It does not lie within a designated Critical Drainage Area. The surrounding land is elevated and the development would take place within a footprint which is already entirely built-upon. While additional storeys would be added to the existing building footprint, the impact on runoff would not be materially increased. Therefore, the proposal is acceptable in this regard.
- 6.65 The view from Thames Water is reached having regard to new basement level proposed. For this aspect of the development, they have requested the applicant to incorporate flood protection from the higher surrounding ground level by installing a positive pumped device (or equivalent reflecting technological advances). This would avoid the risk of backflow at a later date, should the sewerage network surcharge to ground level during storm conditions. Fitting only a non-return valve could result in sewerage flooding to the property should there be prolonged surcharge in the public sewer.
- 6.66 Given the above, if planning permission is granted, Officers consider it reasonable to attach a condition to require the above type of pumped device to serve the basement level. Subject to this, the proposal is acceptable in this regard.



## **Conclusion**

- 6.67 The proposed redevelopment of the site would add a contemporary building to this part of the conservation area, in keeping with the architectural features which characterise this part of the Muswell Hill Conservation Area. The scheme would not affect the setting of nearby listed buildings and whilst the proposal would cause "less than substantial harm" to the significance of the heritage asset, this would be outweighed by the high quality design of the proposal and the public benefits of the delivery of 6 residential units and more retail space.
- 6.68 Although the scheme would result in larger building than those currently on site, the proposal responds to its context and is of acceptable density and provides an acceptable quality of accommodation for future occupiers.
- 6.69 The layout and orientation of the buildings and separation distances to neighbouring properties are satisfactory to protect the amenities of the neighbouring occupiers.
- 6.70 The development would not result in a material change in terms of highway access/servicing or parking requirements for the existing retail units, which would remain the same in number. For the residential flats, while the proposal would not include on-site parking as there is no room, the make-up of the majority of the flats and an analysis of surrounding parking pressures leads to the consideration that the proposal would not cause a material impact to parking pressures in the area. The amount of traffic generated would not have any material effect on highway safety.
- 6.71 The basement works and drainage implications of the proposal would be acceptable.
- 6.72 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

## **7 CIL**

- 7.1 Based on the information given on the plans, the Mayoral CIL charge will be £29,606 (605.8 sqm x £35 x 1.269) and the Haringey CIL charge will be £143,006.72 (496 sqm residential floorspace x £265 x 1.088). This will be confirmed and collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.

## 8.0 RECOMMENDATIONS

GRANT PERMISSION subject to conditions

981.53 – 001; 981.53 – 002; 981.53 – 010; 981.53 – 012; 981.53 – 013; 981.53 – 020; 981.53 – 030; 981.53 – 031; 981.53 – 101; 981.53 – 102; 981.53 – 103; 981.53 – 103; 981.53 – 104; 981.53 – 200; 981.53 – 300; 981.53 – 301; 981.53 – 302; Parking Stress Survey Report – Revision A; L17/159/10 REV.B (Basement Impact Assessment); Design, Access and Heritage Statement dated March 2019.

Subject to the following conditions:

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans
- 3) Materials submitted for approval
- 4) Construction Logistics Plan
- 5) Secure Cycle Parking
- 6) Positively pumped device to safeguard against flooding
- 7) Central dish/aerial system

Informatives:

- 8) CIL liability
- 9) Hours of construction
- 10) Party Wall Act
- 11) Street Numbering
- 12) Advertisements
- 13) Land Ownership
- 14) Other restrictions
- 15) Thames water informative

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 approved plans comprise drawing nos: 981.53 – 001; 981.53 – 002; 981.53 – 010; 981.53 – 012; 981.53 – 013; 981.53 – 020; 981.53 – 030; 981.53 – 031; 981.53 – 101; 981.53 – 102; 981.53 – 103; 981.53 – 103; 981.53 – 104; 981.53 – 200; 981.53 – 300; 981.53 – 301; 981.53 – 302; Parking Stress Survey Report – Revision A; L17/159/10 REV.B (Basement Impact Assessment); Design, Access and Heritage Statement dated March 2019. The development shall be completed

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

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

3. Notwithstanding the description of the materials in the application, no development shall be commenced until samples / details of the external materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and only be 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 2013 and Policy DM1 of The Development Management DPD 2017

4. No development shall take place until details of a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) is submitted to and approved in writing by the Local Planning Authority. In specific, 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 Fortis Green Road
  - b) details of any vehicle holding area;
  - c) details of the vehicle call up procedure;
  - d) location of temporary hoarding, storage buildings, compounds, construction material and plant storage areas used during construction;
  - e) details of wheel washing and measures to prevent mud and dust on the highway during demolition and construction.

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

Reason: To ensure that the construction of the development does not unduly impact on the amenities of the existing occupiers of the properties on the site.

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 a minimum of 9 cycle parking spaces (at least 7 for the flats and 2 for the retail units) for users of the development, 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. The basement level of the approved development shall not be used in connection with the ground floor retail units until a suitable pumped device to protect the basement from sewer flooding has been installed and made available for use and shall be maintained as approved thereafter.

Reason: To reduce flood risk in accordance with the NPPF 2019.

7. The proposed development shall have a central dish/aerial system for receiving all broadcasts for all the residential units created, details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property and the approved scheme shall be implemented and permanently retained thereafter.

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.

**Informatives:**

INFORMATIVE: CIL Based on the information given on the plans, the Mayoral CIL charge will be £29,606 (605.8 sqm x £35 x 1.269) and the Haringey CIL charge will be £143,006.72 (496 sqm residential floorspace 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: Planning permission has been granted without prejudice to the need to get advertisement consent under the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

INFORMATIVE: Land Ownership

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

INFORMATIVE: Other restrictions

The grant of a permission does not relieve the applicant/developer of the necessity of complying with any local Acts, Regulations, Building By-laws, private legislation, and general statutory provisions in force in the area or modify or affect any personal or restrictive covenants, easements etc., applying to or affecting either the land to which the permission relates or any other land or the rights or any person(s) or authority(s) entitled to benefit thereof or holding an interest in the property.

INFORMATIVE:

If as part of the basement development there is a proposal to discharge ground water to the public network, this would require a Groundwater Risk Management Permit from Thames Water. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. The developer should demonstrate what measures they will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing [wwqriskmanagement@thameswater.co.uk](mailto:wwqriskmanagement@thameswater.co.uk). Application forms should be completed on line via [www.thameswater.co.uk/wastewaterquality](http://www.thameswater.co.uk/wastewaterquality)

There are public sewers crossing or close to your development. If planning significant work near Thames Water sewers, it is important that you minimise the risk of damage. Thames Water need to check that your development doesn't limit repair or maintenance activities, or inhibit the services they provide in any other way. You are advised to read their guide working near or diverting our pipes. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>.

## Appendix 1 Consultation Responses from internal and external agencies

Stakeholder	Comment	Response
<b>INTERNAL</b>		
<b>Conservation Officer</b>	<p>The submitted scheme is the result of a long pre-application discussions since 2017. The applicants have come a long way from the initial sombre and monolithic building with uncharacteristic double height, large windows to upper floors which successfully referred to the canted bays of the adjacent Edwardian terraces.</p> <p>The finalised design stems out of thorough understanding of the area character, extensive design exploration and conservation input and successfully replicates the existing active commercial frontage to street level while providing better designed, more spacious commercial units. This preserves the commercial character of the street and its shopping parade.</p> <p>The residential floors above closely follow the horizontal geometry of the Edwardian terraces and sensitively reinterpret in a contemporary key the decorative window surrounds, the string courses and the façade bays which characterise the historic terrace.</p> <p>The building is specifically designed to retain and express the unique characteristics of the original yet challenging triangular site plot, and the distinctive heights, forms and architectural features of this stretch of Fortis Green Road so to compliment and complete the linear residential frontage that encloses and characterise Fortis Green Road in views towards the listed Cinema and the Muswell Hill Roundabout.</p> <p>The decorative horizontal brick bands of the front elevation and the well-proportioned windows organically flow into the side elevation with its articulated bays which add visual interest and life to the long elevation flanking the listed Cinema with a general improvement of the urban quality of the alleyway and the surrounding of the listed</p>	Noted.

Stakeholder	Comment	Response
	<p>cinema.</p> <p>The building is in my opinion a coherent, sensitive piece of contemporary architecture which is successfully subordinate to the adjacent historic terrace without being a pastiche and which respects and enhances the setting of the listed Cinema with its simple yet articulated side elevation.</p>	
<b>Transport</b>	<p>The public transport options in the vicinity of the site consists of 7 no. bus routes – 299, 144, W7, 134, 43, 234 and 102. The frequency of these routes range from 4 to 19 buses per hour. The nearest rail stations are Highgate and East Finchley. However, these stations are located beyond the maximum walking parameters (960m radius from the site) used in PTAL calculations and as such are not included as public transport options for the site. Nonetheless, these stations can be accessed by the bus routes operating in the vicinity of the site. Consequently, the site records a public transport accessibility level (PTAL) of 3 (with 0 being the worst and 6b being the best). Fortis Green Road is included in the Muswell Hill ‘Stop and Shop’ parking zone, which operates Monday to Saturday 8AM to 6:30PM. However, with the exception of Muswell Hill Broadway, parking in the surrounding roads are unrestricted.</p> <p>The proposed development does not include any car parking. The lack of on-site parking is not in keeping with Haringey Policy DM32, which only accepts developments with nil or significantly reduced car parking in location of PTAL 4 and above, and within a controlled parking zone (or where a future CPZ will be operational before the occupation of the development). However, we accept that the constraints at the ground floor precludes car parking. The Council requested a Parking Stress Survey to be undertaken, in order to demonstrate that the development would not severely impact the availability of on-street parking.</p>	Noted.

Stakeholder	Comment	Response
	<p>The Parking Stress Survey was undertaken on 06/11/2017 and 07/11/2017, covering the streets within 200m radius of the site – Fortis Green Road, St James Lane, Princess Avenue, Princes Lane, Firs Avenue, Birchwood Avenue, Grand Avenue and Muswell Hill. It is noted that the survey adopted the Lambeth Parking Survey Methodology, albeit that we would usually require the length of a parking space to be 6m rather 5m, to improve the robustness of the survey. As expected, the survey found differing levels of parking stress in the roads surveyed, but the overall conclusion is that there is good parking availability.</p> <p>In terms of the generated parking demand, the assumed worst case (based on the means car ownership of 0.9 per household for the ward) is 5.4 cars. This demand can be accommodated within existing capacity and as such the development will have minimal effects on the current parking supply. It should be understood that the actual generated parking demand is likely to be less than above, given that flats account for a lower means car ownership than the means for the ward.</p> <p>No. cycle parking spaces are provided in the rear courtyard for the retail use. 6 no. cycle parking space are provided for residential occupiers in a dedicated cycle store to the rear of the property. These provisions are acceptable. The cycle parking as approved will need to be conditioned.</p> <p>In summary, the proposed development does not meet the requirements of policy DM32. The site is not in a location of PTAL 4 or above and is not within a controlled parking zone. However, taking into consideration the constraints of the site and the findings of the parking stress survey, which shows adequate spare parking capacity, there is no strong basis for an objection on transport and highway.</p>	



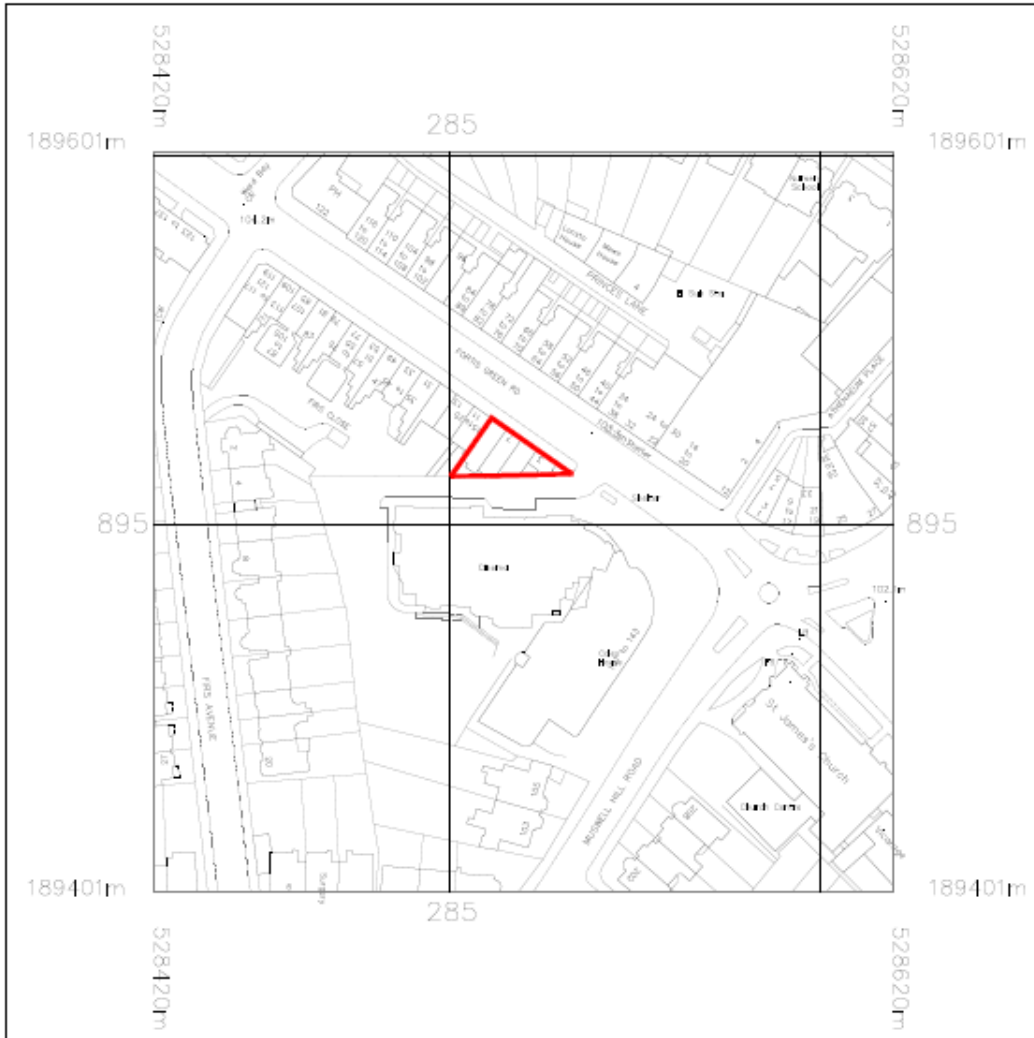
Stakeholder	Comment	Response
	<p>If the Council is minded to the approve the proposal, the following obligations and conditions will need to be secured:</p> <p>Conditions:  <u>Construction Logistics Plan</u>  The applicant/developer is required to submit a Construction Logistics Plan (CLP) for the local authority's approval prior to construction work commencing on site. The Plans should provide details on how construction work would be undertaken in a manner that disruption to traffic and pedestrians is minimised. It is also requested that construction vehicle movements should be carefully planned and co-ordinated to avoid the AM and PM peak periods.  Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation and highways network</p> <p><u>Cycle Parking</u>  Details of cycle parking as approved shall be implemented prior to the occupation of the development and shall thereafter be retained, unless otherwise agreed in writing by the Local Planning Authority.  REASON: To ensure that adequate provision for the safe and secure storage of bicycles is made for occupants.</p>	
<b>EXTERNAL</b>		
<b>Thames Water</b>	<p>WASTE COMMENT:  Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing a positive pumped device (or equivalent reflecting technological advances) to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions. Fitting only a non-return valve could result in flooding to the property should there be prolonged surcharge in the public sewer. If as part of the basement development there is a proposal to discharge ground water to the public network, this would require a Groundwater Risk Management</p>	Noted.

Stakeholder	Comment	Response
	<p>Permit from Thames Water. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing <a href="mailto:wwqriskmanagement@thameswater.co.uk">wwqriskmanagement@thameswater.co.uk</a>. Application forms should be completed on line via <a href="http://www.thameswater.co.uk/wastewaterquality">www.thameswater.co.uk/wastewaterquality</a></p> <p>There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <a href="https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes">https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes</a>.</p> <p>With regard to surface water drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website. <a href="https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewater-services">https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewater-services</a></p> <p>Thames Water would advise that with regard to waste water network and waste water process infrastructure capacity, we would not have any objection to the above planning application, based on the information provided</p>	

Stakeholder	Comment	Response
	<p data-bbox="418 233 1117 485">WATER COMMENT: If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at <a href="http://thameswater.co.uk/buildingwater">thameswater.co.uk/buildingwater</a>.</p> <p data-bbox="418 527 1105 1031">On the basis of information provided, Thames Water would advise that with regard to water network and water treatment infrastructure capacity, we would not have any objection to the above planning application. Thames Water recommends the following informative be attached to this planning permission. 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.</p>	

## **Appendix 2: Plans and Images**

Site Location Plan



Aerial views of site



**Existing and proposed site plans**

**Site Photos – frontage of current buildings on site**



**Site Photo – Rear of site**



**Visual of current scheme**



**Elevations of current scheme**



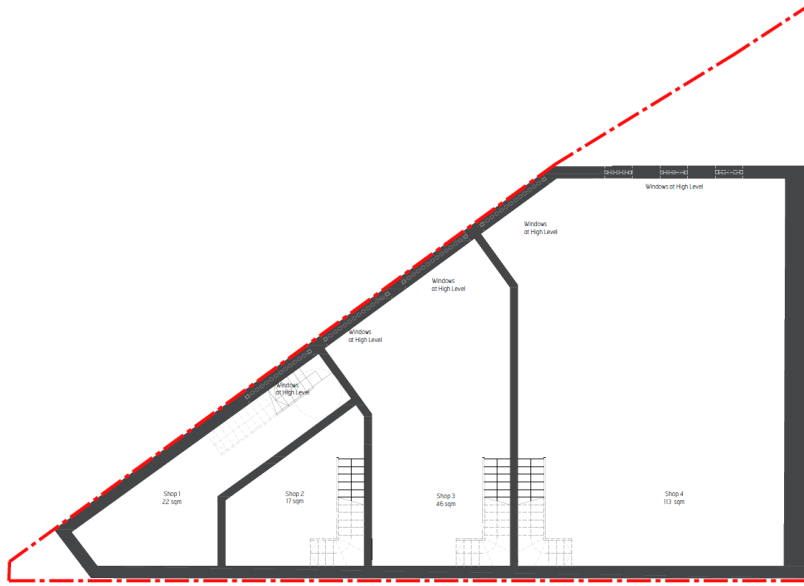


Front Elevation



Rear Elevation

**Floor Plans of current scheme**

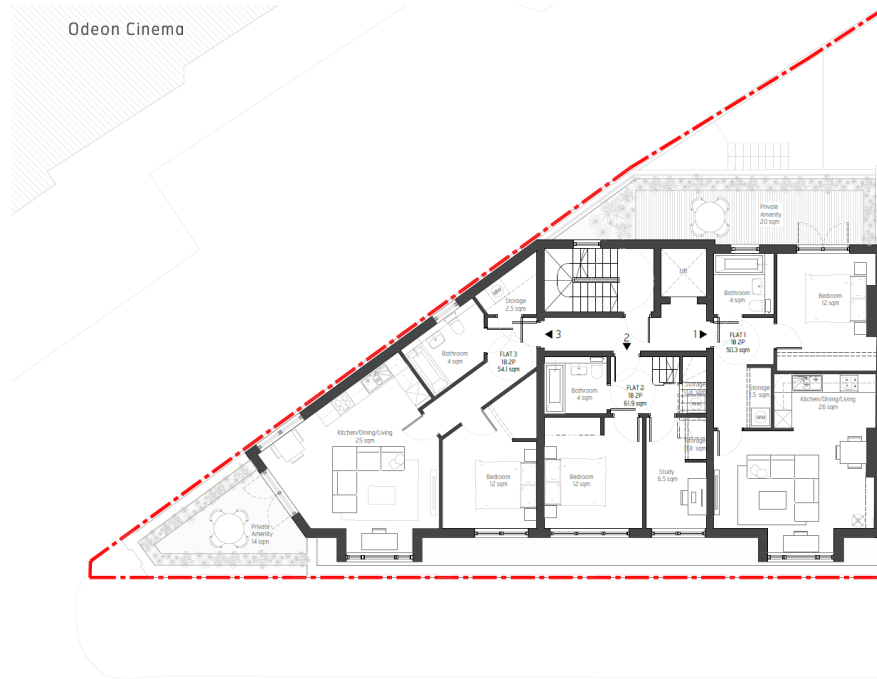


Proposed Basement Floor Plan  
1:100 @ A3



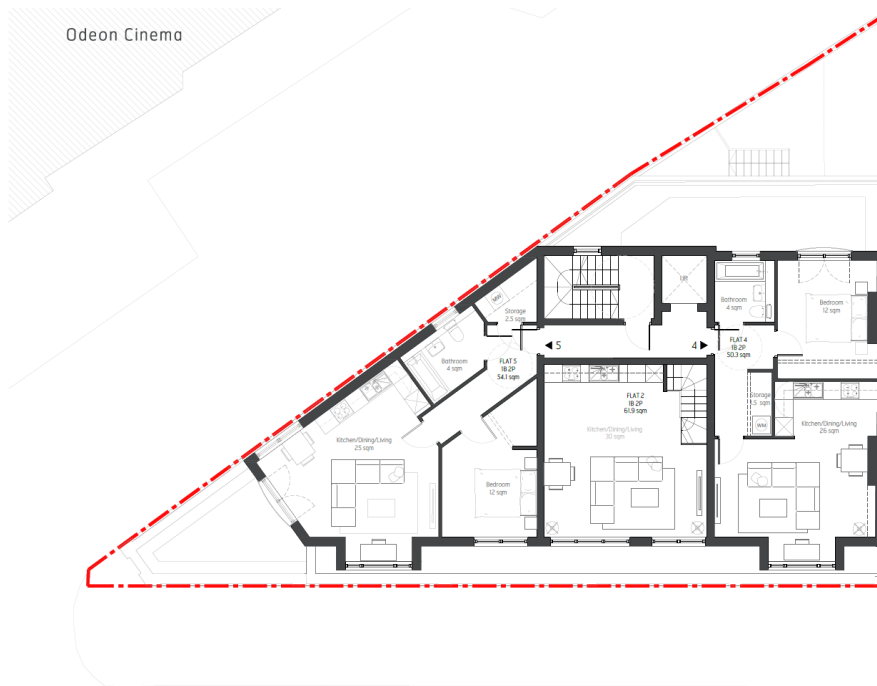
Proposed Ground Floor Plan  
1:100 @ A3

FORTIS GREEN ROAD



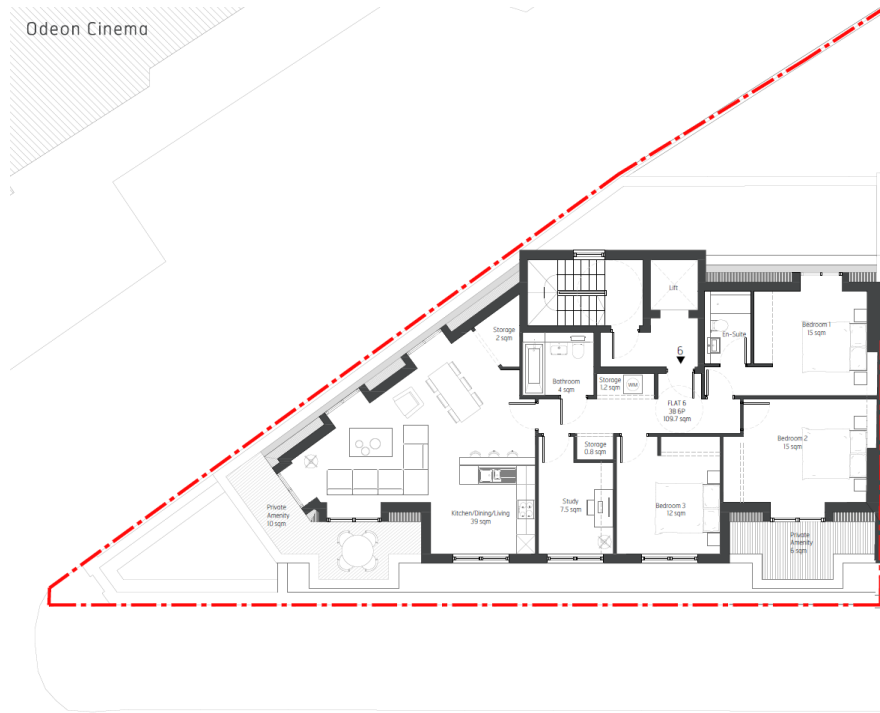
Proposed First Floor Plan  
1:100 @ A3

FORTIS GREEN ROAD



Proposed Second Floor Plan  
1:100 @ A3

FORTIS GREEN ROAD



Proposed Third Floor Plan  
1:100 @ A3

FORTIS GREEN ROAD

Planning Sub Committee

Item No.

**REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE****1. APPLICATION DETAILS****Reference No:** HGY/2019/0984**Ward:** Muswell Hill**Address:** 76 Woodland Gardens N10 3UB**Proposal:** Demolition of existing and construction of a new dwellinghouse.**Applicant:** Mr & Mrs Evans**Ownership:** Private**Case Officer Contact:** Roland Sheldon**Date received:** 02/04/2019 **Last amended date:** 26/04/2019

**Drawing number of plans:** A-00-001 rev. 11, A-03-114-01 rev. 12, A-03-114-02 rev. 12, A-03-114-03 rev. 12, A-03-112-02 rev. 11, A-03-112-01 rev. 11, A-03-112-03 rev. 11, A-03-132-01 rev. 12, A-03-132-03 rev. 12, A-03-132-02 rev. 12, A-03-132-05 rev. 12, A-03-132-04 rev. 12, A-03-133-01 rev. 12, A-03-133-02 rev. 12, A-03-133-03 rev. 12, A-03-133-04 rev. 12, A-03-133-05 rev. 12, A-03-133-06 rev. 12, A-03-133-07 rev. 12, A-03-133-08 rev. 12, Structural Engineering Report by AMA Consulting Engineers ref: AMA\_REP\_01 rev 01 Prepared Jul 2017

**1.1** The application has generated significant public interest. A formal request by Councillor Ogiehor was made for the application to be determined by the Planning Sub-Committee, which was agreed by the Chair of the Planning Sub-Committee in discussion with the Head of Development Management.

**1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION**

The planning application follows a previous application for demolition of the existing and erection of a new dwelling that was subject to an appeal against non-determination, and subsequently dismissed by the Planning Inspectorate (LPA ref. HGY/2017/3650). Within the Inspectors' appeal decision, there were a number of points which outlined the reasons for the decision, which concluded the development would have an unacceptable effect on the character and appearance of the area.

- Following amendments made to the design during the assessment of this application, Officers consider that the development adequately addresses concerns raised by the Inspector and would not result in demonstrable harm to the character and appearance of the area.
- The impact of the development on residential amenities is acceptable.
- Subject to compliance with recommended conditions, including a construction management plan, the development would not result in an unacceptable impact upon parking or highway safety conditions in the locality.

## **2. RECOMMENDATION**

- 2.1 That the Committee resolve to GRANT planning permission and that the Head of Development Management / Assistant Director for Planning 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 heads of terms and/or recommended conditions as set out in this report and to further delegate this power provided this authority shall be exercised in consultation with the Chairman (or in their absence the Vice-Chairman) of the Sub-Committee.
- 2.3 That the permission is subject to the attachment of the conditions below:

**Conditions** (the full text of recommended conditions is contained at foot of this report)

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans
- 3) Material details submitted for approval
- 4) Details of front boundary treatment/ landscaping to the front and measures to screen refuse and recycling bins
- 5) Obscure glazing
- 6) Suitably qualified chartered engineer to monitor the critical elements
- 7) Removal of Permitted Development Rights for extensions, alterations and outbuildings
- 8) Construction Management and Logistics Plan

### **Informatives**

- 1) Land ownership
- 2) Hours of construction
- 3) Party Wall Act
- 4) CIL liable

5) Crossover

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

**CONTENTS**

3. PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS
4. CONSULTATION RESPONSE
5. LOCAL REPRESENTATIONS
6. MATERIAL PLANNING CONSIDERATIONS
7. COMMUNITY INFRASTRUCTURE LEVY
8. RECOMMENDATION
9. PLANNING CONDITIONS & INFORMATIVES

**APPENDICES:**

Appendix 1: Consultation responses from internal and external agencies

Appendix 2: Plans and images



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

#### **Proposed development**

- 3.1 The proposal is for the demolition of the existing dwelling and the erection of a replacement two-storey dwellinghouse with basement level and accommodation with the roofspace. The proposed dwelling would have four bedrooms and a study located on the first and second floors and an open-plan living space at ground floor level. The basement floor would include a gym and playroom space alongside a workshop area.
- 3.2 The new dwelling would have a contemporary design that adopts a form and features that are characteristic of houses within the Woodland Gardens street scene; with a fair faced brick and timber frame window frontage. It would adjoin No 78 Woodland Gardens as per the current semi-detached dwelling on site.
- 3.3 The frontage would have a two-storey bay feature adjacent to the boundary with No 78 with a ground floor projecting bay window feature. A front projecting roof gable with glazed frontage also forms part of the frontage of the replacement house. The side (western) elevation would have a gable end with a large element of 'hit and miss' brickwork.

#### **Site and Surroundings**

- 3.4 The subject site contains a two-storey Edwardian semi-detached dwellinghouse located on the southern side of Woodland Gardens. Surrounding development is characterised by similar houses mainly rows of terraces built during the Edwardian period of the early 20th century (1901 - 1910). To the rear of the site is more recently constructed housing - Teresa Walk and Connaught Gardens. The application site is not located in a conservation area.
- 3.5 The brickwork on all elevations of the building have been painted white, as well as the cills and lintels. The property has timber framed windows as well as a slate roof. Like its neighbours, the house is 'double fronted' with a bay to one side. In this case, a full height projecting bay with gable feature to the left, which is infilled with 'half timbering' and render. The bay feature also has a ground floor octagonal bay window.
- 3.6 As noted the street is predominantly characterised by terraced dwellings, built during the early 20th century. No 74 to the immediate west of the site is however detached and the application site and No 78 are semis.
- 3.7 The site is steeply sloped, with Woodland Gardens rising steeply to its west. The western boundary of the site is located adjacent to the garden of No 74, which unlike the majority of properties within the street, is located to the side of the dwelling. The street curves northwards beyond No 74, after which point the

character of the street is consistently defined by terraced properties with prominent bay windows and gabled roofs facing the street.

### **3.8 Relevant Planning and Enforcement history**

#### Planning history:

HGY/2017/2490: Demolition of existing dwelling and erection of replacement 2-storey (with basement level) dwellinghouse – Withdrawn 18/12/2017

HGY/2017/3650: Demolition of existing dwelling and erection of replacement 2-storey (with basement level) dwellinghouse – Appealed for non-determination. The Inspector dismissed the appeal on issues regarding the design merits of the scheme.

HGY/2018/0913: Prior notification for demolition of house – Prior Approval Not Required 06/04/2018

HGY/2018/1494 - Demolition of existing dwelling and construction of a new family dwelling. – dismissed at appeal.

*“The form, design and detailing of the proposed dwelling would fail to make an acceptable architectural response to the site, and would fail to respect local context and character. The proposal is therefore contrary to design policies 7.4 and 7.6 of the London Plan 2016, policy SP11 of the Haringey Local Plan 2017, policy DM1 of the Haringey DPD 2017 and the National Planning Policy Framework”.*

## **4. CONSULTATION RESPONSE**

4.1.1 The following were consulted regarding the application, and a summary of responses is included below:

#### Internal

LBH Design: This substantially revised proposed new house has a design that is a close and faithful contemporary reinterpretation of the consistent existing houses of this street, especially its front, where all the main elements and many key details and materials will be replicated or reinterpreted in more contemporary, more minimalist but in appearance matching form, will enable it to sit comfortably in the street, whilst still being readable, when examined closely, as of this age.

LBH Transportation: Full details of cycle parking should be provided by condition. A Construction Logistics Plan would also be required for approval prior to the commencement of works on site.

LBH Building Control: The proposal is at higher risk given the property is semi detached and a 'type 3' basement is proposed. There is limited information regarding the soil conditions and adjacent trees. However, basic principles are noted and included in the working practices. The scheme would then be medium risk but well considered and there should be no objection to the BIA at this stage.

External

Thames Water Utilities: No objections received.

London Fire Brigade - Fire Safety Regulation: No objections received.

**5. LOCAL REPRESENTATIONS**

5.1 The following were consulted:

- Woodlands Conservation Area Action Group:
- A site notice was erected close to the site

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

No of individual responses: 38  
Objecting: 38  
Supporting: -  
Others: -

5.3 The following local groups/societies made representations:

- Woodlands Conservation Area Action Group

The proposed design would diminish the quality and delight of the Edwardian area. A number of design alterations were raised as suggestions to improve the design quality of the scheme.

There is a lack of clarity regarding the western elevation glazing element

The development would be excessive in scale and over-dominant in the street scene and would have no architectural merit.

- Muswell Hill CAAC

The area is currently under consideration for inclusion within the Muswell Hill Conservation Area. It is therefore important that the design does not detract from

the appearance of the street and would make a positive contribution to the appearance and character of the conservation area.

The north elevation was considered to be a crude pastiche lacking essential detailing and there is a lack of clarity regarding the western elevation glazing element. The western elevation could have the greatest impact on the street scape.

- Muswell Hill & Fortis Green Association:

The proposal fails to meet the objectives of policy DM1 of the Development Management DPD, policies 7.4 and 7.6 of the London Plan and SP11 of the Local Plan.

- 5.4 The following Ward Councillor made representations:

Councillor Ogiehor requested that the application was called-in to be determined by the Planning Committee unless a number of design alterations requested by a local resident were made. The applicant was notified of this, and confirmed that they did not wish to make any further amendments.

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

- There is no case for demolition of building [officer note: the dwelling can be demolished without the need for planning permission].
- There are plans for the area to become a conservation area [Officer note: the application must be determined on the current position].
- Design of the new dwelling is too bulky and is unsympathetic in appearance to the Edwardian street scene
- Loss of privacy

## **6 MATERIAL PLANNING CONSIDERATIONS**

- 6.1 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. Basement development;
6. Parking and highway safety;
7. Impact on trees.

### **Principle of the development**

### Demolition of Existing Dwelling

- 6.2 There is no measure of protection afforded to the demolition of a house (unless listed, a Scheduled Ancient Monument or within a Conservation Area), other than the requirement for 'prior approval' (for method of demolition and restoration of the site) before demolition can occur. Prior Approval for demolition was sought and agreed in 2018. The dwelling can therefore be demolished at any time.
- 6.3 Whilst Officers would have favoured the retention of the existing building, as was outlined in pre-application advice given, it is however accepted that the existing dwelling is in a reasonably poor condition, with signs of visible subsidence or slippage of the existing structure. As such, the applicant has pursued a scheme for demolition and replacement with a contemporary house, which seeks to be a 'reinterpretation' of the prevailing local house type.
- 6.4 Such an approach is also reflected in policy DM1 of the adopted Development Management DPD, which requires that all new development 'achieve a high standard of design and contribute to the distinctive character of the area relate positively to neighbouring structures, new or old, to create a harmonious whole'. The principle of a redevelopment is thus acceptable.

### Possible Conservation Area designation

- 6.5 A number of the third party representations received refer to how the area is under review to be considered designating a conservation area. It is accepted that a request to review the area for CA designation has been made, however the site is not designated a CA at present and the application must be dealt with on the basis of the current position. Even in Conservation Areas there is not a bar on demolition and replacement of buildings, and each building would be assessed in terms of its value and contribution to a conservation area, and the impact on the replacement on the character and appearance of the conservation area considered.

### **Design and appearance**

- 6.6 London Plan Policy 7.4 emphasises the importance of considering local character as part of design quality, with planning decisions being informed by the surrounding historic environment and human scale. Policy 7.6 recognises the role that development can have on streetscape and requires a building to be appropriate to context and comprise details and materials that complement, but not necessarily replicate local architecture. This policy also highlights the importance of proportion, scale, composition and orientation, as factors which should inform design quality.
- 6.7 Local Plan 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 and contribute to a sense of place. Policy DM1 'Delivering High Quality Design' requires that new development achieve a high standard of design and contribute to the distinctive character of an area and relate positively to neighbouring structures, new or old, to create a harmonious whole.

- 6.8 The Woodland Gardens has a residential character that includes a high degree of architectural consistency, made up largely of terraces of Edwardian houses with features such as porches with sloping tile roofs, traditional bay windows, timber framed sash/casement windows etc. being largely left intact/ unaltered and informing its character. This high degree of architectural consistency lessens along the curve in street, beyond (east of) the junction with Connaught Gardens.
- 6.9 The 'Haringey Urban Character Study' (2015) notes that the houses on Woodland Gardens share similar characteristics with other housing stock in Muswell Hill CA. Houses in this area are defined by uniform front gardens, typically low clincker wall, densely planted front gardens, tile paved front paths, handsome intricate front doors, a variety of elaborate detail in stone and stucco etc. as well as the predominance of red brick; all of which are important to its character.
- 6.10 The site is located adjacent to a detached dwelling (No 74) to its immediate west, with a substantial side garden plot adjacent to the western elevation of the application site. The host building is semi-detached and linked to No 78. As such, this pair of semis and the detached house deviate slightly from the more consistent Edwardian terrace arrangement, which primarily informs the character of the street. It is also noted that the adjoined house has converted its hipped roof to a gable roof, which visually unbalances the pair.
- 6.11 As noted by third parties, the application site is prominent in location. The site is located at a steep and visually prominent junction in the street, beyond which the street curves sharply northwards adjacent to the side garden of No 74. This means that clear views of the front and side (western) elevations are available from the east and the west of the site.
- 6.12 As outlined in paragraph 1.2 of this report, the Inspector stated a number of reasons why he did not consider that the new dwelling would respect the character and appearance of the area. Points raised included (1) that the larger bulk and massing of the proposed building in such a prominent location would introduce an incongruous feature in the street scene; (2) the use of aluminium framed windows and unadorned timber door and surrounds without stonework or mouldings would be inconsistent with the predominant features on the neighbouring Edwardian properties; (3) this effect would be exacerbated by the physical connection with No. 78 which retains many of these original features; (4) the loss of the existing gable close to the centre of the semi-detached pair and construction of a new front-to-rear gable-ended element would unbalance the

existing symmetry of the building; and (5) the piers and screen walls on the flank elevation would be an intrusive and alien addition to the street scene. The high-level of rear glazing was also noted.

- 6.13 In response to this, the current scheme has adopted a number of alterations that seek to resolve the design concerns raised by the Inspector. The proposed development, to the front, replicates the essential elements of the existing property using durable and matching contemporary materials such as light coloured reconstituted stone, with more minimalist detailing than the originals. This indicates the true age of the proposed new house and avoids a 'pastiche'. The height, width and massing of the scheme (as revised) respects the building heights, form, scale and massing prevailing around the site.
- 6.14 The revised scheme is considered a satisfactory response to the form, design and scale of the semi it will be attached to (No 78). The front elevation has been amended to move the projecting roof gable over to the centre of the semi-detached pair (point 4 above). All glazing within the frontage would be timber framed, with a sash windows design to all but the central first floor and projecting gable units (point 2 above). The projecting front bay would be constructed in precast stone cladding and would have a sloping slate tile roof similar in form to that of its linked property no. 78 (point 3 above).
- 6.15 The glazing in the projecting gable has been centralised, and a brick corbel overhanging detail has been added underneath the gable (point 2/3). The chunky vertical millions will replicate the "half-timbering" of the original gable. The front-to-rear gable ended element has been removed from the design, and the side profile has been amended so that the main element of the building has a dual-pitch profile, with both the front and rear roof planes having an equal length and the same pitch angle. The apparent bulk of the flank elevation is reduced (point 1) and non-conforming architectural features simplified (5). The main roof will end in a gable, un-like the original house, but matching that of No.78.
- 6.16 The rear elevation includes a significant level of glazing which is not characteristic of the area, however it will not be visible from the public realm, and is not considered to warrant refusal alone.
- 6.17 The site has a shallow rear garden and as such to ensure that any future addition does not lead to excessive site coverage or affect the amenity of neighbouring occupiers, permitted development rights (specifically under Classes A, B and E) are recommended to be removed as part of any grant of planning permission.
- 6.18 Overall, it is considered the form, design and detailing of the proposed dwelling to be an acceptable architectural response to the site, while respecting local context and character. It is considered to address the points raised by the Inspector so as to maintain the character and appearance of the area.

- 6.19 The success of the scheme will be largely dependent on the quality of external materials. During the application negotiation, further detailing has been added to the bay window, and further details regarding materials samples (including brick, tiles and window frames) should be required to be submitted to the LPA prior to the commencement of works on site. This can be secured by way of a condition.
- 6.20 The proposed front elevation is annotated indicating that the existing clinker/brick front wall shall be retained and extended using matching materials. Further details regarding the front boundary treatment and soft landscaping can be required to be submitted to the LPA prior to the commencement of works on site, as also secured by way of a condition
- 6.21 Overall, the proposal is of acceptable quality to meet the design policies 7.4 and 7.6 of the London Plan 2016, policy SP11 of the Haringey Local Plan 2017, policy DM1 of the Haringey DPD 2017 and the NPPF.

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

- 6.22 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. The Council will support proposals that provide appropriate sunlight, daylight and open aspects (including private amenity space where required) to all parts of the development and adjacent buildings and land.
- 6.23 The siting, bulk, massing and height of the replacement dwelling would not adversely affect outlook or sunlight/daylight enjoyed by the occupants of neighbouring properties or lead to overshadowing.
- 6.24 The ground and first floor of the proposed dwelling would not project beyond the rear extent of linked property no. 78, with the exception of the first floor projection on its western end. The siting, width and depth of this projection would not have any materially harmful impact upon access to light or outlook of this property.
- 6.25 Objections have been received with regards to the expanse of glazing proposed at second and first floor level on the rear elevation. The rear windows of No 7 Teresa Walk, located to the back of the application site, are approximately 16 metres away from the first floor windows of the existing dwelling. The proposed development would bring a first floor window into closer proximity. However, this window would be treated with obscure glazing and would serve a bathroom.
- 6.26 The current proposal has an increased level of glazing in the rear elevation of the second floor in comparison to the previous applications. However, this additional pane of glazing does not project any further rearwards than the other elements of



glazing included at second floor level. As such, the inclusion of this additional element of second floor rear glazing would not result in an unacceptable loss of privacy by the occupants of properties on Theresa Walk.

- 6.27 A triangular pane of glazing would be included in the western elevation of the building at second floor level. However, 'hit-and-miss' brickwork applied to the western elevation of the building would largely conceal outlook from this window. The rear garden of no. 74 Woodland Gardens would be in close proximity to this window, and the flank elevation of no. 74 has first and second floor windows that are orientated in the direction of this window. In order to ensure that its inclusion does not result in a loss of privacy, a restrictive condition can be applied that requires it to be obscure-glazed and non-opening unless above 1.7 metres in height when measured from floor level of the room in which it is located.
- 6.28 The inclusion of glazing in the front gable, albeit it would be positioned at a higher level in comparison to first floor windows, would not materially affect the privacy of neighbouring occupiers. The glazing would be located approximately 20 metres away from the front upper floor windows of adjacent properties on the other side of Woodland Gardens. Within an urban context, it is accepted that there are degrees of mutual overlooking from first floor windows and the proposal would not result in harm over-and-above that found within such a setting. As such, this window would not materially worsen privacy levels over and above the current situation.
- 6.29 The proposal would not result in an unacceptable impact upon the amenities of neighbouring occupants, and complies with policies 7.6 and DM1. It is also noted that the appeal Inspector did not find harm to adjacent properties.

### **Quality of Residential Accommodation**

- 6.30 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.
- 6.31 The proposed new dwelling would have a basement level occupying the full footprint which would contain a utility room, workshop, gym and playroom. The kitchen/living room areas would be located at ground floor level with 4 bedrooms and home-office within the first and loft floor levels.

- 6.32 The dwelling would have a floorspace in excess of 300 sqm and therefore would comfortably exceed the 121sqm required for a 4-bedroom 3-storey 7-person dwelling. All habitable rooms would benefit from a satisfactory standard of outlook and access to natural light.

#### Accessibility

- 6.33 The NPPF and London Plan policies 3.8 and 7.2 and Local Plan policy SP2 require all development proposals to provide satisfactory access for disabled people and those with mobility difficulties such as parents with pushchairs and young children. All residential units should be built in accordance with Lifetime Homes Standards (LTH) and Part M of the Building Regulations to ensure any new housing development is suitable for the disabled users.
- 6.34 The applicant's Design and Access Statement has confirmed the scheme has been designed to be in general compliance with the 16 criteria standards laid out by Lifetime Homes (LTH). The effective door width of the entrance and internal doors and staircase would accord with the minimum provisions of LTH, and a level and covered approach has been provided for at the entrance. A level entry WC and access to the living space, albeit via the side entrance to the dwelling, and space is available to provide an entrance level bed-space. Although a potential through-floor lift has not been identified on the plans, the dwelling is capable of being adapted in the future to accommodate one. In short, the applicant has demonstrated that the new residential unit has been inclusively design to LTH standards and would meet the requirements of the wider community in accordance to the above policy framework.

#### **Parking and highway safety**

- 6.35 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'.
- 6.36 The site is located in an area with low public transport accessibility (PTAL) level 1b, and is not located within a controlled parking zone. One off-street parking space is proposed which may not meet parking demand arising from a 4/5-bed dwelling in a low PTAL area, but any additional parking required could be accommodated on street, where there is sufficient capacity. There is currently no crossover providing access to where the proposed off-street parking space would

be located as shown on the submitted plans, but the site is not located on a classified road, and therefore planning permission is not required for the formation of a vehicular access into the site. An informative would be included that advises the applicant to apply to the Borough's Highways Department to undertake the works to form the vehicular cross over at their expense.

- 6.37 A total of 3 x cycle parking spaces are provided at ground floor level which is an acceptable level of provision to meet London Plan Standards. A Construction Management and Logistics Plan would also be required for approval prior to the commencement of works on site, to ensure the construction works would not result in an unacceptable impact upon the free flow of traffic, highway and pedestrian safety or upon the amenities of neighbouring occupants in the locality.
- 6.38 Subject to compliance with a condition regarding Construction Logistics Plan, the proposal is acceptable with regards to highways and transportation considerations.

### **Basement Impact Assessment**

- 6.39 Policy DM18 of the Development Management DPD states that householder extensions to existing basements, and the construction of new basements, including in existing dwellings will only be permitted where it can be demonstrated that the proposal does not adversely affect the structural stability of the building, does not increase in flood risk to the host or nearby properties and does not cause harm to the appearance or setting of the property or the established character of the surrounding area.
- 6.40 A Basement Impact Assessment (including desk study and ground investigation) has been submitted with this application, as well as a Structural Engineering Report (prepared by AMA Consulting Engineers).
- 6.41 The site is underlain by solid deposits of London Clay Formation. The information submitted indicates that there are no detailed river entries or surface water features reported within 250m of the site and equally no Environment Agency Zone 2 or Zone 3 flood zones within 250m of the site. The overall assessment of the site is that the creation of a basement will not adversely impact the site or its immediate environs, providing measures are taken to protect surrounding land and properties during construction. The report says it is unlikely that groundwater would be encountered during site works, but that any encountered groundwater could be readily dealt with by conventional pumping from a sump.
- 6.42 A 'Construction Technique and Methodology for the Lowering of the Existing Basement' is provided. The Structural Engineering Report outline that contiguous piles would be used to construct the basement. The existing party wall would be underpinned at the start of the works, to ensure that the party wall foundation is

not undermined during the excavation works. A movement joint would be incorporated in the party wall design.

- 6.43 Overall, such works do not represent a significant structural stability hazard, on the grounds of using industry standard construction sequence. While it is recognised that certain aspects of the works here cannot be determined absolutely at the planning stage (i.e. works to the party walls), the information submitted to the LPA to date, do provide assurances that the works can be carried out successfully without affecting adjoining/ neighbouring properties.
- 6.44 More detailed drawings, specification and method statement would be prepared in advance of the works being carried out for the purpose of Building Control and party wall agreements. The structural integrity of the proposed basement works would need to satisfy modern day building regulations and the necessary party-wall agreements with the adjoining owner would need to be in place prior to the commencement of works on site.
- 6.45 The information provided has been assessed and is considered satisfactory. A condition should be imposed to ensure that the structural side of the basement is overseen by a suitably qualified chartered engineer.
- 6.46 In conclusion and subject to imposing the condition referred to above Officers are satisfied that the development here can be carried out without impacting land stability, ground water conditions or the amenity of adjoining/ neighbouring residents.

### **Waste and Recycling**

- 6.47 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.
- 6.48 The proposed ground floor plan indicates that waste and recycling storage would be provided behind the front boundary wall. Details of the design of such storage and measures to screen such bins would be secured by of a condition prior to occupation of the new dwelling.

### **Impact on Trees**

- 6.49 DM policy (2017) DM1 states the Council will expect development proposals to response to trees on and close to the site. The supporting text of Local Plan Policy SP13 recognises the importance trees can play in improving environmental conditions and improving people's quality of life, and generally seeks the protection, management and maintenance of existing trees.

- 6.50 The site is not subject to any Tree Preservation Orders (TPO) and is not located within a conservation area. There is a grouping of trees subject to a TPO to the south of the site on land adjacent to Theresa Walk, but the development is not located close enough to have any impact on these trees.
- 6.51 There are trees located on/adjacent to the southern boundary of the site that provide screening and visual amenity value between the site and properties to the south on Theresa Walk. Part of the Construction Management Plan condition could include a requirement to ensure building materials or storage do not take place in close proximity to these trees.

## **Conclusion**

- 6.52 The development would replace an existing family-sized dwelling. Following revision, it is considered that the form, design and detailing of the proposed dwelling is an acceptable architectural response to the site, while respecting local context and character. It is considered to have generally addressed the points by the Planning Inspector in dismissing the previous appeal on this site, to a point whereby it is considered to comply with policy. It would provide a satisfactory standard of accommodation and would not result in an unacceptable impact upon neighbouring amenity. Subject to compliance with conditions, it would not prejudice existing road conditions or have an unacceptable impact upon highway or pedestrian safety.
- 6.53 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

## **7.0 CIL**

Based on the information given on the plans, the Mayoral CIL charge will be £9,660 (161 sqm x £60 x 1) and the Haringey CIL charge will be £52,989.93 (161 sqm x £265 x 1.242). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.

## **8.0 RECOMMENDATIONS**

GRANT PERMISSION subject to conditions subject to conditions in Appendix 1

Applicant's drawing No.(s)

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:

A-00-001 rev. 11, A-03-114-01 rev. 12, A-03-114-02 rev. 12, A-03-114-03 rev. 12, A-03-112-02 rev. 11, A-03-112-01 rev. 11, A-03-112-03 rev. 11, A-03-132-01 rev. 12, A-03-132-03 rev. 12, A-03-132-02 rev. 12, A-03-132-05 rev. 12, A-03-132-04 rev. 12, A-03-133-01 rev. 12, A-03-133-02 rev. 12, A-03-133-03 rev. 12, A-03-133-04 rev. 12, A-03-133-05 rev. 12, A-03-133-06 rev. 12, A-03-133-07 rev. 12, A-03-133-08 rev. 12, Structural Engineering Report by AMA Consulting Engineers ref: AMA\_REP\_01 rev 01 Prepared Jul 2017

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

3. No development shall take place until the following details of the buildings hereby permitted have been submitted to and approved in writing by the local planning authority, including:

- a) Sample panels of proposed brickwork to be used showing the colour, texture, bond, and pointing;
- b) All windows and entrance door detailing including materials, profile, reveal depth;
- c) Roofing material and stone corbel overhang;
- d) Pre-cast stone used for front bay and projecting front gable

The development shall only be carried out using the agreed materials.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity 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. Prior to the occupation of the development hereby permitted details of boundary treatment along the frontage of the site, measures to screen refuse and recycling bins and landscaping to the frontage of the site shall be submitted to, approved in writing by the Local Planning Authority and thereafter implemented in accordance with the approved detail.

Reason: In the interest of public safety and security and to protect the visual amenity of the locality consistent with Policies 3.5, 7.4, 7.5 and 7.6 of the London Plan 2016 and Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

5. Prior to first occupation of the development, the second floor window in the west elevation serving the bedroom 5 (as shown on plan no. 1703.A-03-132-04 - 12) shall be obscure glazed and non-opening unless over 1.7 metres in height when measured from the floor level of the room in which it is located. The first floor rear window serving the bathroom (as shown on plan no. 1703.A-03-132-03 – 12) shall be fitted with obscured glazing and thereafter permanently retained in that condition thereafter.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2013 and Policy DM1 of The Development Management DPD 2017.

6. The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith and retained for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (and any order revoking and re-enacting the order) no extensions or outbuildings shall be built and no new window or door openings inserted into any elevation of the buildings (other than that development expressly authorised by this planning permission) etc. shall be carried out without the grant of planning permission having first been obtained from the Local Planning Authority.

Reason: To safeguard the visual amenities of the area and to prevent overdevelopment of the site by controlling proposed extensions and alterations consistent with Policy 7.4 of the London Plan 2016 and Policy DM1 of The Development Management DPD 2017.

8. No development shall take place, including any works of demolition, until a Construction Management and Logistics Plan, to include details of:

- a) a programme of works with specific information on the timing of deliveries to the site to minimise disruption to traffic and pedestrians on Woodland Gardens,
- b) storage of plant and materials used in constructing the development;
- c) provision of boundary hoardings behind any visibility zones;
- d) wheel washing facilities.

have been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented and retained during the demolition and construction period. Thereafter, the approved construction plan shall be fully implemented and adhered to during the construction phase of the development.

**Informatives:**

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

**INFORMATIVE :** CIL

Based on the information given on the plans, the Mayoral CIL charge will be £9, 660 (161 sqm x £60 x 1) and the Haringey CIL charge will be £52, 989.93 (161 sqm x £265 x 1.242). 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: Land Ownership**

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

**INFORMATIVE:** Any necessary works to construct the crossover will be carried out by the Highways Department at the applicant's expense once all the necessary internal site works have been completed. The applicant should telephone 020 8489 1000 to obtain a cost estimate and to arrange for the works to be carried out.

Appendix 1 Consultation Responses from internal and external agencies

Stakeholder	Comment	Response
<b>INTERNAL</b>		
<b>Design Officer</b>	<p>These proposals replace an existing house in a street of a high degree of architectural consistency, and are to replace a previously refused design for a new contemporary replacement house. The existing house on the site of this application has lost some of its consistency with the rest of the street, as its brickwork has been painted white, it has also become apparently structurally weakened. Also as it is not Listed or part of a Conservation Area, there is no policy to prevent demolition.</p> <p>The refused proposal contained elements referencing and evoking the existing building &amp; it's neighbours, but mixed, reinterpreted and inverted. This revised scheme follows the existing &amp; neighbouring form much more closely, especially where it is visible from the street, it's North (front) &amp; West (side) elevations.</p> <p>The front replicates the essential elements of the existing; the projecting, angled, ground floor window, projecting from the gabled 2&amp;1/2 floor projection to the left of the house, matching it's adjoining twin, the central single storey porch over the front door &amp; vertically divided double windows to their right, with overhanging eaves and gabled matching the existing, but in high quality, durable and matching contemporary materials such as light coloured reconstituted stone &amp; metal in place of white painted timber &amp; render in the originals (&amp; with a matching brick &amp; roof tiles; the primary materials), and with more minimalist detailing than the originals; indicating the true age of the proposed new house,</p>	Noted.

Stakeholder	Comment	Response
	<p>providing cleaner lines and greater transparency for residents. The gable will be glazed rather than rendered, giving the residents a sitting area with unparalleled views of Alexandra Palace, but the chunky vertical millions will replicate the "half-timbering" of the existing gable. In what will probably be the single most visible element of the new house to passers-by, the new garden wall will replicate the distinctive &amp; unusual original clinker brick rubble wall.</p> <p>The side (west) elevation will also contribute strongly to its appearance from the street, as there is a wider gap from this house's parking space and the back garden of its western neighbour, a corner house, but it will not be as visible as the front. The roof will end in a gable rather than a hip, which will match better its "pair", which has had a hip-to-gable extension, which can be done under Permitted Development. The whole gable is expressed in the design, with those parts of the rear of the proposed house that are deeper or taller than the original, set back and differentiated by change of plane. A panel of patterned brickwork, in part concealing an obscured-glazed window, will add interest and craftsmanship to the otherwise blank gable.</p> <p>The rear, by contrast, will not be visible from the public realm (&amp; will be barely visible from neighbours private gardens, given the density of vegetation), so is not a concern for Design Officers. Distance and the aforementioned vegetation will prevent any concern of loss of privacy to neighbours.</p> <p>This substantially revised proposed new house has a design that is a close and faithful contemporary reinterpretation of the consistent existing houses of this</p>	

Stakeholder	Comment	Response
	<p>street, especially its front, where all the main elements and many key details and materials will be replicated or reinterpreted in more contemporary, more minimalist but in appearance matching form, will enable it to sit comfortably in the street, whilst still being readable, when examined closely, as of this age. The quality and durability of the proposed materials, detailing and internal layout will ensure it keeps looking good and being loved, more than the severely degraded and harmfully altered existing house at this site. For most people, it will appear as just another of the consistent, high quality and much loved houses of this distinctive residential street, but when looked at more closely, be an example of how more contemporary architectural reinterpretation can also provide high quality homes.</p>	
<b>Transport</b>	<p>The proposal is modest in size and nature and in my opinion will not give rise to any material transport and highway impacts. An on-lot car parking space is provided, utilising the existing vehicle crossover. The minimum dimensions for a car parking space is satisfied. 3 no cycle parking spaces are include, which meets London Plan requirements. A condition securing cycle parking as approved will need to be secured. A Construction Management Plan will need to be secured.</p>	Noted.
<b>EXTERNAL</b>		
<b>Woodland Conservation Area Action Group</b>	<p>The proposed design would diminish the quality and delight of the Edwardian area. A number of design alterations were raised as suggestions to improve the design quality of the scheme.</p>	The design merits of the proposal are discussed at paragraphs 6.6 – 6.23.

Stakeholder	Comment	Response
	There is a lack of clarity regarding the western elevation glazing element	
	The development would be excessive in scale and over-dominant in the street scene and would have no architectural merit.	
<b>Muswell Hill CAAC</b>	The area is currently under consideration for inclusion within the Muswell Hill Conservation Area. It is therefore important that the design does not detract from the appearance of the street and would make a positive contribution to the appearance and character of the conservation area.	This matter is addressed at paragraph 6.5 of the report.
	The north elevation was considered to be a crude pastiche lacking essential detailing. The western elevation could have the greatest impact on the street scape.	The design merits of the proposal are addressed between paragraphs 6.6 – 6.23.
<b>Muswell Hill &amp; Fortis Green Association</b>	The proposal fails to meet the objectives of policy DM1 of the Development Management DPD, policies 7.4 and 7.6 of the London Plan and SP11 of the Local Plan.	The design merits of the proposal are addressed between paragraphs 6.6 – 6.23.
<b>NEIGHBOURING PROPERTIES</b>	No case for demolition of building	This issue is addressed at paragraphs 6.2 – 6.6.
	There are plans for the area to become a conservation area	This issue is addressed at paragraph 6.5 of the report.
	Design of the new dwelling is too bulky and is unsympathetic in appearance to the Edwardian street scene	The design merits of the proposal are addressed between paragraphs 6.6 – 6.23.
	Loss of privacy	Issues of privacy are addressed in paragraphs 6.25 – 6.30.

**Appendix 2 Plans and Images**



Site location plan



Aerial view of the site



Site photo – frontage of current dwelling on site



Site photo – rear of the site, (photo taken from neighbouring no. 78 Woodland Gardens)

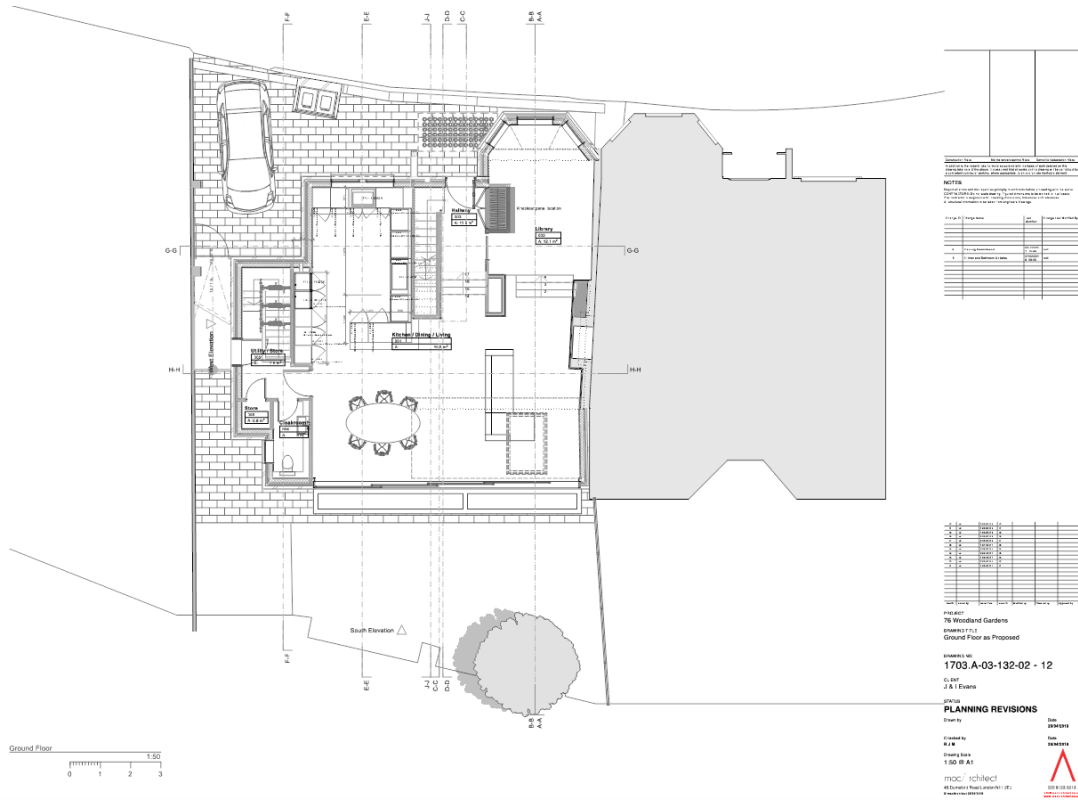




Visual of the frontage of the dwelling



Visual of the proposed dwelling



Site layout/ Ground floor



---

## Appeal Decision

Site visit made on 5 October 2018

**by D Guiver LLB (Hons) Solicitor**

**an Inspector appointed by the Secretary of State**

**Decision date: 12 November 2018**

---

**Appeal Ref: APP/Y5420/W/18/3203010**

**76 Woodland Gardens, Hornsey, London N10 3UB**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
  - The appeal is made by Mr and Mrs Evans against the Council of the London Borough of Haringey.
  - The application, Ref HGY/2017/3650, is dated 16 December 2017.
  - The development proposed is construction of a new family dwelling.
- 

### Decision

1. The appeal is dismissed.

### Preliminary Matters

2. The appeal is against failure to give notice within the prescribed period of a decision on an application for planning permission. Following issue of the appeal, the Council considered the application and indicated that they would have refused the application.
3. Since the date of the Council's decision, the National Planning Policy Framework 2018 (the Framework) has been published and has effect. The parties have had the opportunity to make representations on the effect of the Framework on the application and I have taken all comments into consideration in this decision.
4. Demolition of the building at the appeal site was described as part of the application and there is a structural report in support of the application that describes the building as being in poor repair. However, while the report does not describe the building as structurally unsound, the Council considered demolition separately when the appellants sought prior approval<sup>1</sup>, and determined that prior approval was not required. Accordingly the building could lawfully be demolished at any time and therefore I have not addressed this matter further in this decision.
5. The appellants referred in evidence to differences between the proposal and an earlier scheme, and to changes made seemingly to address concerns the Council previously raised. However, I am concerned with the current proposed development and the plans before me and have therefore not any addressed differences between applications.

---

<sup>1</sup> HGY/2018/0913

### **Application for costs**

6. An application for costs was made by Mr and Mrs Evans against the Council of the London Borough of Haringey. This application is the subject of a separate Decision.

### **Main Issue**

7. The main issue is the effect of the proposed development on the character and appearance of the area.

### **Reasons**

8. The appeal site is a relatively confined plot of land comprising one half of a large semi-detached pair of 2.5-storey Edwardian houses, with narrow front, side and rear gardens. To a large extent the house and its twin at 78 Woodland Gardens are mirror images with a ground-floor bay window attached to a two-storey rectangular projection close to the party wall between the buildings, albeit due to the slope of the hill the appeal site sits a metre or so higher than its neighbour. Above the projection is a gable beneath the height of the main ridgeline and a shared chimney stack, with the remainder of the roof being a dual-pitch hipped roof. There is a single first floor window above the ornate front door and double windows on the ground and first floors on the other side of the door to the bay window.
9. To the side the building has a blank wall with an external chimney stack attached and to the rear is a two-storey element with a small extension creating a flat roofed conservatory. There is also a large three-storey rectangular projection with large windows on all three floors and additional smaller openings on ground and first floors. Windows to the front and rear mainly comprise timber vertical sliders with stone cills and arched brick soldier-course lintels, save for the bay and front projection where the lintels and mullions are stone.
10. The site is in a predominant position close to the apex of a bend in the road on a relatively steep incline and facing towards the junction between Woodland Gardens and Woodland Rise. The surrounding area is predominantly residential in character and is described in the Haringey Urban Character Study 2015, which concluded that dwellings in the area of the appeal site (and including the appeal site itself) share a number of similar features that are important elements in the character and appearance of the area.
11. These features include large and intricately detailed front doors, traditional front bays and timber framed windows and low front walls. Additionally, buildings are constructed of red brick with detailed stone and stucco moulding, although the brickwork at the appeal site has been painted white. There is a high degree of architectural symmetry in the surrounding area but this diminishes beyond the junction with Connaught Gardens, where Teresa Walk and Connaught Gardens comprise number of more recent developments.
12. The proposal is for the demolition of the existing building and its replacement with a new dwelling described by the appellants as a three-storey house, but with two-storey elements to the front of the property. There would be additional accommodation in a basement. The proposed dwelling would be 200mm or so wider and a similar size taller than the existing building but would be one or two metres deeper. Given the slope of the hill and the stepping of

- the buildings the additional height of the proposed building would have negligible effect on the character of the building but the combination of the greater width and depth would create a building on an appreciably larger scale.
13. The proposed building would be faced with red brick and fenestration would be fixed and openable double-glazed aluminium-framed windows. To the front the main elevation would comprise two flat-fronted projections with flat roofs and a slight recess for the front door and above the door on the first floor.
  14. There would be a ground floor oriel window close to the boundary with No. 78 and the door would be narrow board hardwood, with a hardwood board surround. The drawings do not show any windows in the door or the surrounding. In front of the property, the existing brick and stone wall characteristic of the area would be replaced with a simple red-brick wall to match the facing of the proposed dwelling.
  15. The main roof would be a single pitch to the front elevation with a dual-pitch perpendicular element with front and rear facing gables above the flank wall. The front gable would be largely taken up by three windows and would rise to the same height as the main ridge. The flank elevation would be a largely rectangular brick façade with two brick piers projecting a few centimetres at first floor level and rising to a metre or so above the roof ridge and sloping down on the inner-side towards the ridge of the gabled element.
  16. To the rear the ground floor would be largely glazed with a patio door system running along much of the length of the building. On the first floor there would be two different sized windows closest to No. 78 and close to the flank wall a zig-zag wall and window structure with tall narrow windows facing towards No. 78's garden. The third-floor would comprise a zinc-clad box dormer running the length of the building from the gable-ended element to the boundary with No. 78, with two large near-full height windows.
  17. The larger bulk and massing of the proposed building in such a prominent location would introduce an incongruous feature into the street scene. The use of aluminium framed windows and unadorned timber door and surrounds without stonework or mouldings would be inconsistent with the predominant features on the neighbouring Edwardian properties. This effect would be exacerbated by the physical connection with No. 78 which retains many of these original features.
  18. The loss of the existing gable close to the centre of the semi-detached pair and the construction of a new front-to-rear gable-ended element would unbalance the existing symmetry of the building. The piers and screen walls on the flank elevation would be an intrusive and alien addition to the street scene. The mixture of large areas of glazing, brick zig-zag walls and zinc fascia at the rear of the dwelling would be incompatible with the prevailing architectural styles in the area.
  19. Therefore, the proposed development would not accord with Policies 7.4 and 7.6 of the London Plan 2016, Policy DM1 of the Development Management Development Plan Document 2017 and Policy SP11 of Haringey's Local Plan Strategic Policies 2013, which seek to ensure that developments provide high quality designs that relate appropriately and sensitively to the surrounding area, having regard to scale and enhance the built environment.

**Other Matters**

20. The Council is considering designating the area including the appeal site as a conservation area and interested parties have made representations referring to the proposal. However, I attach little weight to the potential designation and until such time as any change is made the proposed development should be determined on the basis of the current position.
21. Interested parties made a number of representations largely reflecting the Council's views on character and appearance. However, further objections were raised with regard to flood risk, overlooking, disruption during construction and loss of value of neighbouring properties. The evidence before me is that the appeal site is not in a high risk flood zone and there is no compelling data to show that development of the site would cause flooding elsewhere.
22. The rear facing windows would result in some overlooking of neighbouring properties but some overlooking is to be expected in built-up areas. Moreover, any overlooking is unlikely to be appreciably greater than the existing levels from the building. While disruption during construction, either from noise and disturbance or highway issues are a concern, these could be addressed by way of planning conditions imposing limits of working hours and the storage and use of plant and machinery. The potential loss of value of other properties is not a planning issue and I therefore attached very little weight to such concerns.

**Conclusion**

23. For the reasons given, and taking account all other material considerations, I conclude that the appeal should be dismissed and planning permission is refused.

*D Guiver*

INSPECTOR



<b>Report for:</b>	<b>Planning Sub Committee Date: 03 June 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 &amp; 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). Discussion with BNP Paribas has resolved that viability is sound, subject to submission of proof of lease compensation costs. S106 nearing completion.	Samuel Uff	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.	May Planning Sub-Committee resolved to grant planning permission. S106 being drafted. Once complete will go to GLA Stage 2.	Samuel Uff	John McRory
<b>APPLICATIONS SUBMITTED TO BE DECIDED</b>				
<b>423-435 West Green Road (former Red</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,	Aiming for July Planning Sub-Committee.	Chris Smith	John McRory

<b>House Care Home) HGY/2018/1126</b>	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			
<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.	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.	Valerie Okeiyi	John McRory

<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 boundaries and parking island; and amendment to servicing.	Under consideration  Draft 106 sent to the applicants	Laurence Ackrill	John McRory
<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).	Under consultation.	Chris Smith	John McRory
<b>1-6 Crescent Mews, N22</b>	Redevelopment of site to create residential development comprising approximately 30 residential units	Under consultation.	Tobias Finlayson	John McRory
<b>Marsh Lane Depot HGY/2019/0938</b>	Erection of Office building, Workshop, Salt Storage building (retained), Bin Repair enclosure repositioned, Gatehouse and Other Ancillary buildings/stores.	Under consultation.	Chris Smith	Robbie McNaugher
<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.	Robbie McNaugher	Robbie McNaugher
<b>Hornsey Parish Church,</b>	Retention of church and creation of additional community space and 15 residential units	Pre-application discussions taking place – principle	Valerie Okeiyi	John McRory

<b>Cranley Gardens, N10</b>		acceptable.		
<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 May	Valerie Okeiyi	John McRory
<b>IN PRE-APPLICATION DISCUSSIONS</b>				
<b>10 Gourley Street</b>	Redevelopment of 10 Gourley Street to create a residential scheme comprising 23 apartments/duplex units and one townhouse.	Pre-app letter to be issued.	Chris Smith	Robbie McNaugher
<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>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 to be issued.	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.	Nathaniel Baker	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).	QRP completed. Under consideration.	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.	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.	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)	Pre-application discussions taking place – principle acceptable.	Valerie Okeiyi	John McRory

	on upper floor levels.			
<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.	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.	Pre-application meeting held and further pre-application meetings programmed.  Draft initial Framework presented for Overbury /Eade Road Sites.	Nathaniel Baker	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.	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>Gladstone House, N22</b>	Demolition of existing buildings and erection of 15 storey mixed use commercial and residential for 44 dwellings	Height was main concern, given that it abuts Noel Park CA.	Samuel Uff	John McRory
<b>36-38 Turnpike Lane London N8 0PS</b>	Erection of 14 residential flats. (The Demolition of the existing structure and the erection of four-storey building with part commercial/residential on the ground floor and self-contained flats on the upper floors.)	Pre-app meeting held 2/5. Uplift of 10 units. Design overhaul required. Housing acceptable subject to AH provision.	Tania Skelli	John McRory
<b>1 Farrer Mews London N8 8NE</b>	Proposed development to Farrer Mews to replace existing residential, garages & Car workshop into (9 houses & 6 flats )	Pre-app meeting held 9/5. 2 phase development. Principle of housing acceptable.	Tania Skelli	John McRory
<b>Mansfield Heights Great North Road London N2 0NY</b>	Upwards extension of buildings to create 12no. additional residential apartments	Pre-app meeting held 20/5. Additional housing acceptable subject to AH provision.	Tania Skelli	John McRory
<b>44 Hampstead Lane</b>	Use Class C2 high quality specialist dementia care with 45 en-suite bedrooms and communal facilities	Pre-app held on 22 <sup>nd</sup> March. QRP held on 22/05/2019.	Samuel Uff	John McRory

		Further discussions taking place		
<b>Major Appeals</b>				
<b>Goods Yard 36 and 44-52 White Hart Lane</b>  <b>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	Planning Inquiry concluded 15.05.2019. Awaiting appeal decision from Planning Inspectorate.	Robbie McNaugher	
<b>44-46 High Road (former M&amp;S)</b>  <b>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 9 <sup>th</sup> July 2019  Statement of Case submitted. Statement of Common Ground on Affordable Housing submitted. Statement of Common Ground being prepared.	Nathaniel Baker  Manager: John McRory	
<b>423-435 Lordship Lane (Westbury Court)</b>  <b>HGY/2017/3679</b>	Demolition of existing building and erection of part 1, part 5, part 6 and part 7 storey building comprising 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	Appeal submitted. No timetable set.	Chris Smith  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 reps appeal. Council's case being prepared.	Tobias Finlayson  Manager: John McRory	



<b>Kerswell Close</b>	Pocket housing scheme	Inquiry. To be held 20 <sup>th</sup> August.  Statement of Case and Common Ground being prepared.	Chris Smith  Manager: Robbie McNaugher
<b>Appeals Expected</b>			
<b>Ashley Park</b>	Demolition of existing buildings and erection of a part 6, part 8 storey building to provide 97 residential units (Class C3), 131.9 sqm of commercial floorspace (Class A1/A3/B1), new public realm, car and cycle parking and associated works	Application refused at committee in February.  Public Inquiry sought by appellant.	Nat Baker

This page is intentionally left blank

# HARINGEY COUNCIL

## PLANNING COMMITTEE

---

### APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 29/04/2019 AND 17/05/2019

---

#### 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:**

**Recomendation Type codes:**

<b>ADV</b>	<b>Advertisement Consent</b>	<b>GTD</b>	<b>Grant permission</b>
<b>CAC</b>	<b>Conservation Area Consent</b>	<b>REF</b>	<b>Refuse permission</b>
<b>CLDE</b>	<b>Certificate of Lawfulness (Existing)</b>	<b>NOT DEV</b>	<b>Permission not required - Not Development</b>
<b>CLUP</b>	<b>Certificate of Lawfulness (Proposed)</b>	<b>PERM DEV</b>	<b>Permission not required - Permitted</b>
<b>COND</b>	<b>Variation of Condition</b>	<b>PERM REQ</b>	<b>Development</b>
<b>EXTP</b>	<b>Replace an Extant Planning Permission</b>	<b>RNO</b>	<b>Permission required</b>
<b>FUL</b>	<b>Full Planning Permission</b>	<b>ROB</b>	<b>Raise No Objection</b>
<b>FULM</b>	<b>Full Planning Permission (Major)</b>		
<b>LBC</b>	<b>Listed Building Consent</b>		
<b>LCD</b>	<b>Councils Own Development</b>		
<b>LCDM</b>	<b>(Major) Councils Own Development</b>		
<b>NON</b>	<b>Non-Material Amendments</b>		
<b>OBS</b>	<b>Observations to Other Borough</b>		
<b>OUT</b>	<b>Outline Planning Permission</b>		
<b>OUTM</b>	<b>Outline Planning Permission (Major)</b>		
<b>REN</b>	<b>Renewal of Time Limited Permission</b>		
<b>RES</b>	<b>Approval of Details</b>		
<b>TEL</b>	<b>Telecom Development under GDO</b>		
<b>TPO</b>	<b>Tree Preservation Order application works</b>		

London Borough of Haringey

Page 2 of 30

List of applications decided under delegated powers between

29/04/2019 and 17/05/2019

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

Application No: **HGY/2019/0553** Officer: Laina Levassor  
 Decision: REF Decision Date: 30/04/2019  
 Location: 1B Albert Road N22 7AA  
 Proposal: Certificate of Lawfulness for existing use of rear ground floor unit as a self-contained flat.

**CLUP Applications Decided: 2**

Application No: **HGY/2019/1111** Officer: Mercy Oruwari  
 Decision: PERM DEV Decision Date: 15/05/2019  
 Location: 109 Victoria Road N22 7XG  
 Proposal: Certificate of lawfulness for the formation of a rear dormer and roof extension including the insertion of 2 front rooflight.

Application No: **HGY/2019/1198** Officer: Laina Levassor  
 Decision: PERM DEV Decision Date: 01/05/2019  
 Location: 147 Durnsford Road N11 2EL  
 Proposal: Certificate of Lawfulness for proposed hip to gable and rear dormer extension to facilitate a loft conversion.

**FUL Applications Decided: 8**

Application No: **HGY/2018/3153** Officer: Shay Bugler  
 Decision: GTD Decision Date: 09/05/2019  
 Location: Nought Outram Road N22 7AF  
 Proposal: Extensions to the three existing roofs (front, side and roof top level) to the building.

Application No:	<b>HGY/2018/3479</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	13/05/2019
Location:	53 Dukes Avenue N10 2PY		
Proposal:	Excavation of basement and creation of light-well to front elevation.		
Application No:	<b>HGY/2019/0598</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	30/04/2019
Location:	16 Clyde Road N22 7AE		
Proposal:	Construction of a single storey side extension and replacement windows with double glazed timber windows to match existing and replacement rear bay window. New side elevation window on existing ground floor side wall.		
Application No:	<b>HGY/2019/0731</b>	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	29/04/2019
Location:	253 Alexandra Park Road N22 7BJ		
Proposal:	Hip to gable and rear dormer roof extensions; installation of front rooflight; and installation a side window in the proposed gable end.		
Application No:	<b>HGY/2019/0779</b>	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	29/04/2019
Location:	22 Muswell Avenue N10 2EG		
Proposal:	Lower ground floor rear extension with terrace above. Reconfigured windows to rear facade and new door opening onto terrace. Two new dormer windows with rooflights above to rear of roof, and 2 front rooflights.		
Application No:	<b>HGY/2019/0908</b>	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	13/05/2019
Location:	8 Winton Avenue N11 2AT		
Proposal:	Erection of single storey rear extension, replacing existing		
Application No:	<b>HGY/2019/0969</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	09/05/2019
Location:	6 Kendalmer Close N10 2DF		
Proposal:	Construction of garage to front of the site. The proposal involves alterations to the proposed garage approved as part of application HGY/2018/1661.		
Application No:	<b>HGY/2019/1007</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	16/05/2019
Location:	4 Alexandra Park Road N10 2AA		
Proposal:	Proposal to extend existing rear dormer, renew and modify fenestration and additional skylight.		

**NON Applications Decided: 1**

Application No: **HGY/2019/1015** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 17/05/2019  
 Location: 76 Windermere Road N10 2RG  
 Proposal: Non material amendment to works approved under planning application ref. HGY/2018/1656 to amend drawings to; indicate existing land levels and neighbour's existing rear extension at No.78; reduce the height of the parapet by approximately 200m; show that the external boundary/parapet wall would sit within the application site.

**PNE Applications Decided: 2**

Application No: **HGY/2019/0952** Officer: Laina Levassor  
 Decision: PN NOT REQ Decision Date: 02/05/2019  
 Location: 257 Albert Road N22 7XL  
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 5.6m, for which the maximum height would be 3m and for which the height of the eaves would be 2.85m

Application No: **HGY/2019/0982** Officer: Laina Levassor  
 Decision: PN REFUSED Decision Date: 17/05/2019  
 Location: 257 Albert Road N22 7XL  
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 5.8m, for which the maximum height would be 3m and for which the height of the eaves would be 2.85m

**TEL Applications Decided: 2**

Application No: **HGY/2019/0852** Officer: Kwaku Bossman-Gyamera  
 Decision: PN REFUSED Decision Date: 15/05/2019  
 Location: Telecommunications Station near Albert Road Durnsford Road N22 7AQ  
 Proposal: Installation of a streetworks radio base station and associated radio equipment cabinets. The installation of 15 metre high monopole accommodating 6no. antennas within a 580 mm GRP shroud. The installation of 2no. radio equipment cabinets and 1no. electrical meter cabinet together with ancillary development thereto.

Application No: **HGY/2019/1353** Officer: Kwaku Bossman-Gyamera  
 Decision: RNO Decision Date: 17/05/2019  
 Location: Alexandra Park Secondary School Bidwell Gardens N11 2AZ  
 Proposal: 28 Day Notification under the Electronic Communications Code Regulations 2003 (as amended) to utilise permitted development rights for the replacement of 3no. antennas and minor ancillary works

**TPO Applications Decided: 3**

Application No: **HGY/2018/2512** Officer: Matthew Gunning  
 Decision: REF Decision Date: 07/05/2019  
 Location: 2 Parham Way N10 2AT  
 Proposal: Works to trees protected by a TPO (gazetted as Rear Of 123-131 Roseberry Road):  
 2 Lime trees: remove, and replace with (3) number of Betula spp.

Application No: **HGY/2019/0804** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 14/05/2019  
 Location: 60 Grasmere Road N10 2DJ  
 Proposal: Works to tree protected by a TPO: T1 Plane tree - Crown reduction back to historic pruning points.

Application No: **HGY/2019/0821** Officer: Matthew Gunning  
 Decision: REF Decision Date: 07/05/2019  
 Location: 67 Palace Gates Road N22 7BW  
 Proposal: T1 Tilia sp. (Lime) - Fair: Partly pollarded many years ago, 6m from adjacent property, risk of structural problems, overshadows three other gardens, forked at 5m - Phase 1: Pollard at 10m between autumn and spring. Phase 2: Fell and treat stump and suckers one year later.

**Total Applications Decided for Ward: 19**

WARD: **Bounds Green**

**CLUP Applications Decided: 1**

Application No: **HGY/2019/1261** Officer: Laina Levassor  
 Decision: PERM DEV Decision Date: 17/05/2019  
 Location: 2 Portree Close N22 8HD  
 Proposal: Certificate of Lawfulness for proposed single storey rear extension, porch and outbuilding

**FUL Applications Decided: 2**

Application No: **HGY/2019/0832** Officer: Roland Sheldon  
 Decision: REF Decision Date: 29/04/2019  
 Location: 13 Maidstone Road N11 2TR  
 Proposal: Proposed second floor rear extension.

Application No: **HGY/2019/0911** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 15/05/2019  
 Location: 24 Thorold Road N22 8YE  
 Proposal: Formation of rear roof dormer extension and insertion of roof lights to front roof slope

**RES Applications Decided: 1**

Application No: **HGY/2019/1149** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 29/04/2019  
 Location: 33 Maidstone Road N11 2TR  
 Proposal: Approval of details pursuant to condition 3 (external facing and roofing materials) attached to appeal reference Appeal ref APP/Y5420/W/16/3144965 (original Haringey planning reference HGY/2015/2684)

**Total Applications Decided for Ward: 4**

WARD: **Bruce Grove**

**CLUP Applications Decided: 2**

Application No: **HGY/2019/1202** Officer: Laina Levassor  
 Decision: PERM DEV Decision Date: 01/05/2019  
 Location: 9 Whitley Road N17 6RJ  
 Proposal: Certificate of Lawfulness for proposed rear dormer extension to facilitate loft conversion with rooflights.

Application No: **HGY/2019/1207** Officer: Marco Zanelli  
 Decision: PERM DEV Decision Date: 02/05/2019  
 Location: 48 Downhills Avenue N17 6LG  
 Proposal: Certificate of lawfulness for the formation of dormer in rear roof slope with Juliet balcony and installation of two roof lights in front roof slope.

**FUL Applications Decided: 5**

Application No: **HGY/2019/0579** Officer: Jake Atkins  
 Decision: GTD Decision Date: 13/05/2019  
 Location: 110 The Avenue N17 6TG  
 Proposal: Replacement of the existing partially glazed timber front door with a partially glazed composite front door.

Application No: **HGY/2019/0754** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 02/05/2019  
 Location: 58 Downhills Avenue N17 6LG  
 Proposal: Installation of a new solar PV system on the flat roof of the outbuilding.

Application No: **HGY/2019/0903** Officer: Kwaku Bossman-Gyamera  
 Decision: REF Decision Date: 30/04/2019  
 Location: 479-481 High Road N17 6QA  
 Proposal: Change of use of vacant ground floor premises from A 1 (retail) use to a mixed A3/A5 (restaurant and hot food takeaway) use, incorporating replacement shopfront and plant/extract system.

Application No: **HGY/2019/0926** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 14/05/2019  
 Location: 175 The Avenue N17 6JJ  
 Proposal: Erection of single storey ground floor rear extension with alterations to the positioning of raised terrace steps, erection of hip to gable roof extension, erection of rear dormer, insertion of 2 front rooflights.

Application No: **HGY/2019/0945** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 10/05/2019  
 Location: Flat A 49 Lordship Lane N17 6RU  
 Proposal: Erection of proposed single storey ground floor side infill and single storey rear extension.

**RES Applications Decided: 3**

Application No: **HGY/2019/0666** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 02/05/2019  
 Location: 60 Greyhound Road N17 6XW  
 Proposal: Approval of details pursuant to conditions 5 (Construction Logistics Plan), 9 (Air Quality and Dust Management Plan (AQDMP)), 11 (Privacy Screen) and 12 (Air Quality and Dust Management Plan (AQDMP) same as 9 duplicate) attached to planning permission HGY/2018/2921



Application No: **HGY/2019/0763** Officer: Tobias Finlayson  
 Decision: GTD Decision Date: 03/05/2019  
 Location: 5 Bruce Grove N17 6RA  
 Proposal: Partial approval of details pursuant to condition 5 (site investigation and remediation method statement) attached to planning permission HGY/2014/1041

Application No: **HGY/2019/0768** Officer: Tobias Finlayson  
 Decision: GTD Decision Date: 16/05/2019  
 Location: 5 Bruce Grove N17 6RA  
 Proposal: Approval of details pursuant to condition 12 (provision of refuse and waste storage and recycling facilities) attached to planning permission HGY/2014/1041

**TPO Applications Decided: 1**

Application No: **HGY/2019/1044** Officer: Matthew Gunning  
 Decision: REF Decision Date: 07/05/2019  
 Location: Hamilton Place 29A Woodside Gardens N17 6UN  
 Proposal: Works to tree protected by a TPO. T1 Himalayan Pine - to be felled to ensure maximum safety on all parts, as per details on application form

**Total Applications Decided for Ward: 11**WARD: **Crouch End****ADV Applications Decided: 1**

Application No: **HGY/2019/0560** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 13/05/2019  
 Location: Shop 49 Park Road N8 8SY  
 Proposal: Painted mural on shop front.

**CLUP Applications Decided: 1**

Application No: **HGY/2019/0900** Officer: Tania Skelli  
 Decision: PERM DEV Decision Date: 14/05/2019  
 Location: 131 Park Road N8 8JN  
 Proposal: Certificate for loft conversion with two vertical windows on rear elevation and two roof lights on front side roof slope.

**FUL Applications Decided: 8**

Application No: **HGY/2019/0662** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 30/04/2019  
 Location: 11 Russell Road N8 8HN  
 Proposal: Formation of rear dormer and installation of two rooflights to the front slope to create a loft conversion.

Application No: **HGY/2019/0785** Officer: Tania Skelli  
Decision: GTD Decision Date: 30/04/2019  
Location: 19 Felix Avenue N8 9TL  
Proposal: Erection of single storey rear extension and works to combine 2 flats to single-dwelling-house.

Application No: **HGY/2019/0790** Officer: Tania Skelli  
Decision: GTD Decision Date: 30/04/2019  
Location: 17 Felix Avenue N8 9TL  
Proposal: Erection of single storey rear extension to existing single-dwelling-house (Class use C3)

Application No: **HGY/2019/0800** Officer: Tania Skelli  
Decision: GTD Decision Date: 29/04/2019  
Location: 4A Broadway Parade Tottenham Lane N8 9DE  
Proposal: Retrospective application for the retention of a 'juliet' balcony and window on the rear third floor (Class use C3)

Application No: **HGY/2019/0809** Officer: Tania Skelli  
Decision: REF Decision Date: 08/05/2019  
Location: 11 Crescent Road N8 8AZ  
Proposal: Roof alterations and extension to existing single-dwelling-house (Class use C3)

Application No: **HGY/2019/0963** Officer: Tania Skelli  
Decision: GTD Decision Date: 15/05/2019  
Location: 33 Mount View Road N4 4SS  
Proposal: Change of use from offices (B1) to a self-contained residential dwelling (C3). Removal of flue from the front elevation and installation of the replacement flue to the rear, repositioning of foul drainage runs, installation of an air brick and improvement works to the chimney.

Application No: **HGY/2019/0968** Officer: Tania Skelli  
Decision: GTD Decision Date: 16/05/2019  
Location: 33 Weston Park N8 9SY  
Proposal: Installation of sauna within existing garden curtilage (Class use C3).

Application No: **HGY/2019/1069** Officer: Laurence Ackrill  
Decision: GTD Decision Date: 10/05/2019  
Location: 36 Tregaron Avenue N8 9EY  
Proposal: Extension to existing basement area and new front lightwell

**RES Applications Decided: 1**

Application No: **HGY/2019/1252** Officer: Laurence Ackrill  
Decision: GTD Decision Date: 15/05/2019  
Location: Alyn Court Crescent Road N8 8AN  
Proposal: Submission of details pursuant to condition 3 (Samples of materials) of planning permission HGY/2016/0569

**TEL Applications Decided: 1**

Application No: **HGY/2019/1355** Officer: Kwaku Bossman-Gyamera  
 Decision: RNO Decision Date: 17/05/2019  
 Location: Rosebery House 165 Tottenham Lane N8 9BY  
 Proposal: Notification under the Electronic Communications Code Regulations 2003 to utilise permitted development rights for the removal and replacement of the existing APM30H cabinet with an APM590 AC cabinet, measuring 600 x 480 x 700mm, located on the rooftop, the installation of 3No. upgraded antennas located on new support poles on the rooftop, the installation of 1No. GPS unit located on an existing support pole, and ancillary development thereto

**TPO Applications Decided: 1**

Application No: **HGY/2019/1045** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 07/05/2019  
 Location: Hurst Lodge 25 Coolhurst Road N8 8ES  
 Proposal: Works to tree protected by a TPO. T21 Chestnut: reduce the large limb growing to the north by 4m

**Total Applications Decided for Ward: 13**WARD: **Fortis Green****FUL Applications Decided: 4**

Application No: **HGY/2019/0794** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 13/05/2019  
 Location: 65 Hill Road N10 1JE  
 Proposal: Erection of front porch.

Application No: **HGY/2019/0849** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 29/04/2019  
 Location: 478 Archway Road N6 4NA  
 Proposal: Extension and conversion of existing three storey terraced dwelling into two self-contained flats. Proposed single storey full-width and infill extension at rear and associated internal alterations (retrospective application).

Application No: **HGY/2019/0916** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 29/04/2019  
 Location: 94 Creighton Avenue N10 1NT  
 Proposal: Construction of a single storey rear extension with external patio area and alterations to front elevation fenestration.

Application No: **HGY/2019/0936** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 10/05/2019  
 Location: Top Floor Flat, 291 Muswell Hill Broadway N10 1BY  
 Proposal: Installation of two velux style conservation rooflights to the front elevation and the fixing of metal guardings to the front parapet wall.

**NON Applications Decided: 2**

Application No: **HGY/2019/1129** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 10/05/2019  
 Location: 25 Dukes Avenue N10 2PS  
 Proposal: Non-material amendment following a grant of planning permission HGY/2017/2827. Revision to floorplan layouts, amendments to building elevations. Adjustments to the material palette, height and design for the building and boundary wall.

Application No: **HGY/2019/1273** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 14/05/2019  
 Location: 69 Grand Avenue N10 3BS  
 Proposal: Non-material amendment to planning permission HGY/2018/1343. Proposed alteration to render the side and rear extension, to match the rest of the property.

**PNE Applications Decided: 1**

Application No: **HGY/2019/0879** Officer: Laina Levassor  
 Decision: PN NOT REQ Decision Date: 02/05/2019  
 Location: 73 Coppetts Road N10 1JH  
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 5.92m, for which the maximum height would be 2.75m and for which the height of the eaves would be 2.5m.

**RES Applications Decided: 3**

Application No: **HGY/2019/0835** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 14/05/2019  
 Location: 412 Muswell Hill Broadway N10 1DJ  
 Proposal: Approval of details pursuant to conditions 3 (materials), 4 (details of fenestration and shopfront elements), 5 (secure and covered cycle parking facilities), 6 (refuse and waste storage and recycling facilities) & 8 (Central Satellite Dish / Receiving System) attached to planning permission HGY/2018/1402.

Application No: **HGY/2019/0958** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 10/05/2019  
 Location: 17 Aylmer Parade N2 0PE  
 Proposal: Approval of details pursuant to condition 3 (sound insulation) attached to planning permission HGY/2018/3682.

Application No: **HGY/2019/0981** Officer: Christopher Smith  
 Decision: GTD Decision Date: 16/05/2019  
 Location: Coppetts Wood Hospital Coppetts Road N10 1JN  
 Proposal: Approval of details pursuant to condition 5 (Construction Management Plan and Construction Logistics Plan) attached to planning permission HGY/2018/1643.

**TPO Applications Decided: 1**

Application No: **HGY/2019/0829** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 30/04/2019  
 Location: 1 St Martins Terrace 16 Pages Lane N10 1QY  
 Proposal: Works to tree protected by an Area TPO: T1 Oak: crown reduce by up to 20% of branch length, by between 2-3m to balance the crown. Leaving final cuts no greater than 10cm in diameter.

---

**Total Applications Decided for Ward: 11**


---

WARD: **Harringay****CLDE Applications Decided: 1**

Application No: **HGY/2019/1254** Officer: Laina Levassor  
 Decision: GTD Decision Date: 09/05/2019  
 Location: 357 Green Lanes N4 1DZ  
 Proposal: Certificate of Lawfulness for existing use of upper floors of 357 Green Lanes as two self-contained flats.

**CLUP Applications Decided: 1**

Application No: **HGY/2019/1191** Officer: Laina Levassor  
 Decision: PERM DEV Decision Date: 10/05/2019  
 Location: 63 Falkland Road N8 0NS  
 Proposal: Certificate of Lawfulness for proposed rear dormer and outrigger extension to facilitate loft conversion.

**FUL Applications Decided: 5**

Application No: **HGY/2019/0712** Officer: Samuel Uff  
 Decision: GTD Decision Date: 13/05/2019  
 Location: 125 Lothair Road North N4 1ER  
 Proposal: Single storey rear infill to existing property

Application No: **HGY/2019/0777** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 09/05/2019  
 Location: 4 Alroy Road N4 1EF  
 Proposal: Increase in height of existing lower ground floor, creation of front lightwell.

Application No: **HGY/2019/0841** Officer: Tania Skelli  
 Decision: GTD Decision Date: 29/04/2019  
 Location: Flat B 77 Pemberton Road N4 1AX  
 Proposal: Erection of single-storey rear extension to existing flat (Class use C3)

Application No: **HGY/2019/0859** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 29/04/2019  
 Location: 61 Cavendish Road N4 1RR  
 Proposal: Erection of part single, part two-storey rear extension.

Application No: **HGY/2019/0995** Officer: Gareth Prosser  
 Decision: GTD Decision Date: 15/05/2019  
 Location: 655 Green Lanes N8 0QY  
 Proposal: Proposed conversion of 655A & 655 upper levels from residential units to a House of Multiple Occupancy.

**PNE Applications Decided: 2**

Application No: **HGY/2019/0496** Officer: Laina Levassor  
 Decision: PN NOT REQ Decision Date: 01/05/2019  
 Location: 61 Cavendish Road N4 1RR  
 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 3.201m and for which the height of the eaves would be 2.3/2.907m.

Application No: **HGY/2019/0913** Officer: Laina Levassor  
 Decision: PN REFUSED Decision Date: 29/04/2019  
 Location: 98 Hewitt Road N8 0BN  
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.5m and for which the height of the eaves would be 2.5m.

**RES Applications Decided: 1**

Application No: **HGY/2019/0421** Officer: Tobias Finlayson  
 Decision: GTD Decision Date: 17/05/2019  
 Location: 590-598 Green Lanes N8 0RA  
 Proposal: Approval of details pursuant to condition 23 (piling method statement) attached to planning permission HGY/2016/1807.

**TEL Applications Decided: 1**

Application No: **HGY/2019/1352** Officer: Kwaku Bossman-Gyamera  
 Decision: RNO Decision Date: 17/05/2019  
 Location: Wilmott Dixon Building Hampden Road N8 0HG  
 Proposal: Notification under the Electronic Communications Code Regulations 2003 to utilise permitted development rights for the proposed installation comprises: the installation of 6no. antennas 3no. ERS Modules, 6no. Remote Radio Units (RRU's), 2no. 300mm transmission dishes, 2no. equipment cabinets and ancillary development thereto.

**Total Applications Decided for Ward: 11**WARD: **Highgate****FUL Applications Decided: 3**

Application No: **HGY/2019/0842** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 10/05/2019  
 Location: 23 Stormont Road N6 4NS  
 Proposal: Part demolition of the existing rear extension and tennis court, construction of a new entrance porch, a ground floor single storey rear and side extension, erection of 2 rear outbuildings and fencing.

Application No: **HGY/2019/0909** Officer: Laurence Ackrill  
 Decision: REF Decision Date: 13/05/2019  
 Location: 2 Hornsey Lane Gardens N6 5PB  
 Proposal: Extension of existing basement area.

Application No: **HGY/2019/0933** Officer: Laurence Ackrill  
 Decision: REF Decision Date: 08/05/2019  
 Location: Shop 214 Archway Road N6 5AX  
 Proposal: Conversion of basement into a 1 person studio flat.

**NON Applications Decided: 1**

Application No: **HGY/2019/0988** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 30/04/2019  
 Location: 5 View Road N6 4DJ  
 Proposal: Non-material amendment following a grant of planning permission HGY/2019/0029 to omit roof overhang, amend roofing material to EDPM with sedum covering, and make minor location adjustment.

**TEL Applications Decided: 1**

Application No: **HGY/2019/0967** Officer: Kwaku Bossman-Gyamera  
 Decision: RNO Decision Date: 02/05/2019  
 Location: Alexander House Hillcrest N6 4HL  
 Proposal: Notification under the Electronic Communications Code Regulations 2003 (as amended) to utilise permitted development rights for the removal of existing 3no Telefonica antennas (height to top: 2no at 17.9m; 1no at 18.7m) to be replaced with proposed 3no Telefonica antennas (height to top: 2no at 18.2m; 1no at 18.7m) on existing support poles, and ancillary development thereto to include the addition of proposed 15no Telefonica Remote Radio Units and 3no Power Supply Units mounted on existing support poles and addition of proposed GPS module mounted on support pole

**TPO Applications Decided: 4**

Application No: **HGY/2019/0412** Officer: Matthew Gunning  
 Decision: REF Decision Date: 30/04/2019  
 Location: 14 Denewood Road N6 4AJ  
 Proposal: Works to tree protected by the London Borough Of Haringey (14 Denewood Road, N6) Tree Preservation Order 1984:  
 T1 - Eucalyptus - fell to ground level as causing excessive shade both to clients garden and the adjoining allotment at rear of garden. This tree has also had recent large limb failures and a brand new house has been recently constructed very close to the tree. Plant a more suitable species not so close to the boundaries.

Application No: **HGY/2019/0744** Officer: Matthew Gunning  
 Decision: REF Decision Date: 07/05/2019  
 Location: 30 Southwood Lane N6 5EB  
 Proposal: Works to tree protected by a TPO: 1 x Lime tree in front garden: fell, as causing structural damage. To be replaced with small ornamental specimen

Application No: **HGY/2019/0825** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 07/05/2019  
 Location: 54 North Hill N6 4RH

Proposal: Works to trees protected by a Group TPO  
Prune the following property items: TG1 Holm Oak group & TG2 Holm Oak group - Clean to remove all dead, diseased and broken branches 2 centimetres in diameter and larger throughout crown to improve health and appearance and reduce risk of branch failure. Raise lower branches to a height of 6-7 metres to improve clearance over road. Thin crown to remove approximately 10% of live branches to reduce branch density between 1 and 2 centimetres in diameter. Reduce crown height by approximately 2-3 metres to reduce risk of branch, stem and/or root failure. Reduce crown spread road side by approximately 5-6 metres to reduce risk of branch, stem and/or root failure.

Application No: **HGY/2019/1071** Officer: Matthew Gunning

Decision: REF Decision Date: 13/05/2019

Location: Somerlese Courtenay Avenue N6 4LP

Proposal: Works to tree protected by an Area TPO: T1 Oak - fell to ground level and replant with 2 x Sessile Oak

**Total Applications Decided for Ward: 9**

WARD: **Hornsey**

**ADV Applications Decided: 1**

Application No: **HGY/2019/1053** Officer: Roland Sheldon

Decision: GTD Decision Date: 17/05/2019

Location: 42-46 High Street N8 7NX

Proposal: Erection of replacement fascia signs.

**FUL Applications Decided: 4**

Application No: **HGY/2019/0706** Officer: Tania Skelli

Decision: GTD Decision Date: 29/04/2019

Location: 48 Rathcoole Avenue N8 9NA

Proposal: Rear roof extension, 3 velux windows to front roof slope and reconfiguration of rear ground floor extension (Class use C3)

Application No: **HGY/2019/0914** Officer: Laurence Ackrill

Decision: GTD Decision Date: 07/05/2019

Location: 1H Harold Road N8 7DE

Proposal: Construction of a single storey outbuilding following the removal of an existing shed.

Application No: **HGY/2019/0920** Officer: Laurence Ackrill

Decision: GTD Decision Date: 30/04/2019

Location: 37 Rosebery Gardens N8 8SH

Proposal: Construction of a single storey rear extension.

Application No: **HGY/2019/1046** Officer: Roland Sheldon

Decision: GTD Decision Date: 17/05/2019

Location: 42-46 High Street N8 7NX

Proposal: Alterations to shopfronts and change of use of no. 42 from Yoga Studio to Use Class D1.



**RES Applications Decided: 1**

Application No: **HGY/2019/0448** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 03/05/2019  
 Location: Land rear of 81-83 Nightingale Lane N8 7QY  
 Proposal: Approval of details pursuant to condition 3 (materials) and condition 4 (details of all enclosures around the site boundary) attached to planning permission HGY/2018/3070

**Total Applications Decided for Ward: 6**WARD: **Muswell Hill****FUL Applications Decided: 3**

Application No: **HGY/2019/0833** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 30/04/2019  
 Location: 91 Woodland Rise N10 3UN  
 Proposal: Single storey ground floor rear and side extension, replacing an existing rear extension and conservatory.

Application No: **HGY/2019/0905** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 14/05/2019  
 Location: 92 Barrington Road N8 8QX  
 Proposal: Construction of a single storey rear side extension and replacement of rear bay window with sliding patio doors.

Application No: **HGY/2019/0906** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 30/04/2019  
 Location: 7 Rookfield Avenue N10 3TS  
 Proposal: Demolition of existing small single storey lean-to and construction of a single storey rear extension.

**LBC Applications Decided: 1**

Application No: **HGY/2019/0957** Officer: Tania Skelli  
 Decision: GTD Decision Date: 10/05/2019  
 Location: Everyman Cinema Fortis Green Road N10 3HP  
 Proposal: Installation of internal plant, comprising air recirculation system together with connecting ductwork (Class use D2)

**NON Applications Decided: 1**

Application No: **HGY/2019/0985** Officer: Tania Skelli  
 Decision: GTD Decision Date: 03/05/2019  
 Location: 68 Church Crescent N10 3NE  
 Proposal: Non-material amendment following a grant of planning permission ref. HGY/2018/ 1134 dated 13th June 2018 for the change of use from 3 flats back to single family dwelling including extensions and alterations; namely to replace the existing flat roof over rear 1st floor bay with balcony and window changed to glazed door and added balustrade.

**Total Applications Decided for Ward: 5**WARD: **Noel Park**

**FUL Applications Decided: 9**

Application No:	<b>HGY/2019/0486</b>	Officer:	Shay Bugler
Decision:	GTD	Decision Date:	16/05/2019
Location:	17 Courcy Road N8 0QH		
Proposal:	Change of use from a car garage (B2 use) to business use (B1) with first floor mezzanine space created from roof extension.		
Application No:	<b>HGY/2019/0681</b>	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	03/05/2019
Location:	6 Burghley Road N8 0QE		
Proposal:	Proposed single storey side to rear infill extension.		
Application No:	<b>HGY/2019/0699</b>	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	09/05/2019
Location:	23 Coleraine Road N8 0QJ		
Proposal:	Change of Use from a dwelling house (Use Class C3) to a small-scale house in multiple occupation for no more than 6 residents (Use Class C4) including a loft conversion with rear dormer extension.		
Application No:	<b>HGY/2019/0751</b>	Officer:	Jake Atkins
Decision:	GTD	Decision Date:	03/05/2019
Location:	70 Alexandra Road N8 0LJ		
Proposal:	Proposed rear and side extension to the kitchen/dining area at the rear of the existing property.		
Application No:	<b>HGY/2019/0824</b>	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	08/05/2019
Location:	10 Brampton Park Road N22 6BG		
Proposal:	Erection of rear single storey ground floor side extension, provision of first floor roof terrace with privacy screen, conversion of property from 8-room HMO/studio flats into 3 self-contained flats, sub-division of garden to provide amenity space.		
Application No:	<b>HGY/2019/0847</b>	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	07/05/2019
Location:	27 Alexandra Road N8 0PL		
Proposal:	Single storey side and rear extensions.		
Application No:	<b>HGY/2019/0869</b>	Officer:	Kwaku Bossman-Gyamera
Decision:	REF	Decision Date:	08/05/2019
Location:	Flat A 91 High Road N22 6BB		
Proposal:	Internal alterations to existing HMO and proposed second floor rear extension.		
Application No:	<b>HGY/2019/0941</b>	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	10/05/2019
Location:	8 The Avenue N8 0JR		
Proposal:	Conversion of semi detached dwelling to 1x3 bed flat, 1x2bed, 1x1bed, ground floor extension, garden studio and associated waste and cycle storage to front.		

Application No: **HGY/2019/1167** Officer: Gareth Prosser  
 Decision: REF Decision Date: 15/05/2019  
 Location: 162 High Road N22 6AW  
 Proposal: Alterations to existing canopy to front of building, including reduction in size and levelling.

**RES Applications Decided: 3**

Application No: **HGY/2019/0573** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 13/05/2019  
 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 30 (Noise and Vibration Report) attached to planning permission HGY/2017/3117. Partial discharge of condition 30 in relation to Blocks A1-A4 and Blocks B1-B4 only

Application No: **HGY/2019/0915** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 02/05/2019  
 Location: 89 Gladstone Avenue N22 6JY  
 Proposal: Approval of details pursuant to condition 3 (materials) attached to planning permission HGY/2019/0219

Application No: **HGY/2019/0946** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 17/05/2019  
 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 34 (Meanwhile and interim uses) partial discharge in relation to A and B blocks only attached to planning permission HGY/2017/3117.

**Total Applications Decided for Ward: 12**WARD: **Northumberland Park****CLUP Applications Decided: 3**

Application No: **HGY/2019/1063** Officer: Gareth Prosser  
 Decision: PERM DEV Decision Date: 30/04/2019  
 Location: 14 Foyle Road N17 0NL  
 Proposal: Certificate of lawfulness: Rear dormer window

Application No: **HGY/2019/1182** Officer: Laina Levassor  
 Decision: PERM REQ Decision Date: 15/05/2019  
 Location: 4 Lordship Lane N17 8NA  
 Proposal: Certificate of Lawfulness for proposed single storey rear extension

Application No: **HGY/2019/1270** Officer: Laurence Ackrill  
 Decision: PERM DEV Decision Date: 13/05/2019  
 Location: 17 St Pauls Road N17 0NB  
 Proposal: Certificate of lawfulness (proposed use) for outbuilding in rear of garden

**FUL Applications Decided: 4**

Application No:	<b>HGY/2019/0817</b>	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	29/04/2019
Location:	Unit 3 Brunswick Square N17 8ES		
Proposal:	Increase in height of the existing mansard roof and the insertion of dormer windows to create an additional storey in order to provide customer welfare facilities ancillary to the existing wedding designer business occupying the building.		
Application No:	<b>HGY/2019/0866</b>	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	07/05/2019
Location:	Flat A 6 Ruskin Road N17 8ND		
Proposal:	Erection of single storey rear extension in line with the approved application HGY/2014/2229.		
Application No:	<b>HGY/2019/0991</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	03/05/2019
Location:	14 Foyle Road N17 0NL		
Proposal:	Proposed ground floor side infill extension and all associated works at 14 Foyle Road		
Application No:	<b>HGY/2019/1025</b>	Officer:	Neil McClellan
Decision:	GTD	Decision Date:	09/05/2019
Location:	645 and 647A High Road N17 8AA		
Proposal:	Single storey rear extension and use of premises as a large house in multiple occupation (sui generis) for 8 persons.		

**TEL Applications Decided: 1**

Application No:	<b>HGY/2019/1356</b>	Officer:	Kwaku Bossman-Gyamera
Decision:	RNO	Decision Date:	17/05/2019
Location:	Charles House Love Lane N17 8DB		
Proposal:	Notification under the Electronic Communications Code Regulations 2003 (as amended) to utilise permitted development rights for replacement antennas, and associated ancillary development.		

**Total Applications Decided for Ward: 8**WARD: **St Anns****CLUP Applications Decided: 1**

Application No:	<b>HGY/2019/1005</b>	Officer:	Laina Levassor
Decision:	PERM DEV	Decision Date:	08/05/2019
Location:	Left Flat 79 Etherley Road N15 3AT		
Proposal:	Certificate of Lawfulness for proposed rear dormer and outrigger extension to facilitate a loft conversion.		

**FUL Applications Decided: 3**

Application No: **HGY/2019/0826** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 29/04/2019  
 Location: 249-251 West Green Road N15 5ED

Proposal: Removal of two front windows on ground floor, to be replaced with two new door access at 249-251 West Green Road.

Application No: **HGY/2019/0843** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 03/05/2019  
 Location: 119 Haringay Road N15 3HP

Proposal: Single storey rear wrap around extension and front dormer width increased.

Application No: **HGY/2019/0993** Officer: Gareth Prosser  
 Decision: GTD Decision Date: 13/05/2019  
 Location: Left Flat 79 Etherley Road N15 3AT

Proposal: Erection of ground floor rear extension.

**RES Applications Decided: 2**

Application No: **HGY/2018/2509** Officer: Christopher Smith  
 Decision: GTD Decision Date: 14/05/2019  
 Location: St Anns General Hospital St Anns Road N15 3TH

Proposal: Approval of details pursuant to condition 4 (details of finish to northern wall and proposed new northern wall entrances/openings within Phases 1 and 2) attached to planning permission HGY/2018/0382.

Application No: **HGY/2019/0939** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 09/05/2019  
 Location: 2 Cleveland Gardens N4 1LN

Proposal: Approval of details pursuant to condition 12 (Air Quality and Dust Management Plan) attached to planning permission HGY/2018/2720

**Total Applications Decided for Ward: 6**

WARD: **Seven Sisters**

**CLDE Applications Decided: 1**

Application No: **HGY/2019/1052** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 08/05/2019  
 Location: 27A Eade Road N4 1DJ

Proposal: Certificate of lawfulness: existing use. 5 self-contained flats

**CLUP Applications Decided: 1**

Application No: **HGY/2019/1277** Officer: Marco Zanelli  
 Decision: PERM DEV Decision Date: 16/05/2019  
 Location: 76 Beechfield Road N4 1PE

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

**FUL Applications Decided: 10**

Application No:	<b>HGY/2019/0548</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	03/05/2019
Location:	523 Seven Sisters Road N15 6EP		
Proposal:	Roof extensions including a new pitched roof with front gable over the flat roof of the existing 2nd floor bridge section, and linked rear dormer windows over existing and new roof sections, first floor infill of undercroft, first floor side infill extension to side of existing 2-storey rear extension and the reconfiguration and extension of the 4 no. existing residential units to create 4 no. larger self-contained residential units comprising 2 no. 2-bed flats and 2 no. studio flats.		
Application No:	<b>HGY/2019/0686</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	09/05/2019
Location:	117 Gladesmore Road N15 6TL		
Proposal:	Erection of ground floor wrap-around extension		
Application No:	<b>HGY/2019/0756</b>	Officer:	Sarah Madondo
Decision:	REF	Decision Date:	08/05/2019
Location:	30 Plevna Crescent N15 6DN		
Proposal:	Erection of three storey side extension.		
Application No:	<b>HGY/2019/0795</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	30/04/2019
Location:	75 Wellington Avenue N15 6AX		
Proposal:	Erection of a ground floor rear extension.		
Application No:	<b>HGY/2019/0799</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	30/04/2019
Location:	61 Wargrave Avenue N15 6UH		
Proposal:	Erection of a ground floor rear extension.		
Application No:	<b>HGY/2019/0819</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	10/05/2019
Location:	9-11 Hillside Road N15 6LU		
Proposal:	Erection of ground floor side infill extension.		
Application No:	<b>HGY/2019/0838</b>	Officer:	Kwaku Bossman-Gyamera
Decision:	REF	Decision Date:	03/05/2019
Location:	Store adjoining 2 Frinton Road N15 6NH		
Proposal:	Formation of new two bedroom residential dwelling house on former scrap yard.		

Application No: **HGY/2019/0845** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 02/05/2019  
 Location: 1 Howard Road N15 6NL  
 Proposal: Erection of a ground floor single storey rear side-return extension.

Application No: **HGY/2019/0923** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 15/05/2019  
 Location: 158 Varray Road N15 6HA  
 Proposal: Erection of a rear facing dormer roof extension

Application No: **HGY/2019/0954** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 13/05/2019  
 Location: 161 Gladesmore Road N15 6TJ  
 Proposal: Erection of a type 2 loft extension.

**NON Applications Decided: 1**

Application No: **HGY/2019/1279** Officer: Neil McClellan  
 Decision: GTD Decision Date: 17/05/2019  
 Location: 6 Rostrevor Avenue N15 6LR  
 Proposal: Application for a Non-Material Amendment to planning permission reference HGY/2018/2361 which granted permission for the 'Addition of a pitched roof on to the existing type 2 flat roof loft extension to create a typ-3 loft extension'. The amendment sought is the addition of a third rooflight to the approved front elevation.

**PNE Applications Decided: 2**

Application No: **HGY/2019/0883** Officer: Laina Levassor  
 Decision: PNR Decision Date: 02/05/2019  
 Location: 63 Wargrave Avenue N15 6UH  
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.6m and for which the height of the eaves would be 3m

Application No: **HGY/2019/1075** Officer: Laina Levassor  
 Decision: PN NOT REQ Decision Date: 17/05/2019  
 Location: 70 Lealand Road N15 6JT  
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m.

**Total Applications Decided for Ward: 15**WARD: **Stroud Green****CLUP Applications Decided: 1**

Application No: **HGY/2019/1132** Officer: Jake Atkins  
 Decision: PERM REQ Decision Date: 30/04/2019  
 Location: 35 Quernmore Road N4 4QT  
 Proposal: Certificate of lawfulness to enlarge and extend existing garage at rear of property for use as a studio and store, for domestic use by householder

**FUL Applications Decided: 4**

Application No: **HGY/2019/0524** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 10/05/2019  
 Location: 60, 60a & 60b Stapleton Hall Road N4 3QG  
 Proposal: Erection of single storey side and rear extensions, replacing existing, and replacement of first floor rear extension to same size and location as existing.

Application No: **HGY/2019/0650** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 10/05/2019  
 Location: Flats 1, 2 & 3 24 Stapleton Hall Road N4 3QD  
 Proposal: Works to all three flats: Flat 1 at ground floor - Rear ground floor side infill extension with roof light, addition of rear sliding doors. Flat 2 at first floor - addition of bedroom. Currently 1-bedroom flat. Proposed increase to 2-bedroom flat (3 person). Addition of 2no. windows, removal of 1no. window. Flat 3 at second floor - loft conversion with rear dormer and 2no. low profile roof lights to front roof slope. Currently 1-bedroom flat. Proposed increase to 2-bedroom flat (3 person).

Application No: **HGY/2019/0840** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 03/05/2019  
 Location: Top Floor Flat 24 Albany Road N4 4RJ  
 Proposal: Removal of 1 rooflight and insertion of 2 side rooflights and 1 rear rooflight.

Application No: **HGY/2019/1073** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 16/05/2019  
 Location: Ground Floor Flat 59 Mayfield Road N8 9LL  
 Proposal: Construction of a side infill and rear single storey extension.

**NON Applications Decided: 1**

Application No: **HGY/2019/1310** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 17/05/2019  
 Location: 17 Lancaster Road N4 4PJ  
 Proposal: Non-material amendment following a grant of planning permission HGY/2018/1292 involving narrowing gutter at eaves level and re-configuration of the rear elevation.

**Total Applications Decided for Ward: 6**WARD: **Tottenham Green****FUL Applications Decided: 10**



Application No:	<b>HGY/2018/3251</b>	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	14/05/2019
Location:	45 Roslyn Road N15 5JB		
Proposal:	Proposed work to existing dormer on main roof and outrigger, including external materials.		
Application No:	<b>HGY/2019/0733</b>	Officer:	Jake Atkins
Decision:	GTD	Decision Date:	30/04/2019
Location:	84 Beaconsfield Road N15 4SJ		
Proposal:	Replacement of existing partially glazed timber door with a new partially glazed timber door.		
Application No:	<b>HGY/2019/0734</b>	Officer:	Jake Atkins
Decision:	GTD	Decision Date:	30/04/2019
Location:	115 Beaconsfield Road N15 4SH		
Proposal:	Replacement of existing partially glazed timber door with a new partially glazed timber door.		
Application No:	<b>HGY/2019/0735</b>	Officer:	Jake Atkins
Decision:	GTD	Decision Date:	30/04/2019
Location:	131 Beaconsfield Road N15 4SH		
Proposal:	Replacement of partially glazed timber door.		
Application No:	<b>HGY/2019/0736</b>	Officer:	Jake Atkins
Decision:	GTD	Decision Date:	30/04/2019
Location:	19 Beaconsfield Road N15 4SH		
Proposal:	Replacement of partially glazed timber door.		
Application No:	<b>HGY/2019/0738</b>	Officer:	Jake Atkins
Decision:	GTD	Decision Date:	30/04/2019
Location:	50 Beaconsfield Road N15 4SJ		
Proposal:	Replacement of existing timber door.		
Application No:	<b>HGY/2019/0783</b>	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	07/05/2019
Location:	631 Seven Sisters Road N15 5LE		
Proposal:	Erection of a single storey and part two storey infill side extension , the addition of 1x1 bedroom self-contained flat and reconfiguration of existing 1x4 bed self-contained flat into three self-contained flats.		
Application No:	<b>HGY/2019/0876</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	29/04/2019
Location:	Flat A 19 West Green Road N15 5BX		
Proposal:	Erection of new rear dormer		

Application No: **HGY/2019/0884** Officer: Gareth Prosser  
 Decision: REF Decision Date: 30/04/2019  
 Location: Flat 2 72 Lansdowne Road N17 9XL  
 Proposal: Roof extension comprising construction of rear dormer and insertion of 3 No rooflights to front roofslope to facilitate conversion of loftspace into habitable use to convert existing first floor residential unit into 2 self contained 1-bedroomed residential units.

Application No: **HGY/2019/0925** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 14/05/2019  
 Location: 8 Ashmount Road N15 4DD  
 Proposal: Single storey rear extension with a side infill

**RES Applications Decided: 2**

Application No: **HGY/2019/0195** Officer: Christopher Smith  
 Decision: GTD Decision Date: 02/05/2019  
 Location: 39a Markfield Road N15 4QF  
 Proposal: Approval of details pursuant to condition 5 (details of loading, unloading (and turning) of vehicles) attached to planning permission HGY/2016/1377.

Application No: **HGY/2019/0353** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 14/05/2019  
 Location: Mono House 50-56 Lawrence Road N15 4EG  
 Proposal: Approval of details pursuant to condition 14 (flue details) attached to planning permission HGY/2018/0120.

**Total Applications Decided for Ward: 12**WARD: **Tottenham Hale****ADV Applications Decided: 1**

Application No: **HGY/2019/0861** Officer: James Hughes  
 Decision: GTD Decision Date: 03/05/2019  
 Location: Land adjacent to Watermead Way, The Hale and Ashley Road N17  
 Proposal: An application for the temporary display of advertisements at Land adjacent to Ashley Road, Watermead Way and The Hale, Tottenham Hale ("the Site"). The proposed signage comprises advertisements affixed to construction hoarding to be erected around the 'Ashley Road East' and 'Ashley Road West' plots of the Tottenham Hale Centre development. The signage is proposed to be in place for a temporary period from 22nd April 2019 until October 2021.

**CLUP Applications Decided: 4**

Application No: **HGY/2019/1145** Officer: Marco Zanelli  
 Decision: PERM DEV Decision Date: 29/04/2019  
 Location: 123 Dowsett Road N17 9DL  
 Proposal: Certificate of lawfulness for the formation of rear dormer extension and hip-to-gable roof alteration and insertion of 2 x rooflights to the front roofslope.

Application No: **HGY/2019/1178** Officer: Laina Levassor  
 Decision: PERM DEV Decision Date: 30/04/2019  
 Location: 23 Halefield Road N17 9XR  
 Proposal: Certificate of Lawfulness for proposed replacement of existing aluminium framed windows with uPVC.

Application No: **HGY/2019/1214** Officer: Marco Zanelli  
 Decision: PERM DEV Decision Date: 02/05/2019  
 Location: 25 Dowsett Road N17 9DA  
 Proposal: Certificate of lawfulness for the formation of dormer in rear roof slope and installation of two roof lights in front roof slope.

Application No: **HGY/2019/1296** Officer: Jon Skapoullis  
 Decision: PERM DEV Decision Date: 17/05/2019  
 Location: 40 Buller Road N17 9BH  
 Proposal: Certificate of lawfulness for proposed rear dormer and insertion of 2 x rooflights to the front roofslope.

**COND Applications Decided: 1**

Application No: **HGY/2019/0962** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 13/05/2019  
 Location: Units 21-23 Milmead Industrial Centre, Mill Mead Road N17 9QU  
 Proposal: Variation of a condition 2 (approved drawings) of planning permission reference: HGY/2017/1242 granting permission for an extension and alteration of the building's existing roof. The variation seeks to replace the approved flat roof with a pitched roof with a ridge of the same height as the approved flat roof.

**FUL Applications Decided: 2**

Application No: **HGY/2019/0092** Officer: Gareth Prosser  
 Decision: GTD Decision Date: 10/05/2019  
 Location: Land rear of 678-682 N17  
 Proposal: Erection of three storey building to provide 3 x residential units (1 x 1 bed, 1 x 2 bed & 1 x 3 bed self-contained flats).

Application No: **HGY/2019/0885** Officer: Gareth Prosser  
 Decision: GTD Decision Date: 02/05/2019  
 Location: 125 Poynton Road N17 9SJ  
 Proposal: Erection of single storey rear extension.

**LCD Applications Decided: 1**

Application No: **HGY/2019/0695** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 09/05/2019  
 Location: 3 Heathway Villas Dowsett Road N17 9DD  
 Proposal: Erection of a single storey rear extension

**NON Applications Decided: 1**

Application No: **HGY/2017/2400** Officer: James Hughes  
 Decision: GTD Decision Date: 29/04/2019  
 Location: 1 Station Square Station Road N17 9JZ  
 Proposal: Amendments to the definitions within Clause 1 of the signed Section 106 as well as the insertion of a new Clause 3.2(iii).

**PNE Applications Decided: 1**

Application No: **HGY/2019/0932** Officer: Laina Levassor  
 Decision: PN REFUSED Decision Date: 30/04/2019  
 Location: 53 Holcombe Road N17 9AR  
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

**RES Applications Decided: 5**

Application No: **HGY/2019/0491** Officer: Tobias Finlayson  
 Decision: GTD Decision Date: 17/05/2019  
 Location: 168 Park View Road N17 9BL  
 Proposal: Approval of details pursuant to condition 6b (Risk Assessment) attached to planning permission HGY/2015/3398, as amended by HGY/2017/2512

Application No: **HGY/2019/0711** Officer: Neil McClellan  
 Decision: GTD Decision Date: 02/05/2019  
 Location: Bridge 1393 River Lea Crossing N15  
 Proposal: Approval of details pursuant to conditions 3 (monitoring and maintenance plan in respect of contamination), 4 (remediation strategy), 7 (scheme for managing any borehole installed for the investigation of soils, groundwater or geotechnical purposes), 8 (detailed lighting scheme) & 9 (Construction Environmental Management Plan) attached to planning permission HGY/2017/1761.

Application No: **HGY/2019/0877** Officer: Nathaniel Baker  
 Decision: GTD Decision Date: 01/05/2019  
 Location: Harris Academy Tottenham Ashley Road N17 9DP  
 Proposal: Approval of details pursuant to Condition 15 (Flood Risk Management Plan) attached to planning permission HGY/2018/0745.

Application No: **HGY/2019/0959** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 17/05/2019  
 Location: 70 Poynton Road N17 9SP  
 Proposal: Approval of details pursuant to conditions 3 (secure and covered cycle parking facilities) attached to planning permission HGY/2018/3579.

Application No: **HGY/2019/1212** Officer: Nathaniel Baker  
 Decision: GTD Decision Date: 14/05/2019  
 Location: Strategic Development Partnership (SDP) Sites Welbourne, North Island, Ferry Island, Ashley Road East and Ashley Road West Station Road N17  
 Proposal: Approval of details pursuant to condition E33 (Ecological Appraisal) relating to Plot E (Ashley Road East) attached to planning permission HGY/2018/2223.

**TEL Applications Decided: 2**

Application No: **HGY/2019/0964** Officer: Kwaku Bossman-Gyamera  
 Decision: RNO Decision Date: 02/05/2019  
 Location: Tottenham Telephone Exchange Reform Row N17 9SZ  
 Proposal: Notification under the Electronic Communications Code Regulations 2003 (as amended) to utilise permitted development rights for the removal and replacement of three antennas at a height of 24.8 metres, the removal and replacement of three remote radio head units at a height of 24.8 metres, the addition of one GPS antenna at 25.6m and the addition of nine remote radio head units at 24.8 metres on the existing BT Exchange rooftop.

Application No: **HGY/2019/1350** Officer: Kwaku Bossman-Gyamera  
 Decision: RNO Decision Date: 17/05/2019  
 Location: Tottenham Telephone Exchange Reform Row N17 9SZ  
 Proposal: 28 Day Notification under the Electronic Communications Code Regulations 2003 (as amended) to utilise permitted development rights for removal of 3 antennae, installation of 3 antennae, 6 ERS Units and 1 GPS Module, and ancillary works including feeders, safety and equipment cabinet refresh works

**Total Applications Decided for Ward: 18**

WARD: **West Green**

**CLUP Applications Decided: 1**

Application No: **HGY/2019/1055** Officer: Mercy Oruwari  
 Decision: PERM DEV Decision Date: 08/05/2019  
 Location: 56 Downhills Park Road N17 6PB  
 Proposal: Certificate of lawfulness for the formation of a rear dormer and hip to gable extension including a Juliet balcony and rear elevation window- proposed use

**FUL Applications Decided: 6**

Application No: **HGY/2019/0773** Officer: Neil McClellan  
 Decision: GTD Decision Date: 29/04/2019  
 Location: 26 Carlingford Road N15 3EH  
 Proposal: New loft extension and rear dormer including hip to gable alteration to roof.

Application No: **HGY/2019/0943** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 14/05/2019  
 Location: 33 Stanmore Road N15 3PR  
 Proposal: Erection of a new dwelling house attached to the end of existing Victorian terrace .

Application No: **HGY/2019/0956** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 17/05/2019  
 Location: Left Flat A 177 Langham Road N15 3LP  
 Proposal: Single storey rear extension

Application No: **HGY/2019/1004** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 15/05/2019  
 Location: 159 Higham Road N17 6NX  
 Proposal: Erection of a first floor rear and side extension

Application No: **HGY/2019/1011** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 13/05/2019  
 Location: Kane House 270-274 West Green Road N15 3QR  
 Proposal: Erection of a recessed roof extension to form an additional storey containing 2 x 2 bedroom flats

Application No: **HGY/2019/1038** Officer: Laurence Ackrill  
 Decision: REF Decision Date: 14/05/2019  
 Location: Kane House 270-274 West Green Road N15 3QR  
 Proposal: Conversion of existing office at ground level to 2 new residential units

**LCD Applications Decided: 1**

Application No: **HGY/2019/0997** Officer: Jake Atkins  
 Decision: GTD Decision Date: 02/05/2019  
 Location: 18 Lympne Gloucester Road N17 6LU  
 Proposal: Replacement windows and doors

**RES Applications Decided: 1**

Application No: **HGY/2019/1097** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 03/05/2019  
 Location: Keston Centre Keston Road N17 6PW  
 Proposal: Approval of details pursuant to condition 26 (storage and collection of refuse) attached to planning permission HGY/2016/3309

**TEL Applications Decided: 1**

Application No: **HGY/2019/0965** Officer: Kwaku Bossman-Gyamera  
 Decision: RNO Decision Date: 02/05/2019  
 Location: Barber Wilson and Co Ltd Crawley Road N22 6AH  
 Proposal: Notification under the Electronic Communications Code Regulations 2003 to utilise permitted development rights for the removal of existing 3no Telefonica antennas (height to top 11.6m) to be replaced with proposed 3no Telefonica antennas (height to top 11.6m) on stub tower headframe, and ancillary development thereto to include the addition of proposed 15no Telefonica Remote Radio Units fixed to handrail at base of tower and addition of proposed Telefonica GPS module fixed to headframe above antennas

**Total Applications Decided for Ward: 10**WARD: **White Hart Lane****CLUP Applications Decided: 1**

Application No: **HGY/2019/1110** Officer: Mercy Oruwari  
 Decision: PERM DEV Decision Date: 15/05/2019  
 Location: 291 The Roundway N17 7AJ  
 Proposal: Certificate of lawfulness: for use of part of the property as an operating centre for a taxi hire business - proposed use

**FUL Applications Decided: 2**

Application No: **HGY/2019/0776** Officer: Neil McClellan  
 Decision: REF Decision Date: 30/04/2019  
 Location: 103 Norfolk Avenue N13 6AL  
 Proposal: Erecting of single storey rear extension to the existing dwelling projecting 5m from the back wall.

Application No: **HGY/2019/1060** Officer: Gareth Prosser  
 Decision: GTD Decision Date: 15/05/2019  
 Location: 211 The Roundway N17 7BP  
 Proposal: Loft conversion with dormer 2 x velux windows consisting of 1 bathroom and 1 bedroom.

**PNE Applications Decided: 1**

Application No: **HGY/2019/1002** Officer: Laina Levassor  
 Decision: PN NOT REQ Decision Date: 08/05/2019  
 Location: 99 Great Cambridge Road N17 7LN  
 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 2.85m

**Total Applications Decided for Ward: 4**WARD: **Woodside****COND Applications Decided: 1**

Application No: **HGY/2019/0664** Officer: Samuel Uff  
 Decision: GTD Decision Date: 03/05/2019  
 Location: 51 Selborne Road N22 7TH  
 Proposal: Minor material amendment (S.73) to planning permission HGY/2018/1488 to extend and alter the hipped roof and to add a rear dormer roof extension to the main roofslope.

**FUL Applications Decided: 4**

Application No: **HGY/2019/0947** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 10/05/2019  
 Location: 26 Cumberland Road N22 7TD  
 Proposal: Alterations to existing single storey rear extension with replacement of sloping roof with flat roof.

Application No:	<b>HGY/2019/1016</b>	Officer:	Neil McClellan
Decision:	GTD	Decision Date:	02/05/2019
Location:	Flat 3C 28 Pellatt Grove N22 5PL		
Proposal:	Erection of a rear dormer window and insertion of 3x front rooflights in order to extend existing second floor flat.		
Application No:	<b>HGY/2019/1021</b>	Officer:	Neil McClellan
Decision:	GTD	Decision Date:	07/05/2019
Location:	7 Cumberland Road N22 7TD		
Proposal:	Part demolition of existing single storey rear projection and the erection of a 5.7m deep, full width single storey extension and the erection of a full width rear dormer window set back from the eaves by 500mm.		
Application No:	<b>HGY/2019/1035</b>	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	16/05/2019
Location:	10 Glendale Avenue N22 5HL		
Proposal:	Single storey rear extension, creation of a patio area and removal of first floor rear window.		

**RES Applications Decided: 1**

Application No:	<b>HGY/2019/0830</b>	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	02/05/2019
Location:	Merlin Court Pellatt Grove N22 5PH		
Proposal:	Approval of details pursuant to condition 3 (materials) attached to planning permission HGY/2015/1693		

**Total Applications Decided for Ward: 6**WARD: **Not Applicable - Outside Borough****OBS Applications Decided: 1**

Application No:	<b>HGY/2019/0822</b>	Officer:	Matthew Gunning
Decision:	RNO	Decision Date:	16/05/2019
Location:	Redland Hotel 418 Seven Sisters Road N4 2LX		
Proposal:	Erection of part single-storey, part two-storey building to rear [following demolition of existing single storey rear extension] linked to main building; erection of covered bridge from front/side to provide access to rear; landscaping to include access ramp to front and decked amenity spaces to rear; erection of cycle and refuse stores to the forecourt; to facilitate the change of use from hotel (Use Class C1) to eight separate residential units (Use Class C3).(Observations to L.B. Hackney: their reference: 2018/3183)		

**Total Applications Decided for Ward: 1****Total Number of Applications Decided: 187**