

NOTICE OF MEETING

PLANNING SUB COMMITTEE

**Monday, 7th October, 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 (PAGES 1 - 26)

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

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/2019/1775 - LAND AT HARINGEY HEARTLANDS (PAGES 27 - 120)

Proposal: Application for approval of reserved matters relating to appearance, landscaping, layout, scale, access, pertaining to Buildings D3 and D4, forming Phase 2 of the Eastern Quarter, including the construction of 101 residential units and new landscaped public space pursuant to planning permission HGY/2017/3117 dated 19th April 2018.

Recommendation: GRANT

9. HGY/2019/0938 - 38 CRAWLEY ROAD, N22 6AG (PAGES 121 - 248)

Proposal: Demolition of existing buildings and erection of two part-three part-four storey residential blocks and a row of three-storey terraced houses (total of 29 units) and provision of a pedestrian/cycle link connecting Crawley Road to Downhills Way, plus landscaping, cycle and car parking, and other associated works.

Recommendation: GRANT

10. UPDATE ON MAJOR PROPOSALS (PAGES 249 - 258)

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 259 - 356)

To advise the Planning Committee of decisions on planning applications taken under delegated powers for the period 23.6.19-23.9.19

12. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at item 4 above.

13. DATE OF NEXT MEETING

11 November 2019

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

Friday, 27 September 2019

**MINUTES OF THE MEETING OF THE PLANNING SUB
COMMITTEE HELD ON MONDAY, 9TH SEPTEMBER, 2019, 7.00 -
10.10 pm**

PRESENT:

**Councillors: Vincent Carroll (Chair), Gina Adamou (Vice-Chair),
Dhiren Basu, John Bevan, Luke Cawley-Harrison, Peter Mitchell, Viv Ross,
Yvonne Say, Preston Tabois, Sarah Williams and Bob Hare**

347. FILMING AT MEETINGS

Noted.

348. PLANNING PROTOCOL

Noted.

349. APOLOGIES

Apologies for absence were received from Councillor Hinchcliffe. Councillor Hare was in attendance as substitute.

350. URGENT BUSINESS

None.

351. DECLARATIONS OF INTEREST

None.

352. MINUTES

RESOLVED

- That the minutes of the Planning Committee held on ### be approved.

353. HGY/2019/1490 - 19 BERNARD ROAD

The Committee considered an application for the demolition of the existing building on site and the erection of a mixed-use building providing: 3 commercial units; 45 residential units (comprising of 14 affordable and 31 private tenure) and part basement plant room.

The Planning Officer gave a presentation highlighting the key aspects of the report. It was noted that daylight and sunlight assessments had been prepared by a consultant

in accordance with Council policy and BRE guidance. The impact on neighbours was generally favourable in terms of daylight and sunlight. There would be a small impact on four properties on Ashby Road, by less than 20%, which BRE guidance advised would be unnoticeable.

Mr Matthew Foncette addressed the Committee in objection to the application. He raised issues in relation to overshadowing neighbouring properties due to the height, and the reduction of daylight to properties. There had been 20 responses to the application, 19 in objection and 1 requesting further information. Residents were not against the principle of development, but felt that the proposed building should be reduced in order to address their concerns.

In response to a question from the Committee, Mr Foncette explained that consultation had not been as good as it could have been. There had been four letters on signposts, and the timing for the Development Management Forum was not suitable for all residents to attend. The process did not allow residents to formulate and express views on applications. Mr Foncette added that the judicial review was important in that the applicant had submitted a judicial review on a consented development which was relied upon to reduce carbon in the area. Residents would support the development if it was lower in massing and scale.

Officers responded to questions from the Committee:

- Vertical Sky Component was the measure of the amount of sky visible from a centre point of a window, and BRE guidance advised that a window that achieved 27% or more was considered to provide good levels of light. None of the rooms in the neighbouring development would fall below 20%, and of the four properties closest to the development, only two or three of the five windows would lose a small amount of light.
- The detailed design stage would take all DDA requirements into consideration.
- It was difficult to achieve zero carbon on smaller sites, however the Council was committed to working towards a model moved towards this. The carbon fund would be used to offset carbon on sites, for example by fitting solar panels on to council buildings. The Environmental Health officer raised no objection to the air quality assessment undertaken by the applicant.
- A judicial review had been submitted by the applicants to challenge the permission granted for Bernard Works. This was a separate site to the application site, and officers considered that the application was acceptable as a standalone scheme. The judicial review carried little weight and should not be factored into the consideration of the application. It would only be relevant if the application was reliant on the Bernard Works scheme.
- The emerging GLA child yield calculator had been used to calculate the communal play space, and this was considered to be a reasonable provision of playspace on a difficult site. The old GLA calculator predicted that 11 children would live on the site, and the emerging calculator predicted 15 children. The provision of 200sqm was suitable for 19-20 children.
- Two spaces had been requested for the car club due to the large number of family units, and there was a s106 requirement to provide membership and car club credit to residents.

- There would be no change to the road layout of Ashby Road – it would remain a no-through road.
- The development had a proposed 342sqm of employment space, which fit with the minimum levels of employment space required.

Members requested an informative on the user of larger species of trees when planting in and around the development.

Members requested a condition to limit the amount of satellite dishes.

The applicant and architect responded to questions from the Committee:

- The disabled bays were of the required standard set by the London Plan and the traffic team, and the building was set back further from the pavement edge than the existing building so additional space would be available for parking bays.
- The northern and eastern side would be a combination of railing / walls and soft green planting. There would be a 'green zone' path at the rear of the building to create a route from one side to the other.

The Chair moved that the application be approved, with the additional condition relating to satellite dishes, and an informative relating to tree planting, and following a unanimous vote it was

RESOLVED

- i. That the Committee **GRANT** planning permission and that the Head of Development Management or the Assistant Director Planning is authorised to issue the planning permission and impose conditions and informatives subject to referral to the signing of a section 106 Legal Agreement providing for the obligations set out in the Heads of Terms below.
- ii. That delegated authority be granted to the Head of Development Management or the Assistant Director of 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 Chair (or in their absence the Vice Chair) of the Sub-Committee.
- iii. That the section 106 legal agreement referred to in resolution (i) above is to be completed no later than 14 September 2018 or within such extended time as the Head of Development Management or the Assistant Director Planning shall in her/his sole discretion allow; and
- iv. That, following completion of the agreement(s) referred to in resolution (i) within the time period provided for in resolution (iii) above, planning permission is granted in accordance with the Planning Application subject to the attachment of the conditions.

CONDITIONS

1. COMPLIANCE Three Year Expiry (LBH Development Management)

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

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

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

The approved plans and drawings comprise the following:

- P0005 Existing Site Location Plan; P0006 Existing Site Location Plan.
- 0010 Series - P0010 Existing Survey Plan; P0011 Demolition Plan; P0070 Existing North Elevation; P0071 Existing East Elevation; P0072 Existing South Elevation; P0073 Existing West Elevation; P0080 Existing North Elevation with demolition; P0081 Existing East Elevation with demolition; P0082 Existing South Elevation with demolition; P0083 Existing West Elevation with demolition.
- 0100 Series - P0105 Proposed Site Plan A; P0106 Proposed Site Plan with Consented Scheme A; P0109 Proposed Basement Floor Plan A; P0110 Proposed Ground Floor Plan with Extg Context C; P0110.1 Proposed Ground Floor Plan with Consented Scheme B; P0111 Proposed First Floor Plan E; P0111.1 Proposed First Floor Plan with Consented Scheme C; P0112 Proposed Second Floor Plan E; P0112.1 Proposed Second Floor Plan with Consented Scheme C; P0113 Proposed Third Floor Plan E; P0113.1 Proposed Third Floor Plan with Consented Scheme C; P0114 Proposed Fourth Floor Plan E; P0114.1 Proposed Fourth Floor Plan with Consented Scheme C; P0115 Proposed Fifth Floor Plan E; P0115.1 Proposed Fifth Floor Plan with Consented Scheme C; P0116 Proposed Sixth Floor Plan; P0116.1 Proposed Sixth Floor Plan with Consented Scheme; P0117 Proposed Roof Plan; P0140 Proposed Section AA A; P0170 Proposed North Elevation B; P0171 Proposed East Elevation B; P0172 Proposed South Elevation 1 B; P0173 Proposed West Elevation B; P0174 Proposed South Elevation 2 B; P0180 Proposed North Elevation B; P0180_COLOUR Proposed North Elevation B; P0181 Proposed South Elevation B; P0181_COLOUR Proposed South Elevation B; P0182 Proposed East Elevation B; P0182_COLOUR Proposed East Elevation B.
- 0200 Series - P0270 Proposed North Elevation Bay Study A; P0271 Proposed South Elevation Bay Study A.
- SK Series - SK001 Sketch view 1 A; SK002 Sketch view 2 Rev A; SK003 Sketch view 3 A; SK004 Sketch view 4 A; SK005 Sketch view 5 A; SK006 Sketch view 6 A; SK007 Sketch view 7 A; SK008 Sketch view 8 A.

- Plan Extract Level 4 – 18052 sK440; Plan Extract Level 3 – 18052 sK443; View line for lift overrun – 18052 sK441.

Approved Documents:

Design and Access Statement – MSMR Architects, August 2019;
Sustainability and Energy Statement - Stinton Jones Consulting Engineers LLP, August 2019;
Analysis of Site Layout for Daylight and Sunlight, Third Revision, Stinton Jones Consulting Engineers LLP, 16th August 2019;
Air Quality Assessment - XCO2, April 2019;
Overheating Report - Stinton Jones Consulting Engineers LLP, July 2019;
Preliminary Investigation Report – Soils Limited, March 2019;
Transport Statement – i-Transport, 8 March 2019;
Travel Plan Statement, Technical Note – i-Transport, 8 March 2019;
Draft Waste and Servicing Plan, Technical Note – i-Transport. 8 March 2019;
Flood Risk Assessment – Michael Barclay Partnership, 20 February 2019;
Planning Noise Report - Stinton Jones Consulting Engineers LLP, June 2019;
SuDS and Drainage Strategy Report - Michael Barclay Partnership, 14 June 2019.

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

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

3. PRE-COM Materials Samples (LBH Development Management)

Prior to the commencement of above grade works development precise details of the external materials to be used in connection with the development hereby permitted shall be submitted to, approved in writing by the Local Planning Authority. The details shall include window frames and balcony frames, terrace screens; brick type - colour, texture, bond, and pointing; roofing material; photo-voltaic panels and internal/external shutters combined with a schedule of the exact product references. The development shall be constructed of approved materials and maintained thereafter.

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

4. PRE-COM Hard and Soft Landscaping (LBH Development Management)

Prior to the commencement of above grade works, full details of both hard and soft landscape works shall be submitted in writing to and approved by the Local Planning Authority.

Details of hard landscaping works shall include:

- ☐ ☐ hard surfacing materials
- ☐ ☐ minor artefacts and structures (eg. furniture, refuse or other storage units, signs etc.)
- ☐ ☐ proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc)

Details of soft landscape works shall include:

- ☐ ☐ planting plans for all open spaces
- ☐ ☐ a full schedule of species of new trees and shrubs proposed to be planted (in conformity with approved landscaping documents)
- ☐ ☐ written specifications (including cultivation and other operations) associated with plant and grass establishment;
- ☐ ☐ schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; and
- ☐ ☐ an implementation programme.

The hard and soft landscaping shall be constructed in accordance with the approved details. The approved soft landscaping details shall be implemented in the first planting and seeding season following commercial occupation of the development. The approved hard landscaping details shall be implemented within 3 months of commercial occupation.

REASON: to protect the amenity of the locality.

5. COMPLIANCE - Landscaping – Replacement of Trees and Plants (LBH Development Management)

Any new tree or plant on the development site which, within a period of five years of occupation of the approved development 1) dies 2) is removed 3) becomes damaged or 4) becomes diseased, shall be replaced in the next planting season with a similar size and species of tree or plant.

REASON: to protect the amenity of the locality and the environment

6. PRE-OCC – Boundary Treatment (LBH Development Management)

Prior to the residential occupation of the development, details of all boundary treatment, including fences/railings/walls shall be submitted in writing to and for approval by the Local Planning Authority. The strategy shall be implemented as approved and maintained thereafter.

REASON: To protect the amenity of the locality and the environment

7. PRE-OCC – Lighting Strategy (LBH Development Management)

Prior to the residential occupation of the development, a Lighting Strategy shall be submitted in writing to and for approval by the Local Planning Authority. The strategy shall be implemented as approved and maintained thereafter.

REASON: To protect the environment.

8. PRE-AGW – Secure by Design Certificate (Metropolitan Police Service)

Prior to above grade works, details of full Secured by Design' Accreditation shall be submitted in writing to and for approval by the Local Planning Authority. The details shall demonstrate consultation with the Metropolitan Police Designing Out Crime Officers. The development shall be carried out in accordance with the approved details and maintained thereafter.

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

9. Waste Management Plan (LBH Development Management)

Prior to the residential or commercial occupation of the development (whichever occurs first) a Waste Management Strategy (WMS) shall be submitted in writing to and for approval by the Local Planning Authority. The WMS shall be implemented as approved and maintained thereafter.

REASON: To protect the amenity of the locality.

10. PRE-OCC – Car Parking Management Strategy (LBH Transportation)

Prior to the residential or commercial occupation of the development (whichever occurs first) a Car Parking Management Strategy (CPMS) shall be submitted in writing to and for approval by the Local Planning Authority. The CPMS shall confirm availability of all approved parking before occupation and contain details of:

- a) Visibility splays
- b) Facilitation/management of disabled parking for the commercial part of this development
- c) Control of the servicing/ delivery area and parking enforcement,
- d) Swept paths for delivery vans, ramp details (if any proposed),

The CPMS shall be implemented as approved and maintained thereafter.

REASON: To protect amenity and promote sustainable travel.

11. PRE-OCC - Service and Delivery Plan (DSP) (LBH Transportation)

Prior to any residential, commercial or community use of the site, a full Service and Delivery Plan (SDP) shall be submitted in writing to and for approval by the Local Planning Authority. The service and delivery plan must also include facility for the delivery and storage of parcels for residents of the development. The plan

shall be implemented as approved and maintained thereafter unless agreed in writing by the Local Planning Authority.

REASON: To protect amenity, reduce congestion and mitigate obstruction to the flow of traffic.

12. COMPLIANCE - Wheelchair Dwellings (LBH Development Management)

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

REASON: To ensure inclusive and accessible development

13. COMPLIANCE - Accessible & Adaptable Dwellings (LBH Development Management)

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

REASON: To ensure inclusive and accessible development

14. COMPLIANCE Internal Noise Levels within Residential Units – Maximum Noise (LBH Environmental Health – Noise)

The internal noise levels within the proposed residential units (with the windows closed) shall be in accordance with BS8233:2014 as detailed below:

Time	Area	Maximum Noise Level
Daytime Noise 7am – 11pm	Living rooms & Bedrooms	35dB(A)
	Outdoor Amenity	30db(A)
Night-time Noise 11pm - 7am	Bedrooms	30dB(A)

With no more than 10 individual events to exceed 45dB LAmax (measured with F time weighting) between 23.00hrs – 07.00hrs.

REASON: To ensure high quality residential development

15. COMPLIANCE Plant Noise (LBH Environmental Health – Noise)

Noise arising from the use of any plant and associated equipment shall not increase the existing background noise level (LA90 15mins) when measured (LAeq 15mins) 1 metre external from the nearest residential or noise sensitive premises. The applicant shall also ensure that vibration/structure borne noise derived from the use of the extractor fan does not cause nuisance within any

residential unit or noise sensitive premises, for as long as the development hereby approved endures.

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

16. PRE-COM Scheme of Sound Insulation (LBH Environmental Health – Noise)

Prior to above grade works, details of a sound insulation scheme to be installed between the commercial premises on the ground floor and residential premises on the first floor shall be submitted in writing to and for approval by the Local Planning Authority. The scheme shall be submitted following consultation with the Environmental Health Officer. The scheme shall be installed as approved prior to any commercial occupation of the site and shall be maintained thereafter.

REASON: to protect the amenity of the locality

17. PRE-COM Construction and Demolition Noise LBH Environmental Health – Noise)

Prior to the commencement of the development, a Site Environmental Management Plan (SEMP) pertaining to the control of noise and vibration shall be submitted in writing to and for approval by the Local Planning Authority. The SEMP shall be implemented as approved and endure for the duration of the construction phase of the development.

REASON: to protect the amenity of the locality.

18. PRE-COM Site Wide Energy Network (LBH Carbon Management)

Prior to the commencement of the development, details of the site wide energy network shall be submitted in writing to and for approval by the Local Planning Authority. Details shall include:

- a) Confirmation that the site wide heating and hot water network has been designed and shall be constructed following the CIBSE / ADE Heat Networks Code of Practise; and
- b) Confirmation that the operator of the heating and hot water network shall achieve the standards set out in the Heat Trust Scheme and the scheme is to be adopted for the lifetime of the development, unless approved in writing by the Local Planning Authority.
- c) Confirmation the design will make provision for future connection to a district heat network via the provision of punch points. The network shall be installed as approved and maintained thereafter.

REASON: To ensure sustainable development.

19. COMPLIANCE – Surface Water Drainage (Thames Water)

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water, it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. The contact number is 0800 009 3921.

REASON: To ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

20. COMPLIANCE – Public Sewer Crossings (Thames Water)

There are public sewers crossing or close to the development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. (Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted for extensions to existing buildings). The applicant is advised to visit thameswater.co.uk/buildover.

REASON: To ensure access to public access to infrastructure

21. PRE-PIL – Piling Method Statement (Thames Water)

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

REASON: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure.

22. PRE COM - Existing Water Supply Impact study - (Thames Water)

Development should not be commenced until impact studies of the existing water supply infrastructure have been submitted to, and approved in writing by, the Local Planning Authority (in consultation with Thames Water). The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point.

REASON: To ensure that the water supply infrastructure has sufficient capacity to cope with the additional demand.

23. PRE-COM - Details of Flood Risk Attenuation Measures (LBH Drainage)

Prior to the commencement of the development full details of attenuation infrastructure in line with approved documents shall be submitted in writing to and for approval by the Local Planning Authority. The attenuation measures shall demonstrate compliance with relevant London Plan standards in relation to greenfield run off rates. The approved details shall be implemented as approved and maintained thereafter.

REASON: To mitigate flood risk.

24. PRE-COM -Drainage Details – (LBH Drainage)

Prior to the commencement of the development details of the design, implementation, maintenance and management of the sustainable drainage scheme in line with approved documents shall be submitted to and approved in writing by the Local Planning Authority. Those details shall include:

- a) Information about the design storm period and intensity, discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance, the methods employed to delay and control the surface water discharged from the site and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters;
- b) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);
- c) Flood water exceedance routes, both on and off site;
- d) A timetable for its implementation, and
- e) A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. Once approved, the scheme shall be implemented, retained, managed and maintained in accordance with the approved details.

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

25. POST-OCC – Confirmation of Energy Standards (LBH Carbon Management)

At least 6 Calendar Months following residential occupation of any part of the development, details confirmation that the energy efficiency standards and carbon reduction targets set out in the Sustainability and Energy Statement - Stinton Jones Consulting Engineers LLP, August 2019 have been achieved, shall be submitted in writing to and for approval by the Local Planning Authority.

Details shall show emissions figures at design stage to demonstrate building regulations compliance, and then report against the constructed building.

REASON: to ensure sustainable development

26. POST OCC – Post Construction Certification BREEAM and Home Quality Mark (LBH Carbon Management)

6 Calendar Months following any residential occupation of the development, a Post Construction Certification (issued by an independent certification body) shall be submitted in writing to and approved by the Local Planning Authority. The submission shall demonstrate the approved development achieves a rating of BREEAM Very Good and Home Quality Mark, 3 stars. The rating shall be maintained thereafter.

REASON: To ensure sustainable development.

27. COMPLIANCE – Remedial Works Plan BREEAM Very Good and Home Quality Mark (LBH Carbon Management)

IN THE EVENT the Local Planning Authority provides written notification that details submitted to discharge the condition above demonstrate a failure of the development to achieve the agreed ratings of BREEAM Very Good and Home Quality Mark, 3 stars, as set out in the post construction certificate, a Remedial Works Plan (RWP) shall be submitted in writing to and for approval by the Local Planning Authority within 3 Calendar Months. The RWP shall provide a full schedule and costings of remedial works required to achieve the agreed ratings. The remedial works shall be implemented in accordance with the approved plan OR the full costs of remediation (including management fees) shall be paid to the Council to an agreed schedule.

REASON: to ensure sustainable development.

28. PRE-COM – Site Investigation (LBH Environmental Health)

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

a) Using the information contained within the Phase 1 Desk-top study, (Soils Ltd, Reference: 16176/DS Rev1.03. dated April 2017), a site investigation shall be carried out for the site. The investigation must be comprehensive enough to enable: -

- 1) a risk assessment to be undertaken,
- 2) refinement of the Conceptual Model, and;
- 3) the development of a Method Statement detailing the remediation requirements.

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

b) If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post

remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.

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

29. PRE-OCC – Site Remediation (LBH Environmental Health)

Where remediation of contamination on the site is required and prior to the occupation of the development:

- 1) completion of the remediation detailed in the method statement in the Condition above shall be carried out; and
- 2) a report that provides verification that the required works have been carried out, shall be submitted to and approved in writing by the Local Planning Authority.

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

30. PRE-COM – Air Quality and Dust Management Plan (LBH Environmental Health)

Prior to the commencement of the development, a detailed Air Quality and Dust Management Plan (AQDMP), detailing the management of demolition and construction dust, has been submitted and approved by the LPA. The plan shall be in accordance with the London Plan SPG Dust and Emissions Control and shall also include a Dust Risk Assessment.

REASON: To protect local amenity and air quality.

31. COMPLIANCE – Machinery Emissions (LBH Environmental Health)

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

REASON: To protect local air quality.

32. PRE-COM – NRMM Registration (LBH Environmental Health)

Prior to the commencement of the development, evidence of site registration at nrmm.london to allow continuing details of Non-Road Mobile Machinery (NRMM) and plant of net power between 37kW and 560 kW to be uploaded during the construction phase of the development shall be submitted to and approved by the Local Planning Authority.

REASON: To protect local air quality.

33. COMPLIANCE – Machinery Inventory (LBH Environmental Health)

During the course of the demolitions, site preparation and construction phases, an inventory and emissions records for all Non-Road Mobile Machinery (NRMM) shall be kept on site. The inventory shall demonstrate that all NRMM is regularly serviced and detail proof of emission limits for all equipment. All documentation shall be made available for inspection by Local Authority officers at all times until the completion of the development.

REASON: To protect local air quality.

34. Design Detailing

Prior to the commencement of above grade works precise details including plans of the profile, reveals and depths of windows, entrances and balconies in connection with the development hereby permitted shall be submitted to, approved in writing by the Local Planning Authority. The development shall be constructed of approved materials and maintained thereafter.

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

35. COMPLIANCE - Commercial Uses

The commercial units within the ground floor of the proposed development shall be used only for purposes falling within Use Classes B1 a, b and c (Business) of the Town and Country Planning (Use Classes) Order 1987 (as amended), unless otherwise agreed in writing in advance by the Local Planning Authority. Changes to the proposed uses shall only be permissible if supported by appropriate marketing or other appropriate evidence to demonstrate the uses indicated above are not viable.

REASON: In order to protect the character and appearance of the area and to protect the amenity of local residents in accordance with Policies DM1 and DM41 of the Development Management Development Plan Document 2017.

INFORMATIVES:

1. Working with the Applicant (LBH Development Management)

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

2. Community Infrastructure Levy (LBH Development Management)

INFORMATIVE: The Community Infrastructure Levy will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

3. Hours of Construction Work (LBH Development Management)
INFORMATIVE: The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:
 - 8.00am - 6.00pm Monday to Friday
 - 8.00am - 1.00pm Saturday
 - and not at all on Sundays and Bank Holidays.
4. Party Wall Act (LBH Development Management)
INFORMATIVE: Party Wall Act: The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.
5. Numbering New Development (LBH Development Management)
INFORMATIVE: The new and converted development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.
6. Asbestos Survey Where Required (LBH Environmental Health)
INFORMATIVE: Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.
7. Disposal of Commercial Waste (LBH Waste Management)
INFORMATIVE: Commercial Business must ensure all waste produced on site are disposed of responsibly under their duty of care within Environmental Protection Act 1990. It is for the business to arrange a properly documented process for waste collection from a licensed contractor of their choice. Documentation must be kept by the business and be produced on request of an authorised Council Official under section 34 of the Act. Failure to do so may result in a fixed penalty fine or prosecution through the criminal Court system.
8. Piling Method Statement Contact Details (Thames Water)
INFORMATIVE: The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.
9. Minimum Water Pressure (Thames Water)
INFORMATIVE: Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
10. Water Main Crossing (Thames Water)
INFORMATIVE: There is a Thames Water main crossing the development site which may/will need to be diverted at the Developer's cost or necessitate amendments to the proposed development design so that the aforementioned

main can be retained. Unrestricted access must be available at all times for maintenance and repair.

11. Installation of Non-Return Valve (Thames Water)

INFORMATIVE: The Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device 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.

12. Paid Garden Waste Collection Service (LBH Development Management)

INFORMATIVE: Haringey now operates a paid garden waste collection service. The applicant is advised that any waste storage area should include space for a garden waste receptacle. For further information on the collection service please visit: www.haringey.gov.uk/environment-and-waste/refuse-andrecycling/recycling/garden-waste-collection

13. Designing out Crime Officer Services (Metropolitan Police Service)

INFORMATIVE: The services of Metropolitan Police Service Designing Out Crime Officers (DOCOs) are available free of charge and can be contacted via docomailbox.ne@met.police.uk or 0208 217 3813

14. Public sewers (Thames Water)

INFORMATIVE: There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted for extensions to existing buildings. The applicant is advised to visit thameswater.co.uk/buildover.

15. Surface water (Thames Water)

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

16. Minimum pressure and flow rate (Thames Water)

INFORMATIVE: Thames Water will aim to provide customers with a minimum pressure of 10m head (approximately 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

17. Water main crossing the site (Thames Water)

INFORMATIVE: There is a Thames Water main crossing the development site which may/will need to be diverted at the Developer's cost, or necessitate amendments to the proposed development design so that the aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Developer Services, Contact Centre on 0800 009 3921 for further information.

18. Large water main adjacent the site (Thames Water)

INFORMATIVE: There are large water mains adjacent to the proposed development. Thames Water will not allow any building within 5 metres of them and will require 24-hour access for maintenance purposes. Please contact Thames Water Developer Services, Contact Centre on 0800 009 3921 for further information.

19. Sprinkler installation (London Fire Brigade)

INFORMATIVE: This authority strongly recommends that sprinklers are considered for new development and major alterations to existing premises particularly where the proposals relate to schools and care homes. Sprinklers systems installed in buildings can significantly reduce the damage caused by fire and the consequential costs to businesses and housing providers, and can reduce the risk to life. The Brigade opinion is that there are opportunities for developers and building owners to install sprinklers systems in order to save money save property and protect the lives of the occupier. Please note that it is our policy to regularly advise our elected members about this issue.

20. Asbestos survey (LBH Environmental Health)

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

21. Naming of new development (LBH Transportation)

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

SECTION 106 HEADS OF TERMS:

1) **Affordable Housing –**

- 37.1% affordable by habitable room
- 36% Social rent (with no sale) and 64% intermediate rent (Discount Market Rent at London Living Rent levels with no option to buy)
- Occupier no option to buy Affordable / Intermediate rented
- LBH first option to purchase social rented affordable purchase

2) **Viability Review Mechanism** should the proposal not be implemented within 18 months of the date of the decision.

3) Car Capping

- a) No future occupiers will be entitled to apply for a residents or business parking permit under the terms of the relevant Traffic Management Order (TMO) controlling on-street parking in the vicinity of the development save for disabled residents.
- b) £4000 (four thousand pounds) towards the amendment of the Traffic Management Order for this purpose.

4) Parking Control Measures - £15,000 towards the consultation and implementation of parking control measure in the local area surrounding the site including amendments to relevant traffic management orders.

5) Car Club - Establishment or operation of a car club scheme, which includes the provision of 2 car club bays and two cars with, two years' free membership for all units and £50.00 (fifty pounds in credit) per year for the first 2 years.

6) Travel Plan (as part of the detailed travel plan) comprising:

- a) Residential and commercial elements;
- b) Appointment of a travel plan co-ordinator;
- c) Provision of welcome induction packs containing public transport and cycling/walking information like available bus/rail/tube services, map and timetables, to every new resident and commercial occupier;
- d) Travel Information packs to be given to all residents and commercial occupiers and information available through a website.
- e) £3000 (three thousand pounds) for monitoring of the travel plan initiatives.

7) Energy Plan and a developer financial contribution of £97,732 **addressing the unachieved carbon reduction targets**. Subject to a review mechanism if the energy efficiency can be improved. Further contribution in the event sustainability measures do not achieve carbon savings.

8) Employment Initiatives – Local Training and Employment Plan

- Provision of a named Employment Initiatives Co-Ordinator
- Notify the Council of any on-site vacancies
- 20% of the on-site workforce to be Haringey residents
- 5% of the on-site workforce to be Haringey resident trainees
- Provide apprenticeships at one per £3m development cost (max. 10% of total staff)
- Support fee of £1,500 per apprenticeship for recruitment

9) Monitoring Contribution

- 5% of total value of contributions
- £500 per non-financial contribution
- Total monitoring contribution to not exceed £50,000

- 10) Considerate Constructor** - Development to be constructed in accordance with Considerate Constructor's scheme.
 - 11) S278 Works** – Applicant obligated to enter into a S278 agreement for relevant highway works on adopted highways.
 - 12)** Skills contribution to support local people who have been out of work - £10,715;
 - 13)** Retention of architect;
 - 14)** Construction Plan;
 - 15)** Submission of Construction Plan;
- v. That, in the absence of the agreement referred to in resolution (i) above being completed within the time period provided for in resolution (iii) above, the planning permission be refused for the following reasons:
- i. In the absence of a legal agreement securing 1) the provision of on-site affordable housing and 2) viability review mechanisms the scheme would fail to foster mixed and balanced neighbourhoods where people choose to live, and which meet the housing aspirations of Haringey's residents. As such, the proposal is contrary to London Plan Policies 3.9, 3.11 and 3.12, Strategic Policy SP2, and DPD Policies DM 11 and DM 13, and Policy TH12.
 - ii. In the absence of the legal agreement securing an Open Space Management and Access Plan the proposal would fail to secure publicly accessible and well-maintained open space. As such, the proposal would be contrary to London Plan policies 7.5, 7.9, Policy SP12, Policy DM20 and Policy TH12.
 - iii. In the absence of legal agreement securing 1) residential and commercial Travel Plans, and Traffic Management Order (TMO) amendments and 2) financial contributions toward travel plan monitoring, and car club provision and parking control measures the proposal would have an unacceptable impact on the safe operation of the highway network, and give rise to overspill parking impacts and unsustainable modes of travel. As such, the proposal would be contrary to London Plan policies 6.9, 6.11 and 6.13. Spatial Policy SP7, Policy DM31 and Policy TH12.
 - iv. In the absence of a legal agreement securing an energy plan carbon offset payment and an energy plan the proposal would fail to mitigate the impacts of climate change. As such, the proposal would be unsustainable

and contrary to London Plan Policy 5.2 and Strategic Policy SP4, and emerging DPD Policies DM 21, DM22 and SA48.

v. In the absence of a legal agreement securing the developer's participation in the Considerate Constructor Scheme, the development would fail to mitigate the impacts of demolition and construction and impinge the amenity of adjoining occupiers. As such the proposal would be contrary to London Plan Policies 5.3, 7.15, Policy SP11 and Policy DM1.

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

- There has not been any material change in circumstances in the relevant planning considerations, and
- The further application for planning permission is submitted to and approved by the Assistant Director within a period of not more than 12 months from the date of the said refusal, and
- The relevant parties shall have previously entered into the agreement contemplated in resolution (1) above to secure the obligations specified therein.

**Clerks note: the wording for any additional conditions and informatives approved by the Committee will be formulated by the Planning Service and included on the decision notice.*

354. HGY/2019/1814 - 76 WOODLAND GARDENS

The Committee considered an application for the construction of a new family dwelling (with retention of existing front façade).

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

Mr Geoff Hunt addressed the Committee in objection to the application. He spoke on behalf of the Woodlands Conservation Area Action Group who considered the application to be out of keeping with the character of the area. He referred to the photograph of the property in the report as misleading, as it had been taken from a point in the street where the elevation could not be seen. The west elevation flank wall was too large and out of scale with neighbouring houses. Mr Hunt added that he had been assured that in the absence of conservation status, the area should be protected under Planning Policy DM1. He urged the Committee to refuse the application.

Mr Farrol Goldblatt addressed the Committee in objection to the application. He lived in the neighbouring property, and explained that he felt that the south and rear elevation would have an impact on amenity for immediate neighbours and properties at the rear. The rear elevation ignored design principles for a suburban house and the mixture of large glazed areas at the rear was incompatible with the style of the property and local area, and contrary to Planning Policy DM1. The 2018 application had 28% glazing, this had increase to 49% in the June 2019 application, and further increased to 66% in the current application. Neighbours had not been consulted on this, and he urged the Committee to refuse the application.

Councillor Julia Ogiehor addressed the Committee in objection to the application. Her main focus was to protect the unique streetscape which made Muswell Hill special. The application still presented a number of issues and concerns for local residents, and Councillor Ogiehor considered that these were valid concerns. The west elevation was too dominant, and should match the east elevation of no.74. The glazing of the rear elevation had increased with every application and she agreed with residents that the application should be refused.

Jason Evans, Applicant, addressed the Committee. He had worked closely with the Planning service throughout the application process and had sought to compromise on the design in order to address the concerns raised at the last application. The rear and side elevations had not changed since the last application, and these were not raised as concerns previously.

Officers responded to questions from the Committee:

- The reasons for refusal of the previous application were as written on page five of the report.
- The details of bricks and pointing had been conditioned, and would have to be submitted to and approved by the Council.
- The design had more glazing than other properties in the locality, but it was not considered to be unacceptable in relation to a reduction in amenity for neighbouring properties.
- The triangular window at the top of the rear elevation was covered by 'hit and miss' brickwork.

The applicant and architect responded to questions from the Committee:

- The façade on the front of the property would be returned to the original brickwork.
- The side elevation would not be as visible as implied, as it would be obscured by large tree foliage.

Members requested a condition that approval of brick type be carried out in conjunction with conservation and design officers. Dean Hermitage added that there was a condition which required samples to be submitted for approval.

Members requested a condition to require a rebuild if the façade collapsed during the works. Dean Hermitage advised that there was a condition which sought a method

statement to ensure the retention of the front façade and added that if the façade was to collapse it would require a new application in order to rebuild.

The Chair moved that the application be granted and following a vote with ten in favour and one abstention it was

RESOLVED

- i. That the Committee GRANT planning permission and that the Head of Development Management is authorised to issue the planning permission and impose conditions and informatives.
- ii. 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.
- iii. That, following completion of the agreement(s) referred to in resolution (i) within the time period provided for in resolution (ii) above, planning permission be granted in accordance with the Planning Application subject to the attachment of the conditions.

CONDITIONS

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:

Design and Access Statement June 2019 by MacArchitect, 1703.A-00-001-13, 1703.A-03-112-01-13, 1703.A-03-112-02 – 13, 1703.A-03-122-01 – 13, 1703.A-03-122-03 – 13, 1703.A-03-122-04 – 13, 1703.A-03-122-05 – 13, Desk Study, ground Investigation & Basement Impact Assessment Report P1009J1121 18 July 2017, 1703.A-03-112-03 – 14 rev. C, 1703.A-03-114-01 – 14 rev. C, 1703.A-03-114-02 – 14 rev. C, 1703.A-03-114-03 – 14 rev. C, 1703.A-03-122-02 – 14 rev. C, 1703.A-03-132-01 – 14 rev. C, 1703.A-03-132-02 – 14 rev. C, 1703.A-03-132-03 – 14 rev. C, 1703.A-03-132-04 – 14 rev. C, 1703.A-03-132-05 – 14 rev. C, 1703.A-03-133-01 – 14 rev. C, 1703.A-03-133-02 – 14 rev. C, 1703.A-03-133-03 – 14 rev. C, 1703.A-03-133-04 – 14 rev. C, 1703.A-03-133-05 – 14 Rev. C, 1703A-03-133-06 14 rev. C, 1703.A-03-133-07 – 14 rev. C, 1703.A-03-133-08 – 14 rev. C

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 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 - 14 C) 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 - 14 C) 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.

9. Prior to any work commencing on site, a Method Statement shall be submitted to and approved in writing by the Local Planning Authority providing details of the proposed methods to be set in place to ensure retention of the front façade. The development shall thereafter be carried out in accordance with such approved details.

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

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.

**Clerks note: the wording for any additional conditions and informatives approved by the Committee will be formulated by the Planning Service and included on the decision notice.*

355. PPA/2019/0011 - 300-306 WEST GREEN ROAD N15 3QR

The Planning Officer and representatives for the applicant gave a short presentation on early plans for the scheme to demolish existing buildings and redevelopments of the site to provide a five storey building, which would include a recessed top floor comprising of mixed use development of 1x retail unit of 186.7 sqm plus stock room of 180.8 sqm on the ground floor and ancillary retail accommodation at basement level with residential flats above (19 units comprising 11 x 1 bed, 6 x 2 bed and 2 x 3 bed units).

The Committee commented on the proposals:

- There was no child play space identified, and too many one bed properties.
- The terrace was described as undistinguished, however Members felt that this was incorrect, and the terrace was actually an attractive view.
- Five storeys was not acceptable when the surrounding buildings were four storeys high.
- Balconies should face the rear of the development, not on the busy road.
- The design was not particularly interesting.
- The inclusion of a builders merchants in the retail unit would increase traffic to an already busy area.

The Chair thanked all for attending, and recommended that the comments made by the Committee be taken into account by the applicant.

**Clerk's note: the Committee agreed to suspend Standing Orders in order for the meeting to continue past 22.00hrs to complete the consideration of this item.*

356. UPDATE ON MAJOR PROPOSALS

This item was not discussed.

357. APPLICATIONS DETERMINED UNDER DELEGATED POWERS

This item was not discussed.

358. NEW ITEMS OF URGENT BUSINESS

None.

359. DATE OF NEXT MEETING

7 October 2019

CHAIR: Councillor Vincent Carroll

Signed by Chair

Date

Planning Sub Committee

Item No.

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS

Reference No: HGY/2019/1775

Ward: Noel Park

Address: 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 London N22.

Proposal: Application for approval of reserved matters relating to appearance, landscaping, layout, scale, access, pertaining to Buildings D3 and D4, forming Phase 2 of the Eastern Quarter, including the construction of 101 residential units and new landscaped public space pursuant to planning permission HGY/2017/3117 dated 19th April 2018.

Applicant: St William.

Ownership: Private

Case Officer Contact: Valerie Okeiyi

Date received: 25/06/2019 **Last amended date:** 25/09/2019

Plans and Drawing Number: see Appendix 1.

Documents:

- Covering letter. Quod – June 2019;
- Planning Application Form, Quod – June 2019;
- CIL forms, Quod – June 2019;
- Design & Access Statement Buildings D4 and D4 (including Landscaping and Statement of Compliance with Design Code and Parameter Plans, Pantor Hudspith & LDA Design – June 2019;
- Planning Statement (including Energy Centre Statement), Quod - June 2019;
- Environmental Statement Addendum/Further Information Report (incl. Air Quality Assessment, Drainage Assessment, Noise Impact Assessment), Quod – June 2019;
- Daylight & Sunlight Statement, Anstey Horne – June 2019;
- Transport Statement, Vectos – June 2019.

2. SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The application site forms part of a wider strategic regeneration area known as

Haringey Heartlands. This is identified as an Intensification Area in the London Plan 2016; an Opportunity Area in the draft London Plan; a Growth Area in the Haringey Local Plan: Strategic Policies 2013-2026 (with Alterations 2017); it is allocated in Haringey's Site Allocations DPD 2017 as Clarendon Square - SA22, and in the emerging Wood Green Area Action Plan where it also incorporates SA24 (NW of Clarendon Square).

- A Hybrid Planning Permission (part outline, part detailed) was granted by Planning Sub-Committee on 19 April 2018 - ref. HGY/2017/3117, for a residential led mixed use development including up to 1714 residential units; 7,500sqm of Class B1 Business; 1,500sqm to 3,950sqm Class A1-A4; 417sqm Class D1 Day Nursery; and up to 2,500sqm Class D2 Leisure; two energy centres; vehicular access, parking; realignment of Mary Neuner Road; open space and landscaping and associated infrastructure works.
- The current Reserved Matters application forms an important phase of the redevelopment of the wider site and will assist in the delivery of a significant number of new homes to meet the Borough and London's wider housing needs in the future. This phase will secure 46 affordable rent units (227 habitable rooms) out of the total affordable housing provision across the wider site agreed at the Hybrid consent stage (32.5% or 1481 habitable rooms). It will also deliver key benefits associated with the redevelopment of this brownfield site including a District Energy Centre, public realm and amenity space including the 'Moselle Walk' and substantial communal landscaping.
- The nature and scale of the proposed development is strongly supported by its location within designated growth areas as identified by local and strategic planning policy which envisages significant change and regeneration.

3. RECOMMENDATION

- 3.1 That the Committee resolve to **GRANT** planning permission and that the Head of Development Management or the Assistant Director of Planning is authorised to issue the planning permission and impose conditions and informatives.
- 3.2. **Conditions – Summary** (the full text of recommended conditions is contained in Section 12 of this report)
- 1) In accordance with approved plans
 - 2) Landscaping
 - 3) Boundary treatment
 - 4) Design Details
 - 5) DEN
- 3.3 **Informatives - Summary** (the full text of recommended conditions is contained in Section 12 of this report)

- 1) Co-operation
- 2) CIL liable
- 3) Hours of construction
- 4) Party Wall Act
- 5) Street Numbering
- 6) Sprinklers

CONTENTS

4. PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS
5. RELEVANT PLANNING HISTORY
6. PLANNING BACKGROUND
7. CONSULTATION RESPONSE
8. LOCAL REPRESENTATIONS
9. MATERIAL PLANNING CONSIDERATIONS
10. CONCLUSIONS
11. COMMUNITY INFRASTRUCTURE LEVY
12. RECOMMENDATION

APPENDICES:

- Appendix 1 Plans and Application Documents
- Appendix 2 Neighbour, internal and external consultation responses
- Appendix 3 Quality Review Panel report
- Appendix 4 Plans and images

4. PROPOSED DEVELOPMENT AND LOCATION DETAILS

4.1 Proposed development

- 4.1.2 The proposal seeks approval of Reserved Matters relating to the layout, scale, access, appearance and landscaping associated with Buildings D3 and D4, forming Phase 2 of the 'Eastern Quarter', including the construction of 101 residential units, a District Energy Centre and private and public landscaped areas pursuant to the Hybrid planning permission (Ref. HGY/2017/3117) approved in 19th April 2018.
- 4.1.3 The National Planning Practice Guidance (NPPG) states that Reserved Matters are those aspects of a proposed development which an applicant can choose not to submit with an outline planning application, (i.e. they can be 'reserved' for later determination). These are 'Access', 'Appearance', 'Landscaping', 'Layout' and 'Scale' and are all submitted for consideration.
- 4.1.4 This Reserved Matters application does not seek permission in respect to the principle of development (the land use, number of units, level of affordable housing, commercial floorspace and height/scale of buildings are already approved) but its detailed proposals which must be in accordance with the outline consent to which it relates including any indicative masterplan, Parameter Plans, design guidance, conditions and s.106 obligations.
- 4.1.5 This Reserved Matters application has been informed by the Development Specification, the indicative masterplan, the Parameter Plans and Design Codes established by the Hybrid consent and its outline planning requirements. National, strategic and local planning policy and guidance underpin all details being considered.

Location

- 4.1.6 The proposed development detailed in this submission is in the north-eastern part of the 'Eastern Quarter' as identified in the Hybrid consent. Buildings D3 and D4 will be bound by:
- Brook Road and Bittern Place to the north;
 - The proposed Moselle Walk which runs north-south along the site boundary to the east behind the gardens of houses on Hornsey Park Road;
 - The approved Buildings D1 and D2 to the south, forming the first phase of the Eastern Quarter;
 - Proposed Buildings E1 to E3 to the west forming the final phase of the Eastern Quarter and subject to a future Reserved Matters application.

Key Features

4.1.7 The proposal for Buildings D3 and D4 comprises:

- 101 residential units (55 private / 46 affordable rent or social rent) in a building of between 5 and 11 storeys;
- 16 x studio units / 12 x 1 bed units / 37 x 2 bed units / 19 x 3 bed units / 17 x 4 bed units;
- 345 habitable rooms (34.2% private / 65.8% affordable rent);
- 80 dual aspect units (79%) and 21 single aspect units (21%);
- District Energy Centre to serve the whole of the Heartlands area;
- 703sqm private amenity area (balconies / terraces); 309sqm private communal amenity area;
- 1083sqm public amenity space including children's play space (250sqm) as part of wider provision for Eastern Quarter - 'Central Courtyard';
- Part of the 879sqm of publicly accessible landscaped pedestrian walkway – 'Moselle Walk';
- 656sqm of public realm linking the heart of the Eastern Quarter with Brook Road - 'Entry Court';
- Car-free accommodation with secure residential cycle parking.

Building D3

- 55 private residential units on all floors within a 5 to 7-storey block;
- 16 x studio units, 12 x 1 bed, 27 x 2 bed units;
- Refuse/recycling and cycle stores and plant on ground floor;
- 155sqm private communal amenity space on 6th floor.

Building D4

- 46 social rent units on upper floors within a 9 to an 11-storey block (to be managed by the Council – subject to Cabinet agreement);
- 10 x 2 bed units, 19 x 3 bed units and 17 x 4 bed units;
- A 900sqm District Energy Centre to be managed by the Council in the basement and associated plant and welfare/management office on the ground floor;
- Refuse/recycling and cycle stores on ground floor;
- 154sqm private communal amenity space on ground floor.

Appearance

4.1.6 The proposed buildings vary in their design approach, having to respond to differing accommodation requirements and context but are contemporary and complementary in appearance, featuring strong architectural detailing and both use brick as their predominant material. This follows the principle material

palette outlined in the Hybrid consent, inspired by the rich red and buff bricks of the wider suburban residential area including the Noel Park Conservation Area.

Access and Open Space

- 4.1.7 Access to the buildings will be primarily along pedestrian routes including pathways and through communal courtyards. The main pedestrian approach route to Building D3 from the west will be along Mary Neuner Road via a pedestrian route that runs between Blocks D1 and D2 and the Development Parcels E1 and E3 through the publicly accessible 'Central Courtyard' in the heart of the Eastern Quarter, or via the 'Entry Court' directly off Brook Road from the north. The main pedestrian approach route to Building D4 will be via the 'Entry Court' directly off Brook Road from the north, with secondary access from Mary Neuner Road through the 'Central Courtyard'.
- 4.1.8 In addition to these spaces, other key elements of the public realm around the proposed buildings include part of the wider Community Park, approved as part of the detailed component of the Hybrid consent and part of the Moselle Walk including its northern entrance off Brook Road.

Landscaping and biodiversity

- 4.1.9 A diverse range of hard and soft landscaping is proposed incorporating high quality natural surfacing, attractive signage and public artwork in addition to substantive woodland planting, meadow, rain gardens, street trees and mixed native hedging. The planting palette will bring significant benefits for wildlife and ecology, incorporating plants for pollinators, berries for food and opportunities for nesting and habitat creation, particularly along Moselle Walk.

District Energy Centre

- 4.1.10 The Hybrid Consent provides for two energy centres sized at 400sqm and 900sqm within the approved outline area. The S106 Agreement for the Hybrid Consent requires the applicant to secure Reserved Matters consent and construct a 900sqm 'box' to accommodate a District Energy Centre to an agreed specification, and to enter into a lease with the Council which will subsequently be responsible for the fitting out and operation of an energy centre. The size of these energy centres reflects the Council's aspirations for the consented development to serve the energy needs of not only the site but the wider Wood Green area and associated planned new developments.
- 4.1.11 An indicative location for the proposed energy centres was shown on the Parameter Plans approved under the Hybrid Consent. However, following further discussions with the Council's Planning and Carbon Management Teams and detailed design for the current Reserved Matters submission, the District Energy Centre will be positioned under Block D4 within a self-contained

basement level beneath the ground floor. The plant and equipment associated with the energy centre including a welfare/management office will be accommodated at ground floor level with servicing off Brook Road. The strategy in respect to extraction of emissions arising from the operation of the energy centre is for a set of flues to rise through the building from the basement to roof level. The flues will terminate 3m above the finished floor level of the roof and will be enclosed behind a raised parapet.

4.1.13 The detailed layout of the energy centre including basement, ground floor and roof level and servicing arrangements are subject to further design work and the imposition of appropriate conditions.

4.1.14 The Council are seeking to acquire the affordable

Compliance with Hybrid Consent

4.1.14 The proposals have been designed to comply with the outline requirements of the Hybrid consent including the approved parameter plans and design guidance. The scale, quantum and mix of the development under consideration are broadly consistent with these requirements.

4.2 Site and Surroundings

Wider development site

4.2.1 The application site forms part of the wider Haringey Heartlands area and is situated on land between Hornsey Park Road, Mayes Road, Clarendon Road and Coburg Road and the London Kings Cross/East Coast Main Line. The site covers an area of approximately 4.83 ha and includes land, buildings and structures owned by National Grid Property and the Greater London Authority. The site is currently cleared on its southern and undergoing remediation and a group of commercial buildings along Coburg and Western Roads are present to the north of the site. The construction of the first phase of the redevelopment of the wider site - Building C1 began in July 2018 and the second phase - Buildings A and B, has recently commenced.

4.2.2 The surrounding area includes a range of residential, retail, office, industrial and operational land-uses. Hornsey Park Road to the east is characterised by two storey terraced dwellings with gardens backing on to the site. Coburg Road to the north of the site accommodates several industrial units which sit opposite The Mountview Academy of Theatre Arts and The Chocolate Factory. To the south, a number of light industrial and office uses are located on Clarendon Road.

- 4.2.3 To the west and beyond the railway line is New River Village, a contemporary residential development. A pedestrian access run under the railways connecting the two sites adjacent to the water treatment works.
- 4.2.4 The site has a Public Transport Accessibility Rating (PTAL) of 4-6 (6 representing the highest level of accessibility). Turnpike Lane and Wood Green Underground stations, Alexandra Palace and Hornsey train stations are in close proximity and there are numerous bus routes within walking distance.

Application site

- 4.2.5 The land subject to this Reserved Matters application forms part of the Eastern Quarter development zone, one of four identified (Northern, Southern, Western and Eastern) by the indicative masterplan approved as part of the the Hybrid consent to aid in defining and guiding site-wide redevelopment (see Para 6.7).
- 4.2.6 The Eastern Quarter is located centrally within the masterplan and will also accommodate Buildings D1 and D2 as defined by the Hybrid consent and already approved and 3 larger blocks E1 – E3, yet to be submitted for detailed approval.
- 4.2.7 The Reserved Matters application site is in the north-eastern part of the Eastern Quarter bordering the main ‘Park’ space within the masterplan and the proposed Moselle Walk. Building D3 combine with Buildings D1 and D2 to form part of a key elevation when viewed upon entering the ‘Park’ from Hornsey Park Road from the east. Building D4 also has a key townscape role in providing a wayfinding façade when viewed west along Brook Road.
- 4.2.8 Both buildings define part of a public route through the Eastern Quarter, connecting Mary Neuner Road and Brook Road. Along this route and in the heart of the Eastern Quarter sits a public amenity space, the ‘Central Courtyard’.

5. RELEVANT PLANNING HISTORY

- 5.1 In 2012, an Outline planning application (accompanied with an Environmental Impact Assessment) (ref. HGY/2009/0503), was granted for the demolition of existing structures and redevelopment of the site to provide a residential led, mixed-use development, comprising 950 to 1,080 residential units - 11% to 20% affordable (unit basis) and 14% to 24.4% (hab room basis) and a substantial range of commercial (office, retail) and community floorspace.
- 5.2 An application for the approval of Reserved Matters was granted by Planning Committee in July 2016. This consent included full details for the redevelopment of the entire site in accordance with the original masterplan approved as part of the outline application.

- 5.3 Following this Reserved Matters approval, a revised application for Reserved Matters in relation to Block C7 only was granted in May 2017 (HGY/2017/0821). This building now referred to as Block C1 and is being built.
- 5.4 In April 2018, approval was granted for a new Hybrid planning permission (part Detailed, part Outline) for the comprehensive redevelopment of the Clarendon Gas Works site for a minimum of 1714 homes, 32.5% affordable housing (habitable rooms), a range of non-residential and commercial uses and associated open space and infrastructure works. The application was supported by an Environmental Impact Assessment. This effectively replaced the Outline / Reserved Matters permission above, with only Block C1 being built under the old permission.
- 5.5 The first Reserved Matters relating to the Outline element of the Hybrid consent was approved by Planning Committee in May this year (HGY/2019/0362). As with the current submission, this sought approval for the appearance, landscaping, layout, scale, access, pertaining to Buildings D1 and D2, forming Phase 1 of the Eastern Quarter, including the construction of 99 residential units, 439m2 of commercial floorspace, and new landscaped public space.

6. PLANNING BACKGROUND

Planning designations

- 6.1 The site is identified as an Intensification Area in the London Plan 2016, a Growth Area in the Haringey Local Plan Strategic Policies (SP1): Strategic Policies 2013-2026 and within the Haringey Site Allocations DPD 2017 as Clarendon Square – SA22. The site now also includes SA24 (NW of Clarendon Square) fronting onto Western Road and is identified in the draft London Plan as an Opportunity Area.
- 6.1.2 The emerging Wood Green Area Action Plan (AAP) will be a key planning document to assist in guiding future regeneration opportunities within Wood Green (including Haringey Heartlands) area.
- 6.1.3 Local and strategic planning policy promotes the regeneration of this disused brownfield site for the creation of employment, residential and educational purposes, a new urban square and improved linkages through the area. It seeks to improve and diversify the character of the area with a wider range of uses, more street level activity and increase passive surveillance of the public realm.
- 6.1.4 The development will provide a total of 1,714 residential homes, which will make an important and substantial contribution towards the housing target of 4,320 within Wood Green and the overall housing target of 19,802 for the Borough as a whole. It will also generate significant levels of new employment locally on and off-site.

- 6.1.5 In delivering these benefits, the redevelopment of this major site will also help to bring forward wider proposals in the Wood Green Metropolitan Centre.

Surrounding development opportunities

- 6.1.6 It should be noted that the northern part of the Hybrid indicative masterplan and the Eastern Quarter in particular, adjoin several other major redevelopment opportunities identified in local planning policy documents and these have informed and been informed by the masterplan. Across Brook Road, for instance to the north is a low rise industrial estate known as "Bittern Place"; it is in separate ownership and subject to separate Site Allocations, SA21: "Clarendon Square Gateway" in the adopted Site Allocations DPD (July 2017), and WG SA18: Bittern Place" in the latest draft of the emerging Wood Green AAP (February 2018).
- 6.1.7 In addition, opposite the northern end of the proposed Moselle Walk is the back of the car park of "Iceland" supermarket; this site has a resolution for planning permission (HGY/2017/2886) for a major mixed-use development up to 9 storeys.
- 6.1.8 Finally, separating the Iceland site from the back gardens of the houses on Hornsey Park Road, and backing onto a short stretch of the proposed Moselle Walk, is a third adjoining potential development site in separate ownership, an industrial unit at 157-159 Hornsey Park Road. All three are part of SA21, but in the most recent draft Wood Green AAP Iceland is WG SA11: "Iceland Site" & the third site is WG SA 19: "Land R/O Hornsey Park Rd".
- 6.1.9 The context presented by the wider site and these neighbouring opportunities is significant, providing a clear indication of the changing nature of the local area and how the current proposals seek to respond and contribute to social, economic and environmental demands.

6.2 Hybrid Planning Permission

- 6.2.1 A 'Hybrid' planning application - part outline, part detailed (ref. HGY/2017/3117) was granted planning permission last year comprising:
- Maximum 163,300sqm of residential use (and no less than 1,714 homes);
 - No less than 32.5% affordable housing (site-wide on habitable rooms basis) on a tenure split of 48.3% affordable rent and 51.7% shared ownership by habitable rooms.
 - 7500sqm of Class B1 use - Employment space;
 - Up to 417sqm of Class D1 use - Day Nursery space;
 - Up to 2500sqm of Class D1/D2 use - Leisure space;
 - 22,750sqm of basement space;

- 425 car parking spaces;
- Two energy centres
- Public and private open space and landscaping;
- Infrastructure works.

6.2.2 The application was accompanied by an Environmental Impact Assessment. The detailed and outline components of the Hybrid permission is defined on the plan below:



Hybrid permission (Detailed – purple/lower portion; and Outline – orange/upper Components)

- 6.2.3 The detailed element comprised the construction of 622 residential units in nine buildings (Blocks A1-A4, B1-B4 and C1), and included 332sqm of Class B1 Business/Class A1-A4 Use and 417sqm for Day Nursery use.
- 6.2.4 The permission is subject to a Section 106 Agreement and a series of planning conditions including Parameter Plans and Design Codes which control the form and implementation of the redevelopment of the site, including the outline component, a part of which is under consideration.

Section 106 provisions

6.2.5 The key Section 106 obligations agreed include:

- Affordable Housing (no less than 32.5% affordable housing - site-wide on habitable rooms basis) on a tenure split of 48.3% affordable rent and 51.7% shared ownership by habitable rooms);
- Energy Centre;
- package of Highways & Transport measures;
- Considerate Contractors Scheme;
- Local Labour and Training;
- Residents and Business Liaison;
- Public Realm and cultural strategy;
- Reasonable endeavours to de-culvert the Moselle in the future.

6.3 Masterplan approach



Illustrative masterplan

- 6.3.1 The application was accompanied by an illustrative masterplan which outlined how the site could be redeveloped, including overall layout, density, building typology, orientation and public realm, having regard to its constraints, opportunities and relevant planning policy context. This masterplan has developed significantly from the previous masterplan, consented under planning reference HGY/2009/0503.
- 6.3.2 This masterplan breaks the site up into four distinct zones - Northern, Southern, Western and Eastern Quarters - each with their own massing and specific characteristics. The massing in each of these areas responds to their existing and future context.
- 6.3.3 This application falls within the Eastern Quarter.
- 6.3.4 The Eastern Quarter maintains lower buildings along the site boundary, respecting existing properties and assisting the communal courtyards to receive direct sunlight. The building heights then step up towards the Northern and Western Quarters.



The planning application character zones (Quarters)

6.4 Matters already approved

- 6.4.1 The detailed element of the Hybrid planning permission comprised the 'Southern Quarter' (Phase 1 and Phase 2, including building C1); totalling 622 units. No further permission is required for this. Reserved Matters for buildings D1 and D2 were approved by Committee in June 2018.

6.5 Matters to be approved

- 6.5.1 The remaining residential units (up to 1,098 units), will come before Committee as reserved matters in due course.

6.6 Pre-application consultation/engagement

- 6.6.1 Several pre-application meetings with LBH officers have been held over the past 6 months in relation to the current proposals.
- 6.6.2 The applicants consulted key stakeholders at pre-application stage including Parkside Malvern Residents Group and Wood Green Business Forum.
- 6.6.3 The applicant undertook pre-application public consultation prior to the submission in the form of a drop-in exhibition in November 2018.
- 6.6.4 The Haringey's Quality Review Panel considered the detailed design of the eastern quarter of the reserved matters for Buildings D1-D4 on 14th November 2018. The QRP report is included in Appendix 3.

7. CONSULTATION RESPONSE

- 7.1 The following were consulted regarding the application:

Internal:

- LBH Design Officer
- LBH Head of Carbon Management
- LBH Nature Conservation
- LBH Housing Renewal Service
- LBH Housing Design & Major Projects
- LBH Tree Officer
- LBH Economic Regeneration
- LBH Regeneration
- LBH Waste Management
- LBH EHS - Pollution Air Quality Contaminated Land
- LBH Conservation Officer
- LBH Emergency Planning and Business
- LBH Building Control
- LBH Drainage

- LBH Transportation Group
- LBH EHS - Noise EHS - Noise & Pollution
- LBH Public Health

External:

- Network Rail Town Planning
- Crossrail 2 Safeguarding Team
- Met Police Designing Out Crime Officer
- Transport for London
- Environment Agency
- Greater London Authority
- National Grid Asset Protection Team
- Thames Water Utilities
- London Fire Brigade

7.2 The following responses were received:

Internal:

- LBH Waste Management – No objection.
- LBH Transportation Group – The proposal is generally acceptable in transport terms, providing all relevant planning obligations and conditions relating to transport remain binding as part of any planning consent.
- LBH Public Health – No objection - comments on housing quality, design, social cohesion, access to open space, nature, accessibility and active travel.
- LBH Design Officer – No objection, supportive of proposals.
- LBH Housing Design and Major Projects – No objection.
- LBH EHS - Pollution Air Quality Contaminated Land – No further comments.
- LBH Carbon Management team – No objection.
- LBH Regeneration – No objection.
- LBH Sustainable Drainage – No objection.
- LBH Nature Conservation/Landscaping – No objections subject to compliance with conditions.

External:

- Environment Agency – No objection.
- TfL – No comment required.
- Met Police Designing out Crime Officer – No objection.
- London Fire Brigade – No objection.
- Thames Water – No further comments.

7.3. A summary of comments from internal and external consultees responding to the consultation exercise is contained in Appendix 2.

8. LOCAL REPRESENTATIONS

8.1 The following were consulted:

- 266 neighbouring properties
- Resident Association
- 3 site notices were erected close to the site
- Press notice

8.2. 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: 4
- Objecting: 3
- Supporting: 0
- Others: 1

8.3. The main issues raised in representations from adjoining occupiers are summarised below:

Objections:

- No social rented accommodation is proposed even in the 2nd phase of the development;
- One block is designated as entirely private ownership (Block D3) and the other (D4) is designated as affordable rent;
- The proposal is not consistent with policy for mixed communities as tenures should be mixed/integrated in the blocks;
- Giving the amount of development coming forward in the first two phases a proportion of social provision should be included;
- Where on the site are the social dwellings and when are they programmed in the development timetable;
- Will the social dwellings have their own distinct identity with separate access points and approaches to the doors;
- The developer should demonstrate their intention for the whole site in such a way that the immediate phase under consideration as submitted can be assessed in relation to subsequent phases and the overall site development;
- Concerns with the amount of noise from the construction, dust and the hours of work;
- Concerns with pedestrian safety of children, special needs and the elderly who use Coburg Road due to vehicles speeding;
- Road humps along Coburg Roads to slow drivers should be provided to avoid accidents;

- Impact on privacy from balconies, windows of the development and from pedestrians along the Moselle Walk into the rear gardens of Hornsey Park Road;
- Security concerns regarding the rear gardens of Hornsey Park Road during the development phase;
- Concerns with contamination of the existing perimeter land between the garden of No. 147 and the land that was once owned by the gas board with materials which is potentially dangerous to human health;
- The developers should provide a more detailed plan regarding the de-culverting of the Moselle River and how it will impact the existing residents of Hornsey Park Road whose gardens border the path of the river.

8.4 Officer comments in response the matters raised by neighbouring occupiers can be found in Appendix 2.

9. MATERIAL PLANNING CONSIDERATIONS

9.1. Key planning policy context

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

9.1.2 The new NPPF should be considered alongside London Plan 2016 policies 3.5 (Quality and Design of Housing), 7.4 (Local Character), 7.5 (Public Realm), and 7.6 (Architecture), Local Plan 2017 policies SP11 (Design) and DM1 (Delivering High Quality Design). Policy DM1 of the Development Management DPD states that all development must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. Furthermore, developments should respect their surroundings by being sympathetic to the prevailing form, scale, materials and architectural detailing. Local Plan 2017 policy SP11 states that all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. London Plan 2016 policy 7.6 states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. Local Plan Policy DM1 continues this approach and requires developments to ensure a high standard of privacy and amenity for its users and neighbours.

9.1.3 The revised NPPF adds further emphasis on the need to manage 'value engineering' and the erosion of design qualities at the delivery stage, stating in

Chapter 12: “Local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme.” (Para 130, NPPF, 2018).

- 9.1.4 Policy DM1 states that all development must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. Strategic Policy SP11 requires all new development to ‘enhance and enrich Haringey’s built environment and create places and buildings of high quality’.
- 9.1.5 The Draft New London Plan (Policy D2) reinforces the importance of maintaining design quality throughout the development process from the granting of planning permission to completion of a development. It states that what happens to a design after planning consent can be instrumental to the success of a project and subsequent quality of a place.
- 9.1.6 The site forms part of a wider strategic regeneration area known as Haringey Heartlands. This is identified as an Intensification Area in the London Plan 2016, a Growth Area in the Haringey Local Plan Strategic Policies (SP1): Strategic Policies 2013-2026, within the Haringey Site Allocations DPD 2017 as Clarendon Square – SA22. The site now also includes SA24 (NW of Clarendon Square) fronting onto Western Road and is identified in the draft London Plan as an Opportunity Area.
- 9.1.7 The site is designated as SA22 in the Site Allocations DPD (adopted July 2017).
- 9.1.8 The draft Wood Green AAP Site Allocation WG SA23 Clarendon Road incorporates the Local Plan Site Allocation.
- 9.1.9 The proposed AAP site allocation includes provision for 1,465 net residential units, 6,105sqm employment floorspace and 6,105sqm town centre uses.

9.2 Environmental Impact Assessment

- 9.2.1 This Reserved Matters submission follows the Hybrid/Outline application which was accompanied by an Environmental Statement (ES) in accordance with the Town and Country Planning (Environmental Impact Assessment - EIA).
- 9.2.2 In support of this Reserved Matters application, the applicant has prepared an Environmental Impact Assessment (EIA) Further Information Report that the information is adequate and that, pursuant to Regulation 9(2), that the Council can take into account the ES (as updated) in making a decision on the Reserved Matters application.
- 9.2.3 The purpose of this Further Information Report is to assess the RMA and set out whether the October 2017 ES remains valid for decision making or whether new

or materially different significant environmental effects are likely to arise as a result of the Reserved Matters submission.

- 9.2.4 The report, which officers agree with concludes that the detailed design proposals for Buildings D3 and D4 would not give rise to new or different environmental effects from those identified in the Hybrid ES. There have been no significant changes in baseline conditions or other committed developments which could affect the findings of the assessment.

9.3 Reserved Matters

- 9.3.1 It is important to note again as highlighted in Section 4 above, that the Hybrid consent approved the following key matters:

- Principle of development including the number of residential units, quantum of non-residential floorspace, including a District Energy Centre and location of key routes and opens spaces;
- Quantum and tenure mix of affordable housing provision - no less than 32.5% affordable housing (site-wide on habitable rooms basis) on a tenure split of 48.3% affordable rent and 51.7% shared ownership by habitable rooms;
- A range of parameters defining the location, height and scale of buildings;
- Design Codes and guidance covering siting, elevational treatment, architecture and landscaping.

- 9.3.2 The current Reserved Matters applications has been informed by the Development Specification, the indicative masterplan, the Parameter Plans and Design Codes established by the Hybrid consent and its outline planning requirements. The Development Specification set the overall floorspace requirements for residential, non-residential and commercial uses and the masterplan, Parameter Plans and Design Codes break these down and define where and how they can be appropriately accommodated across the site having regard to relevant planning policy and standards, levels, boundary conditions, physical constraints, connectivity, sunlight orientation and wind patterns, townscape and amenity.

- 9.3.3 The submission is supported by the following additional technical assessments, given the detailed designs being presented:

- Design and Access Statement (including Landscaping);
- Daylight and sunlight statement;
- Transport Statement.

- 9.3.4 The application seeks approval for the layout, scale, access, appearance and landscaping associated with Buildings D3 and D4 and has been prepared taking full account of the hybrid planning consent.

9.4 Layout

Hybrid planning consent requirements

- 9.4.1 The Hybrid consent identified the location of buildings, routes and spaces across the masterplan including the Eastern Quarter, breaking this down into specific Development Zones.
- 9.4.2 The Design Codes for the Development Zones provide more detailed guidance in relation to these requirements, specifying for instance, the minimum distances required between the buildings, access points (pedestrian and vehicular), private/public external space, ground floor uses and key facades and corners. These ensure that the development reflects the optimum orientation of the buildings, key uses and connectivity with the wider masterplan and surrounding area.
- 9.4.3 The Design Codes confirm that the gaps between the buildings in this DZ should have a minimum width of 18m to ensure that the massing of the built form is not continuous along Moselle Walk. This assists in creating a more interesting pattern of development, provides views across the site, allows sunlight penetration and critically limits the visual impact of the proposed buildings on the existing neighbouring houses along Hornsey Park Road to the east.

Proposals

- 9.4.4 This part of the wider masterplan area provides an important interface with Brook Road, the publicly accessible new Moselle Walk route and the proposed publicly accessible Central Courtyard in the heart of the Eastern Quarter. In accordance with the Hybrid consent, the proposed buildings combine to form part of a key view from Brook Road to the north and once entering the site from Hornsey Park Road. They also form part of a public route through the Eastern Quarter connecting Mary Neuner Road and Brook Road to the north.
- 9.4.5 The siting of the proposed buildings generally accords with the masterplan and relevant Parameter Plan defining the maximum extent of the building lines including the required gaps between. The minimum 18m gap distance required between the buildings facing onto the Moselle Walk is reduced slightly to 17.4m between Buildings D3 and D4 but this is not considered to be a material change to the guidelines established by the Hybrid consent and the proposal still respects the principles of the Design Code, with the same disposition and frequency of gap being retained between blocks. It should be noted that the gaps in relation to the proposed adjoining Buildings D1 and D2 are marginally

exceeded. The siting of the proposed buildings presents a varied and interesting townscape within the Eastern Quarter and prevents the development appearing overbearing when crossing the area and from key public views and the back gardens of the neighbouring houses on Hornsey Park Road.

Building 3

- 9.4.6 Building D3, the smaller of the two proposed buildings is slightly cranked, responding to the line of the Moselle River below ground. The north-east and south-west corners have been chamfered to soften the form and enable the massing to be closer to adjacent buildings to better frame the proposed open spaces without affecting privacy and residential amenity.
- 9.4.7 The main entrance is located on the pivotal north-west corner, on the public route from Mary Neuner Road to Brook road, providing a clear and active frontage. Communal cycle stores serving this building are integrated into the ground floor and are accessed from the Entry Court to the north of the building.
- 9.4.8 The proposed building will provide a range of generally smaller market units as follows:

Unit type	Proposed no. of units	% of unit type
1 bed 1 person	16	29 %
1 bed 2 person	12	22 %
2 bed	27	49 %
3 bed	0	0
4 bed	0	0

- 9.4.9 On the upper floors the mix of 1 and 2 bed homes are accessed from a central core and natural light and views into the Central Courtyard. The larger 2 bed homes are located in the five corners and benefit from dual aspect and each has a recessed balcony with multiple outlook. None of the units are north facing single aspect and all have a balcony, terrace or garden serving as private amenity space.

Building 4

- 9.4.10 This is a prominent building within the masterplan due to its location at the entrance to the proposed Moselle Walk and its frontage onto Brook Road to the north. It forms a vista to the wider development when viewed from the east along Brook Road.
- 9.4.11 The Building will accommodate the proposed new District Energy Centre in a basement with associated plant and equipment at ground floor level. The residential core is centrally positioned on the western elevation, fronting onto the proposed pedestrianised Entry Court off Brook Road. The recessed entrance

gives residents direct access through a lobby with mailboxes to a central core and all homes on the upper levels. Routes from the lobby at the ground floor also provide access to dedicated amenity space and the residential refuse and cycle stores. An extensive portion of the remaining ground floor is allocated to voids within the plan for services and equipment coming up from the basements District Energy Centre and subject to further detailed design work by the Council and applicant over the course of the next year.

9.4.12 The proposed building will provide a range of larger affordable rent units as follows:

Unit type	Proposed no. of units	% of unit type
1 bed 1 person	0	0
1 bed 2 person	0	0
2 bed	10	22 %
3 bed	19	41 %
4 bed	17	37 %

9.4.13 The upper floors of the building contain a mix of 2-4 bed homes with the majority providing family sized accommodation. All the units are dual aspect, benefiting from their owned recessed balconies orientated to maximise views and daylight.

9.4.14 In respect to both buildings, all 1-bedroom homes are designed with open plan living/dining/kitchen spaces whilst some 2-bedroom units are provided with separate living rooms with shared kitchen/dining rooms to offer a variety of accommodation. The larger 3 and 4 bed units accommodate separate kitchen/diner and living spaces.

9.4.15 All residential accommodation in these buildings is designed to comply with the National Housing Standards and the Mayors London Housing SPG and in addition to their respective amenity spaces, each unit is provided with a balcony. The accommodation will be 100% accessible and adaptable and whilst it does not make provision for units for wheelchair users, the Hybrid consent secures provision for 10% of such units across all tenures and unit sizes in wider development.

9.4.16 A total of 80 dual aspect units (79%) and 21 single aspect units (21%) are proposed across both buildings. Larger, family units have typically been located on the corners of the buildings to ensure the benefits from dual aspect light and outlook are enjoyed by the homes with more habitable rooms and residents. There are no north or south facing single-aspect units and of those that are single aspect, 16 are east-facing and 5 west facing. It should be noted that the indicative masterplan forming part of the Hybrid consent had 7.5% of homes north-facing single aspect and these were predominantly smaller units including studios. These units also have a positive aspect over landscaped open space.

9.4.17 The development is car-free and secure cycle stores are integrated into the ground floors of both buildings away from prominent facades. Refuse/recycling storage facilities are similarly integrated and face onto less visible elevations.

9.4.18 Both buildings seek to respond to their existing context along the eastern boundary of the site and the future context of the indicative masterplan and are generally consistent with the parameters and detailed guidance established by the Hybrid consent.

District Energy Centre

9.4.19 The location of the District Energy Centre within the illustrative masterplan was partially under public realm and Building H3. This location was not fixed and based on the proposed construction phasing of the whole scheme Block H3 would not be constructed until 2026 at the earliest. Based on the agreed timescales within the S106 agreement, this could mean that the energy centre would not be fitted out and operational until after the whole development is complete and occupied in 2028 or later.

9.4.20 The applicant is not allowed under the S106 to install a Combined Heat and Power facility (CHP) within their temporary energy centre until a decision is made on whether to connect or not to the District Energy Centre. The consequence of this is that in building the energy centre at the end of the development (as per the illustrative scheme approved under the Hybrid consent) the majority of the wider development (and other key sites) would be powered by temporary boilers which are less sustainable and less efficient than a CHP.

9.4.21 The applicant, through discussions with the Council, agreed to locate the District Energy Centre below Building D4 to enable the space to be built and handed over earlier to the Council. This brings the benefit of:

- A site-wide heat network being served from a CHP at an early stage of the wider development;
- Early delivery of a strategic piece of Haringey's strategic infrastructure;
- Should the Council acquire Building D4, the opportunity to manage both residential and energy centre within one block;
- Appropriate servicing arrangements from Brook Road and avoiding encroachment onto public realm within the site;
- Height of building ensures no impact from emissions in relation to air quality;
- Proximity to the rest of Wood Green (to west of site) including Iceland site and the Mall and other major future development opportunities.

9.4.22 Through the appointment and consultation with a full technical team, the applicant and Council are confident that the ventilation, acoustic and air quality

assessments undertaken have all found that an operational District Energy Centre will not have a detrimental impact on either residents living within Block D4 or surrounding blocks, or the immediate public realm and amenity areas. The flues that will manage the emission generated from the plant within the energy centre will rise through the building from basement level to D4 roof level, terminating 3m above roof finished floor level, enclosed behind a raised parapet. Careful design strategy ensures the energy centre to be compatible with its accompanying block and close surroundings.

9.4.23 The ventilation louvres shown on ground floor will only serve to supply and extract clean air to the energy centre, other than smoke in an emergency. Any emissions from the heat generating plant will be via the flue through the roof so there will be no impact on public realm. The Council's Environmental Services team is satisfied with the approach set-out.

9.4.24 Following detailed feasibility work in relation to the proposed energy centre, the plant and equipment required to service the facility is likely to take-up much of the ground floor of Building D4. Consequently, the proposed retail unit shown in indicative ground floor of Building D4 fronting Brook Road within the Hybrid consent has been omitted and louvres are incorporated across the ground floor elevation for the purposes of ventilation. The purpose of accommodating a retail use in this location was to contribute to the overall provision of commercial/non-residential floorspace across the entire development in addition to presenting an active frontage onto the main road bordering the north of the site.

9.4.25 The Hybrid consent allows for 1,500sqm to 3,950sqm Class A1-A4 retail uses within a site-wide cap of 2,500sqm of Class A1 retail floorspace. The loss of a commercial in Building D4 in order to provide the additional floor area for the District Energy Centre will not therefore impact on the ability of the whole development to achieve this quantum of retail floorspace.

9.4.26 The detailed layout of the ground floor of Building D4 is, as previously indicated subject to further design and technical work but given the provisions of the Hybrid Consent and the need to ensure an active element on the façade of the building facing Brook Road, an indicative space is shown on the revised ground floor plan to accommodate a management office for the energy centre featuring fenestration and an access off Brook Road.

9.4.27 As part of the more detailed design work to be undertaken in respect to the energy centre, the applicant and the Council will seek to ensure an appropriate ground floor layout is secured which provides for a fully functioning District Energy Centre whilst making provision for active and attractive frontage where appropriate.

9.5 Scale

Hybrid planning consents requirements

- 9.5.1 As indicated previously, the Hybrid consent permitted a quantum of development to be delivered across the detailed and outline elements of the scheme and set out a preferred housing and tenure mix which have informed the Reserved Matters under consideration and specifically the scale of the proposed scheme.
- 9.5.2 The Maximum Building Extents and Minimum Building Heights Parameter Plan confirms the maximum extent of the buildings, with a minimum height of +43.2m AOD and maximum +46.9m AOD for Building D3 and minimum height of +52.9m AOD and maximum +59.7m AOD for Building D4. The massing of these buildings is substantially lower than Blocks E, F, G, H to complement the new proposed new townscape and to ensure they sit comfortably against the existing residential properties off Hornsey Park Road that back onto this part of the Eastern Quarter.

Proposals

- 9.5.3 The proposed buildings are sited within the limits established by the Hybrid consent and their heights are generally compliant with the maximum height parameters approved. The table below confirms the maximum height of each of the buildings.

Building	Maximum Height (AOD)	Proposed Height (AOD)
D3	+46.9m	+46.25m
D4	+59.7m	+59.95m

Consented and proposed heights

- 9.5.4 Building D3 is a part 5, part 7 storey block to complement the scale of Building D1 and respect the existing lower rise residential townscape along the eastern boundary. Its highest element marks this visible siting and its scale steps down to the east in response to the existing context. Building D4 is a part 9, part 11 storey building stepping up towards Brook Road to reflect the denser and more urban part of the wider development site. It is approximately 250mm higher than the approved height guideline and this reflects the intention to conceal the rooftop plant serving the proposed energy centre at basement level, when viewed from the ground.
- 9.5.5 Both buildings follow the massing principles highlighted in the Hybrid consent which highlighted illustrative heights at 7-12 storeys. As indicated previously, their scale and siting ensure that the built form of the Eastern Quarter appears varied and interesting and not as a continuous solid built mass when viewed from key public views and from the back gardens of the neighbouring houses on Hornsey Park Road.

- 9.5.6 The proposed development secures an appropriate number and mix of homes and commercial accommodation within buildings that comply with the scale permitted by the Hybrid consent.

9.6 Appearance

Hybrid planning consents requirements

- 9.6.1 The main approach adopted across the masterplan is to break blocks down into a series of vertical elements, separated by set-backs and deep recesses, often containing balconies and in a contrasting darker material; this has been followed in Block C1 currently under construction, and in the southern quarter (Blocks A1-4 and B1-4) where they face onto the street or their entrance courts.
- 9.6.2 The Design Codes established by the Hybrid consent set out a significant range of design related requirements to inform the detailed architecture, style, materiality and appearance of the proposed buildings and surrounding landscape.

Proposals

- 9.6.3 Details for both blocks are provided showing that windows will have deep reveals, giving the proposals more interesting modelling, stronger shadows externally and softer light to rooms, with less harsh contrast around windows internally. Balconies, which are mostly recessed, are detailed with a mixture of solid brick and partially open metal balustrades, the balustrading detail on the latter designed as deep metal fins to provide privacy and hide residents' storage. Cills, parapets, corners and soffits are indicated to be soundly detailed in quality, durable materials, but will have to be secured by condition.
- 9.6.8 The details presented in this Reserved Matters application in relation to the proposed appearance of the development are acceptable and comply with the design principles and Design Codes established by the Hybrid Consent. The proposed buildings and associated landscaping will deliver a high-quality and attractive piece of townscape in this prominent part of the masterplan.

9.7 Access

Hybrid planning consent requirements

- 9.7.1 The Access and Ground Movement Parameter Plan identifies the proposed access points into and out of the site including strategic highway, pedestrian and cycle routes. It defines the hierarchy of these routes and a servicing zone.

- 9.7.2 The Plan identifies a key north-south connection for pedestrians and cyclists which will serve as the principal route across the site for these modes of travel.
- 9.7.3 The Plan also identifies that the Moselle Walk will provide a secondary north to south pedestrian and cycle pathway, from the approved Southern Quarter to the Northern and Eastern Quarters through the Community Park and along the eastern site boundary.
- 9.7.4 It further informs that a residential route between Buildings 'D' and 'E' will provide a north-east to south-west route to and from Brook Road and Mary Neuner Road.
- 9.7.4 The relevant Design Codes indicate required access points into the buildings reflecting their orientation and uses and the need to ensure private residential amenity space is accessible to all residents. They specify that spaces between buildings are not enclosed allowing routes through the site and require a secondary access to the private amenity spaces off Moselle Walk.

Proposals

- 9.7.6 The Reserved Matters proposals support the provision of the key pedestrian/cycle route and accommodate part of the secondary link along Moselle Walk pedestrian approach route as identified in the relevant Parameter Plan.
- 9.7.7 The public communal courtyards are accessible to all but access to buildings and private courtyards is controlled by fob access. These public courtyards deal with significant level changes within the landscape and are compliant with the access requirements of Part M4(2) and M4(3) of the Building regulations.
- 9.7.8 The private communal amenity spaces for Building D3 and Building D4 are accessible to residents via secondary entrances entrance at ground floor level.
- 9.7.9 Buildings D3 and D4 will be car-free. The PTAL assessment of the site has identified that the PTAL for Building D1 and Building D2 are 4-6, indicating an excellent level of accessibility. The Councils Transportation Team are satisfied that the proposal to extend an existing bus route through Mary Neuner Road, including new bus stops, will further enhance accessibility.
- 9.7.10 Secure bicycle stores are readily accessible at ground floor level of Buildings D3 and D4 close to the main residential entrance. The Councils Transportation section has reviewed the cycle parking proposed and is satisfied that the quantum of cycle parking is compliant with London Plan requirements.

9.7.11 The proposed District Energy Centre will be serviced off Brook Road and this will necessitate appropriate highway works to be secured as part of the Section 278 Agreement associated with the Hybrid consent.

9.7.12 The Councils Transportation section consider the provision for delivery and servicing access, as described in the accompanying Transport Statement is satisfactory.

9.7.13 The details presented in the Reserved Matters submission relating to the access arrangement are acceptable and compliant with the parameters and Design Codes established by the Hybrid consent.

9.8 Open Space and landscaping

Hybrid planning consent requirements

9.8.1 The indicative masterplan and more specifically the Landscape and Open Space Parameter Plan identify the nature and type of landscaping and open spaces to be delivered by Reserved Matters applications. These are supported by detailed Design Codes. The masterplan presents an extensive range landscaped and connected spaces to ensure the setting of the new urban environment is green, attractive and biodiverse and that high-quality areas of amenity are available for use by residents and visitors.

9.8.2 In respect to the Eastern Quarter, the masterplan presents a series of interlocking buildings and facades linked and enclosing public and private amenity spaces. The Parameter Plan states that each development area includes provisions for public open space; private communal amenity space at grade and doorstep playable space for children up to 5 years of age.

9.8.3 The Parameter Plan identifies the Moselle Brook as an ecological corridor, the route of the proposed Moselle Walk.

9.8.4 The Design Codes emphasise the importance of integrating the site with the existing street pattern, providing clarity in respect to public and private space and high-quality materials and

Proposals

9.8.5 The landscaping and public realm proposed within this Reserved Matter application adopt the principles of the indicative masterplan and are critical to ensuring the development of Buildings D3 and D4 is fully integrated into the existing and future townscape and deliver attractive and useable external spaces. These spaces may be broken down into four separate key areas:

- Private communal amenity space – ground floor and terrace levels - 309sqm;
- ‘Central Courtyard’ - 1083sqm public amenity space including children’s play space (250sqm);
- ‘Moselle Walk’ - 879sqm of publicly accessible landscaped pedestrian walkway;
- ‘Entry Court’ - 656sqm of public realm linking the heart of the Eastern Quarter with Brook Road.

9.8.9 The key public places including new public realm being provided will be carefully landscaped and where appropriate incorporate substantial planting such as along the new Moselle walk to enhance the visual amenity of the environment and biodiversity. It should also be noted that the wider development for will see the provision of approximately 200 new trees across the site. Conditions are imposed to safeguard the provision of high-quality landscaping.

9.8.10 The details presented in the Reserved Matters submission relating to the proposed landscaping arrangements are acceptable and compliant with the parameters and Design Codes established by the Hybrid consent.

9.9 Daylight, sunlight and overshadowing

9.9.1 Haringey policy in the DM DPD DM1 requires 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:

- a. Provide appropriate sunlight, daylight and open aspects (including private amenity spaces where required) to all parts of the development and adjacent buildings and land;
- b. Provide an appropriate amount of privacy to their residents and neighbouring properties to avoid overlooking and loss of privacy detrimental to the amenity of neighbouring residents and residents of the development...”

9.9.2 The applicants have prepared a Day and Sunlight Statement broadly in accordance with Council policy following the methods explained in the Building Research Establishment’s publication “Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice” (2nd Edition, Littlefair, 2011), known as “The BRE Guide”. Following earlier concerns with the sunlight element of their assessment, the applicants’ consultants’ Supplementary Note is now in full accordance with the methodology in the BRE Guide allows us to assess the proposals against our policy.

- 9.9.3 Daylight and sunlight levels to the proposed residential accommodation within this proposal generally meet the BRE standard, a good result for a higher density scheme. For daylight, 36 of the sample of 43 rooms assessed in D4 (84%) and 24 of 33 in D3 (73%) would receive daylight of or over the BRE Guide recommended levels. Many of the rooms that do not meet the BRE guidance levels are Living/Dining/Kitchens or Studios that would meet the levels recommended for Living/Dining Rooms but don't meet the higher levels for Kitchens, although the kitchen is at the darker back of the room. Others are in rooms opening off a recessed balcony. However, the proportion in compliance is comparable to or better than the illustrative scheme at outline application, and given the higher density nature of this development area, the result is considered a good daylighting performance. Officers are mindful of the context in which the BRE guidance is written (i.e. standard relates to more suburban settings).
- 9.9.4 For sunlight, the applicant's consultants tested all habitable rooms facing within 90° of due south. Their assessment found that in D4, 14 living rooms meeting the BRE Guide recommended annual probable sunlight hours (APSH) and 16 meeting the winter probable sunlight hours (WPSH) recommendation, out of 29 (48% & 55% respectively), whilst for D3, 9 meet the APSH and WPSH recommendation out of 21 (43%). In a flaw in their methodology, 5 of the rooms tested and falling short in D4 are bedrooms, which are not relevant for sunlight tests. The remaining living rooms to not achieve either the annual or winter sunlight test are mostly off inset balconies again. Given the high-density nature of the development, this is again considered a good sunlight achievement; certainly, in a London context.
- 9.9.5 The two private communal amenity spaces for each block and the central shared, publicly accessible garden square, all exceed the BRE Guide recommended access to sunlight, of at least 2 hours at the solstice. All flats also benefit from a private balcony or roof terrace, most of which also receive more than the recommended sunlight. It is generally recognised, in the applicants own marketing research and in published reports such as "Superdensity" (Recommendations for Living at Superdensity - Design for Homes 2007), that residents value sunlight to their amenity spaces more highly than to their living rooms, valuing the ability to sit outdoors in the sun, and to have a view from their living room, and if possible, from their flat entrance hall, onto a sunny outdoor space, whilst excessive sunlight into living rooms can create overheating and television viewing difficulties. Given that all residents will have access to sunny private communal amenity space, most with sunny private amenity space, and a reasonable number sun to their living rooms, the sunlight levels are considered acceptable.
- 9.9.6 The impact of their proposals on neighbouring dwellings was generally addressed satisfactorily in the Hybrid Application and does not need to be re-visited. However, there was a condition on the Outline Approval that reserved

matters for this (and other adjacent) parcels must confirm their impact on a reasonable illustrative scheme on the Bittern Place site. The applicants' consultants' study on pages 172-3 of the Design & Access Statement shows that the areas of the illustrative scheme that would not get access to good daylight are not significantly increased with the modest additional height of D4, only affecting a part of the ground floor and a very small part of the first floor, with the expectation being these floors would be in non-residential use, to meet the Site Allocation Requirements for town centre and employment uses on that site. It was accepted, when the Outline Application was granted, that a development of matching height and setback to the illustrative scheme and parameter plans of that Outline Application on the Bittern Place side of the Silsoe Road frontage, north of site of this application, would not benefit from great daylight.

- 9.9.7 Normally in the case of higher density developments it is necessary to note that the BRE Guide itself states that it is written with low density, suburban patterns of development in mind and should not be slavishly applied to more urban locations; as in London, the Mayor of London's Housing SPG acknowledges. In particular, the 27% VSC recommended guideline is based on a low-density suburban housing model and in an urban environment it is recognised that VSC values in excess of 20% are considered as reasonably good, and that VSC values in the mid-teens are deemed acceptable. Paragraph 2.3.29 of the GLA Housing SPD supports this view as it acknowledges that natural light can be restricted in densely developed parts of the city. Therefore, it is normally explained that full or near full compliance with the BRE Guide is not to be expected. This proposal therefore achieved a high quality of day and sunlight access.

9.10 Cultural Strategy

- 9.10.1 The Clarendon Gasworks Cultural Strategy was submitted as part of the approved Hybrid planning consent and sought to provide a blueprint for the growth of arts and culture throughout the phased development and longer-term.

- 9.10.2 A Cultural Plan was subsequently prepared and submitted with the Reserved Matters application approved for Buildings D1 and D2 and is relevant to the current Reserved Matters application for Buildings D3 and D4. The Clarendon Gasworks Cultural Strategy attributed 3 themes to be developed within the Eastern Quarter development; the Gasworks, the River Moselle and Biodiversity.

- 9.10.3 Following public engagement, the Cultural Plan sets out six cultural projects which will be delivered as part of the Eastern Quarter phase and reflect the:

- Project 1: Sign posting the Moselle;
- Project 2: Mapping the route of the Moselle;
- Project 3: Revealing the retained gas holder structures;

- Project 4: Gateway artwork;
- Project 5: Wildlife Interpretation; and
- Project 6: Artwork Hoarding.

9.10.4 The Reserved Matters applications for Blocks D1 – D4 will contribute to the implementation of the Cultural Strategy through:

- Securing consent for part of the Moselle Walk, which will enable Project 2 of the submitted Cultural Strategy to be progressed;
- Delivering the Gas Holder water feature and its coordination with the ground floor commercial unit in Block D1 – Project 3 of the Cultural Strategy;
- The delivery of the gateway artwork at the entrance to the Moselle Walk – Project 4 of the Cultural Strategy; and
- The exploration of wildlife signposting along the Moselle Walk – Project 5 of the Cultural Strategy.

9.10.5 It is important to note that although the River Moselle falls outside the area subject to this Reserved Matters application, the possibility of this waterway being daylighted is still being considered as envisaged by the Hybrid consent. This Reserved Matters proposal would not physically prevent daylighting of the Moselle.

9.11 Quality Review Panel

9.11 The Quality Review Panel had considered the Hybrid application on several occasions and have more recently reviewed proposals for the Eastern Quarter of which the current Reserved Matters application forms part. Following a review on 14th November 2018, the Panel concluded:

“The Quality Review Panel warmly supports the way that detailed designs for Clarendon Gasworks Eastern Quarter are evolving, promising high-quality development. As design work continues towards submission of a reserved matters application, the panel highlights some areas where there is scope for refinement to make the most of the opportunity to create a new quarter for the Haringey Heartlands. The panel would encourage further exploration of the design of the ground floor / basement level frontage, and entrances / approach sequence to all blocks. It would welcome refinements to the materiality of the blocks, to enhance the architectural expression of the development. In terms of the open spaces within the site (including the Moselle Walk), the panel would support further work to explore the issues of surveillance, overlooking and access, to ensure that open spaces are safe and well-used, and avoid creating tensions between different groups of residents. Further details on the panel’s views are provided below.”

- 9.12 The initial proposals have been revised and address the Quality Review Panel's observations as set out in the table below:

Quality Review Panel Comment	Officer Response
<i>Public realm and landscape</i> The panel welcomes the emphasis on landscape and ecology as well as the social interaction aspect of the design of the public realm. The panel would encourage further consideration of how external spaces will be sub-divided, and how this will translate into physical boundary treatments. The landscape strategy should ensure that planting schemes will look good throughout the whole year. The design team should avoid an approach to the landscape that is very verdant in summer but austere in winter.	Noted. The importance landscaping and ecology has been fundamental to the design of this specific phase as it has been to the planning of the wider development. Providing high-quality landscaping, establishing and enhancing existing biodiversity, in addition to creating attractive, permeable and overlooked routes and spaces across the development and through to the surrounding area are key features of this scheme. In order to better define spaces and their use, areas of amenity have been allocated to respective buildings and the central courtyard has been changed from private to public. The proposed planting scheme forms part of a comprehensive landscaping strategy for the wider site providing for substantive levels of greenery all year round. A variety of planting typologies will be implemented that respond to microclimate and provide visual interest throughout the year. The mix of flowering perennials have been selected to create a long flowering period, including winter flowering species and early spring bulbs. Herbaceous plants and ornamental grasses have been

The relationship between affordable housing and play space / open space would benefit from further thought, to avoid overlooking issues which might create unnecessary tension between residents e.g. between block D2 and the adjacent courtyard. The panel notes that the proposed Moselle Walk (to the rear of blocks D2, D3 and D4) seems very narrow and includes a lot of vegetation. As it also lacks direct surveillance and is located away from the main pedestrian and vehicular thoroughfares, this may result in the route being perceived as an isolated and unsafe area. Bedrooms (rather than living rooms) overlooking the proposed Moselle walk	selected for their long interest periods over the autumn and winters months to provide a mix of seed heads amongst ornamental grass structure, which can last through to late-February/March prior to an early spring cut. The mixes also include structural evergreen perennial and shrub species, with trees that have strong autumn colour and interesting bark for added interest in autumn/winter months. A condition is attached to this recommendation covering landscaping details. Each residential block is served by an appropriate level of private amenity space including play facilities and adjoins a larger publicly accessible external courtyard. Moselle Walk will provide a well landscaped and attractive walking route running alongside Blocks D2, D3 and D4 and associated amenity spaces. Surveillance of this route has been improved by increasing the size of windows at the lower levels of the adjoining blocks, realigning boundary walls, adjusting levels and providing enhanced lighting and security measures. It should be also noted that gates will be installed and locked after dark to improve security. The Met Police Designing Out Crime officer is satisfied with the proposals subject to further details being submitted via conditions attached to the Hybrid consent. In addition to the above measures, balconies and living rooms have

will not provide enough passive surveillance; the panel would encourage further thought on this aspect. The potential exists to extend balconies out into the area of the walk so that they provide more active surveillance of this part of the public realm. Access points from the affordable housing blocks into the Moselle Walk could also help to improve surveillance and activity. The panel wonders whether it may be of benefit to re-think the nature of this area of land that runs to the rear of blocks D2, D3 and D4. It would encourage the design team to explore using this area as garden spaces.	been orientated to maximise the outlook from homes on an individual basis. 'Living' spaces will therefore overlook Moselle Walk and associated landscaping. The proposals incorporate a resident controlled access gate from the private amenity area of Block D2 to Moselle Walk. Due to the significant level changes around the site, (2m across the Eastern Quarter from Brook Road to Mary Neuner Road) and the desire to ensure wheelchair access both along the Moselle Walk and through the Central Courtyard, the relationship between the buildings and all the public realm surrounding them means it is not feasible to provide step-free access from all the buildings to the Moselle Walk. Where routes are possible, such as between the D2 amenity space and the Moselle Walk, the connection has been incorporated. The resident amenity areas will be secured with gates, with boundary treatments comprised of metal railings atop a brick wall integrated with architectural façade detail to minimum 1.8m height total. The proposed layout has sought to strike a balance between providing high quality, private amenity space including play facilities and well-landscaped and attractive communal and public areas which will enhance the setting of the development and biodiversity and encourage use and natural surveillance.

A strategic approach to mitigating anti-social behaviour through design should also be adopted in this part of the masterplan. Fixtures such as security lights and CCTV cameras should be designed in at the earliest stages if they are considered likely to be necessary, to avoid the need for retrospective measures. At a detailed level, design to deter motorbikes would also be encouraged.	Officers consider that that the principle desire of the Illustrative Masterplan to retain the Moselle Walk as a publicly accessible ecological route has sufficiently strong enough benefits to retain this approach as the intended proposal for the Eastern Quarter. As such, the proposal also continues the intent of the Illustrative Masterplan, where the site's history of the Moselle River is recognised as a publicly accessible space, linking the Community Park with Brook Road. A proactive approach to mitigating such behaviour was adopted from the outset, both at the masterplan stage and in the detailed design of this phase. The development proposals have sought to incorporate active frontages wherever possible and ensure that pathways, public realm and amenity spaces are attractive, usable and overlooked. This avoids the need to incorporate possible measures post-completion. Public realm and highways areas will be well lit and gates will be included to assist the management of Moselle Walk when dark and the buildings constructed to enable conduit routes in appropriate locations to be installed through to outlets on their facades and therefore avoiding the need to surface mount retrofitted elements such as CCTV, if required in the future. The Met Police Designing Out Crime officer is satisfied with the proposals subject to further details being submitted via conditions attached to the Hybrid consent.

10. CONCLUSIONS

- 10.1 The proposed development presented in this Reserved Matters application has been designed to comply with the approved Development Specification, Parameter Plans and necessary elements of the Design Codes established by the Hybrid consent.
- 10.2 The height and extent of the proposed buildings fall within the parameters defined by the Hybrid scheme and their design, accommodation and external spaces will deliver a high-quality development in a key part of the masterplan.
- 10.3 The proposed development will critically secure the delivery of a key piece of strategic infrastructure, the District Energy Centre to be managed by the Council, and bring forward, in the same building the provision of a significant quantum of larger family sized affordable rent accommodation which the Council is seeking to acquire for Social Rent.
- 10.4 The Reserved Matters associated with the layout, scale, appearance, access and landscaping of the development are therefore considered acceptable.
- 10.5 All other relevant policies and considerations, including equalities issues, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the recommendation are set out below.

11. COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 11.1 Based on the information given on the plans, the Mayoral CIL charge will be £527,340 (8789sqm x £60 x 1) and the Haringey CIL charge will be £1,577,801.20 (8789sqm x £165 x 1.088) – **total: £2,105,141.20** 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.
- 11.2 These are estimated figures based on the plans and will be collected by Haringey after/should the scheme be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for the late payment, and subject to indexation in line with the construction costs index. The applicant may apply for relief as a Registered Provider of social housing following on from the grant of planning permission.

12. RECOMMENDATIONS

12.1 **GRANT PLANNING PERMISSION** subject to conditions and informatives.

12.2 Conditions and Informatives:

Conditions

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

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

2. Prior to occupation: Landscaping

Prior to occupation of the residential areas, details of the hard and soft landscaping provision contained within the private amenity areas, in accordance with the Design and Access Statement (Addendum October 2017), shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the satisfactory development of the site.

3. Prior to superstructure works: Design Details

Detailed drawings showing the cills, parapets, reveals, corners and soffits of the proposed buildings shall be submitted to, and approved in writing by, the Local Planning Authority before any above ground development is commenced on that phase. Thereafter only such approved details shall be implemented.

Reason: To ensure the satisfactory development of the site.

4. Compliance: Landscaping - Replacement of Trees and Plants (LBH Development Management)

Any tree or plant on the development (including roof top amenity areas) which, within a period of five years of occupation of the approved development 1) dies 2) is removed 3) becomes damaged or 4) becomes diseased, shall be replaced in the next planting season with a similar size and species of tree or plant.

Reason: To protect the amenity of the locality.

5. Pre-Commencement – Energy Centre Layout

Prior to the commencement of the development, excluding demolition and site preparation works, a ground floor plan showing the layout of energy centre areas in Building D4 shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure opportunities for incorporating decentralised energy into the development are given full consideration in accordance with London Plan Policy 5.6 and provide appropriate active ground floor uses in the interests of public amenity.

6. Pre-Superstructure – Elevations

Prior to the commencement of superstructure works, elevations taking into account the revised ground floor and roof-top layouts of Building D4 are submitted to and approved in writing by the Local Planning Authority and thereafter implemented and maintained.

Reason: To ensure opportunities for incorporating decentralised energy into the development are properly considered in accordance with London Plan Policy 5.6. and secure an appropriately active and attractively designed ground floor facade in the interest of local visual amenity.

7. Pre-Superstructure – Energy Centre Fire Strategy

Prior to the commencement of superstructure works on the approved buildings, a plan showing the exact location of means of escape from the energy centre areas shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented and maintained.

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

8. Prior to the commencement of the development, excluding demolition and site preparation works, detailed design of the servicing / delivery bay and associated highway / traffic management works, including safety audits (Stage 1 and 2) shall be submitted to and approved in writing by the Local Planning Authority. These works shall be incorporated within the wider s278 Agreement and be implemented prior to first occupation of the development.

Reason: To promote sustainable transport, highway safety and operational performance following changes arising from the proposed development.

Informatives

Original Planning Permission

The original planning permission HGY/2017/3117 still stands and all its conditions and informatives still apply, in particular materials, landscaping, bio-diversity play space, lighting, wheelchair units and SuDS conditions include ongoing requirements. This approval and that permission should be read together.

Working with the applicant (LBH Development Management)

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

Designing out crime – certified products (Metropolitan Police)

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

Naming of new development (LBH Transportation)

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

Party Wall Act (LBH Development Management)

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

Sprinkler installation (London Fire Brigade)

INFORMATIVE: The authority strongly recommends that sprinklers are considered for new development and major alterations to existing premises particularly where the proposals relate to schools and care homes. Sprinklers systems installed in buildings can significantly reduce the damage caused by fire and the consequential costs to businesses and housing providers and can reduce the risk to life. The Brigade opinion is that there are opportunities for developers and building owners to install sprinklers systems in order to save money save property and protect the lives of the occupier. Please note that it is our policy to regularly advise our elected members about this issue.

Community Infrastructure Levy

INFORMATIVE: Based on the information given on the plans, the Mayoral CIL charge will be £528,162 (4,302.7 sqm x £60 x 1) and the Haringey CIL charge will be £772,420.704 (4,302.7 sqm x £165 x 1.088) – total: £1,300,582.7 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.

APPENDIX 1 – Plans and application documents

- Plans:
- Location Plan 1:1250 P/EQ/053
- Existing plan P/EQ/054
- 439_P_EQ_119-Basement level_RevA
- 439_P_EQ_120-Ground Floor level_RevA
- 439_P_EQ_121-Level 1_RevA
- 439_P_EQ_122-Level 2_RevA
- 439_P_EQ_123-Level 3_RevA
- 439_P_EQ_124-Level 4_RevA
- 439_P_EQ_125-Level 5_RevA
- 439_P_EQ_126-Level 6_RevA
- 439_P_EQ_127-Level 7_RevA
- 439_P_EQ_128-Level 8_RevA
- 439_P_EQ_129-Level 9_RevA
- 439_P_EQ_130-Level 10_RevA
- 439_P_EQ_131-Roof level_RevA
- 439_P_EQ_132-Level 11
- 6578-L-GA-00-102
- 6578-L-GA-00-102
- 6578-L-GA-01-202
- 6578-L-GA-01-202
- 6578-L-GA-02-302
- 6578-L-GA-02-302
- P_EQ_210-D3+D4 Gable Elevations_RevA
- P_EQ_211-D3+D4 Long Elevations_RevA
- P_EQ_254-Building D4_RevA
- P_EQ_310-Building D3 and D4_RevA
- PHA_439_RMA_D3&D4_Addendum_190925_compressed
-

Documents:

- Covering letter. Quod – June 2019;
- Planning Application Form, Quod – June 2019;
- CIL forms, Quod – June 2019;
- Design & Access Statement Buildings D4 and D4
(including Landscaping and Statement of Compliance with

Design Code and Parameter Plans, Pantor Hudspith & LDA Design – June 2019, updated September 2019.

- Planning Statement (including Energy Centre Statement), Quod - June 2019;
- Environmental Statement Addendum/Further Information Report (incl. Air Quality Assessment, Drainage Assessment, Noise Impact Assessment), Quod – June 2019;
- Daylight & Sunlight Statement, Anstey Horne – June 2019;
- Transport Statement, Vectos – June 2019, updated September 2019.
- Accommodation schedule Building D4
- Accommodation schedule Building D3

APPENDIX 2 – Summary of Consultation Responses

Stakeholder	Representations	Officer comments
Internal:		
Transportation	The principle of the proposed revised servicing arrangement / traffic management is acceptable. Vehicular swept paths for buses (with 300mm error margins) are required. A condition will be required for detailed design of proposals to be further developed with stakeholders and for safety audits to be undertaken. The original s278 agreement (which is pending), will need to be amended to include all highway works required / related to the revised servicing proposals.	Noted. A transport condition is attached to the reserve matter application and the original S278 agreement will be varied.
Design	<u>Principle of Development</u> The proposed “Clarendon Square” development on the former gasworks at Haringey Heartlands is a large and complex masterplanned development that has been under preparation since 2008. An earlier scheme by different architects (Make) was approved in outline in 2012 (HGY/2009/0503). The applicants, National Grid, then entered into a joint venture with Berkeley Homes, as St William, and commissioned new architects (Panter Hudspith) to improve the masterplan and progress to development. The replacement hybrid planning application (HGY/2017/3117) was approved in April 2018, with full planning permission for what is being referred to now as “The Southern Quarter”, and outline permission, with an indicative scheme, parameter plans and a Design Code for the rest. One part of the development, known for now as “Block C”, has the same footprint as in the original Make approval, so its revised design has been approved as a separate reserved matters approval and minor amendment (HGY/2017/0821). The	Noted.

	first Reserved Matters application for detailed design of an area in the outline approval was for Blocks D1 & D2 (HGY/2019/0362), approved earlier this year. <i>This</i> application (HGY/2019/1775) is the second reserved matters application for a part of the Panter Hudspith masterplan approved hitherto in outline as part of HGY/2017/3117. <u>Outline Permission and Neighbouring Sites</u> This application is for two blocks of the seven that make up what is being known as “The Eastern Quarter” of the Clarendon Square development. This “quarter” will sit to the east of the main north south street through the development (Mary Neuner Way / Clarendon Road / “the spine road”) and to the north of the central “Community Park” that will stretch from Hornsey Road to the east to the railway embankment to the west; the Southern Quarter sits to the south of the park and Block C to the north of the park on the west side of the spine road, whilst there will be further, later phases for the remaining outline parts of the masterplan north and north-west of the Eastern Quarter. The eastern quarter will eventually comprise seven residential blocks, known for now as “Blocks D1 to D4” and “Blocks E1 to E3”, along with vehicular, energy and landscaping infrastructure; in the masterplan & hybrid approval this includes underground parking and further associated landscaping. The section that previously received Reserved Matters Approval, D1 & 2, included some of the associated landscaping. This Reserved Matters Application includes the energy centre under Building D4 and some more of the landscaping around both blocks. The two blocks of this proposal, Blocks D3 & D4, are at the north-eastern edge of the Eastern Quarter, D3 therefore faces Block D2 directly across its private communal amenity space, Block E3 across a courtyard space opening off Brook Road to the north of Block D4 and what is proposed to be the “Moselle	

	Walk”, a gated public footpath and linear ecological park, also part of this application, to the east. Across Brook Road to the north is a low rise industrial estate known as "Bittern Place"; it is in separate ownership & subject to separate Site Allocations, SA 21: “Clarendon Square Gateway” in the adopted Site Allocations DPD (July 2017), and WG SA 18: Bittern Place” in the latest draft of the emerging Wood Green AAP (February 2018). The Moselle Walk, the southern half of which was approved in the D1 & 2 Approval, will separate the Eastern Quarter from the back gardens of existing houses on Hornsey Park Road to the east; the culverted River Moselle runs underneath the Moselle Walk. Opposite the northern end of the Moselle Walk is the back of the car park of "Iceland" supermarket; this site has planning permission (HGY/2017/2886) for a major mixed-use development for retail, commercial and a health centre on the ground and 1st floor, with 160 residential units above, in a terrace of connected mansion blocks of seven storeys next to this site, rising to nine storeys at it's far, eastern end, at the corner of Mayes Road. Separating the Iceland site from the back gardens of the houses on Hornsey Park Road, and also backing onto a short stretch of the proposed Moselle Walk, is a third adjoining potential development site in another's ownership, a small industrial unit, who's address is 157-159 Hornsey Park Road. All three are part of SA 21, but in the most recent draft Wood Green AAP Iceland is WG SA 11: “Iceland Site” & the third site is WG SA 19: “Land R/O Hornsey Park Rd”. The allocation requirements in the draft AAP include investigating the possibility of creating a new public pedestrian routes through WG SA 19, emerging onto Brook Road via the boundary between <i>this site</i> and Iceland. <u>Masterplan & Design Code</u>	

	The northern side of the Eastern Quarter generally will have more an urban character, with greater density and height, and with workspace (use class B1) and town centre retail uses on much of their ground floors, and with active non-residential uses (town centre, including retail, or workspace) on all of the main street frontages, connected via further continuous active frontage including the approved ground floor of the Iceland site back to Wood Green High Road and the designated Metropolitan Town Centre, which it is intended will be extended into the heart of Heartlands. The Brook Road frontage of D4 therefore forms an important part of an extended active town centre frontage. As it is intended also to be the end point of the Moselle Walk, forming an attractive pedestrian connection between the park at the heart of Clarendon Square (and the extensive new housing to its south) and Brook Road, beside the Health Centre and providing a connection to the High Road, as well as potentially the end point of a second pedestrian link, through WG SA 19, connecting Hornsey Park Road, and the extensive existing residential streets beyond, with the extended commercial centre and Cultural Quarter beyond the north-east corner of D4 will also form an important, vibrant corner, ideal for a bust active retail frontage. The open space on the west side of D4, between it and projected block E3, and to the north of D3, will act as a pedestrian street, a largely hard paved court providing pedestrian and emergency (including fire tender) access to D3, D4 and eventually E3. It will align with the north-south line of the existing Silsoe Road, which currently ends by meeting the end of Brook Road at a right-angled corner, and which in the masterplan will continue into Clarendon Square between E3 and the Northern Quarter, forming a crossroads. It will also connect to the central space of the Eastern Quarter, which will be a landscaped garden square bounded by Blocks D2, D3, E1 and E3. In the hybrid permission this was to be a	

	private communal amenity space for those blocks, but this is now to be a public open space, accessible to all. It will also create a new pedestrian public route, connecting via the space between D1 and E1, a similar street-like space, to the main north-south spine road through Heartlands and through the heart of the Clarendon Square development. Therefore D4 will form the corner of crossroads on both its' north-east and north-west corners, so ideally it should have a vibrant, active retail frontage turning around both corners. However, D4 also has to accommodate ventilation grills for the Energy Centre (DEN) in its basement. The details of how the ventilation grills are to be designed is to be secured by conditions, with the intention that artwork be incorporated into grills in more prominent locations, as artwork is currently proposed for the ground floor north-western corner where a plant room is shown. It is to be hoped that the precise final layout of ground floor uses and ventilation grills for the DEN maximises the active (preferably retail or other town centre uses) frontage, and minimises grills, especially on the northern half of the ground floor footprint of D4. The potential for ventilation to the DEN being located on other floors, at plenum / fascia level above ground floor shopfronts, incorporated into the landscaping or even as a free-standing sculptural object, could possibly be explored as part of discharging these conditions. The footprints and maximum heights of D3 & 4 are as defined in the outline permission at between 6 and 8 storeys, with maximum and minimum heights above datum and the detailed proposals fall within these limits. These Reserved Matters proposals slightly increase the height of Block D4 on the illustrative scheme with the outline approval but are just within the maxima of the parameter plans (excluding lift overruns). This is not considered detrimental to the overall The Design Code further defines the development parcels, including	

	the requirements for gaps between the for D blocks, and in this proposal the gaps between D3 and 4 and between D2 and 3 are secured as private communal amenity spaces for Blocks D4 and D2 respectively. These gaps ensure the built form of the Eastern Quarter as a whole will not appear as a continuous solid built mass when viewed from the back gardens of the neighbouring houses on Hornsey Park Road, even when the whole of the hybrid application has been built, and this detailed proposal confirms that. <u>Elevational Treatment, Materials & Fenestration, including Balconies</u> The main modelling move across the whole Clarendon Square development is to break blocks down into a series of vertical elements, separated by set-backs and deep recesses, often containing balconies and in a contrasting darker material; this has been followed in Block C currently under construction, in the southern quarter (Blocks A1-4 and B1-4) where they face onto the street or their entrance courts, and in Blocks D1 and 2 recently granted Reserved Matters Approval. D1 and 2 are particularly relevant to this application, as to some extent they form “mirror pairs” of D3 & 4, with D3 sharing many similarities with D2 and D4 sharing many similarities with D1. Their place in the wider masterplan and the way that is translated into their massing and elevational treatment reflect each other; D1 and D4 will be pivotal, taller buildings, occupying prominent corner positions and having active commercial ground floors, whilst D2 and D3 will be more background, “mid-block” buildings, lower, wholly residential, surrounded by and relating more to garden courts and the Moselle Walk. The elevational treatment and massing of D4, like D1, follows this closely; it is designed as a cluster or collage of 4 blocks of 9, 10 (twice) and 11 storeys, varied parapet heights and complimentary but differentiated brick and stone detailing. The corners onto	

	Brook Road are designated in the Design Code to be the most richly detailed, vertical element, with the north-east corner a “primary” corner, where Moselle Walk comes out onto Brook Road, the Moselle Walk and courtyard elevations as secondary facades and the southern facades onto the private amenity space as the least richly detailed, “tertiary” element. This modelling and composition extends into each vertical element having different heights, and will serve to reduce the apparent bulk of D4. These detailed proposals maintain and further refine the brick-based architecture and materials palette of the hybrid permission and design code, with a sophisticated composition of primary, secondary and tertiary facades and corners, distinguished by greater degrees of brick modelling. Two primary brick tones distinguish the four vertical elements, with projecting reconstituted stone courses at every other floor, giving the building a grand, civic scale, with a higher two storey ground floor base in a third, further contrasting to the western half of the Brook Road frontage. The introduction of stone for these alternating floor strong courses represents a deliberate gradual introduction of greater use of stone to the wider development towards the more “civic”, more “town centre”, north of the wider development. At roof level extensive rooftop plant is hidden behind extended parapets to two of the vertical elements; these are further embellished with recessed panels and openings to give the building a distinctive “top” Block D3 is differently treated, as a more “mid-block” building, of lower height, and more horizontal emphasis; it has no face onto a street except a distant one down the length of the courtyard, albeit that that has the character of a more private pedestrian street. In this respect it is planned that Block D3 will have a similar relationship, language and emphasis, with D4 being more similar to D1.	

	Details for both blocks are provided showing that windows will have deep reveals, giving the proposals richer modelling, stronger shadows externally and softer light to rooms, with less harsh contrast around windows internally. Balconies, which are mostly recessed, are detailed with a mixture of solid brick and partially open metal balustrades, the balustrading detail on the latter designed as deep metal fins, angled to prevent long views into the balcony from the Moselle Walk, to provide privacy and hide residents' clutter. Cills, parapets, corners and soffits are indicated to be soundly detailed in quality, durable materials, but will have to be secured by condition. <u>Residential Quality, including flat, room and balcony sizes</u> All flat and room sizes comply with or exceed minima defined in the Nationally Described Space Standards, as is to be routinely expected. Similarly, all residential units are provided with private amenity space in compliance with or better than London Plan and Mayoral Housing SPG requirements, in the form of balconies or roof terraces. Balconies are generally inset and located on corners benefiting from daylight from and views in two directions, and usually benefit from direct sunlight. All flats would also be able to use a variety of private communal external amenity spaces; one for each block, to D3 a roof terrace, to D4 (like those for D1 and 2) a secluded ground level garden adjacent to the Moselle Walk, each private to all residents of that block. These private gardens are proposed to be predominantly naturally landscaped and equipped with informal doorstep playable equipment suitable for under 5s, meeting at least half of the under 5s doorstep playspace requirement defined in the Mayors Playspace SPG for the block concerned as well as garden amenity space for other residents of all ages.	

	Benefiting from a predominantly north-south alignment, there are <i>no</i> single aspect north facing or south facing flats in these two blocks D3, with a higher proportion of smaller units, due to being for private sale, accessed off a central corridor, has a large number of single aspect east and west facing flats, but that alignment is not considered problematic and it is difficult in higher density, higher rise developments to avoid one bedroom and studio flats being single aspect; given that dwelling size needed to be part of the overall mix, D3 is probably the best block to put them in! All the flats in D4, which are for affordable and generally larger, benefit from dual aspects. In general, the quality of residential accommodation proposed is consistently high, and notably with no external visual distinction or difference in quality between housing of different tenure or affordability. <u>Daylight, Sunlight and Privacy</u> Of relevance to this section, Haringey policy in the DM DPD DM1 requires that: <i>“...D Development proposals must ensure a high standard of privacy and amenity for the development’s users and neighbours. The council will support proposals that:</i> <i>Provide appropriate sunlight, daylight and open aspects (including private amenity spaces where required) to all parts of the development and adjacent buildings and land; Provide an appropriate amount of privacy to their residents and neighbouring properties to avoid overlooking and loss of privacy detrimental to the amenity of neighbouring residents and residents of the development...”</i> The applicants have prepared a Day and Sunlight Statement broadly in accordance with council policy following the methods explained in the Building Research Establishment’s publication “Site Layout Planning for Daylight and Sunlight – A Guide	

	to Good Practice” (2nd Edition, Littlefair, 2011), known as “The BRE Guide”. Following earlier concerns with their assessment of Blocks D1 & 2, it is pleasing to note that the assessment with this application is now mostly in accordance with the methodology in the BRE Guide, allowing us to assess the proposals against our policy. Daylight and sunlight levels to the proposed residential accommodation within this proposal generally meet the BRE standard, a good result for a higher density scheme. For daylight, 36 of the sample of 43 rooms assessed in D4 (84%) and 24 of 33 in D3 (73%) would receive daylight of or over the BRE Guide recommended levels. Many of the rooms that do not meet the BRE guidance levels are Living/Dining/Kitchens or Studios that would meet the levels recommended for Living/Dining Rooms but don’t meet the higher levels for Kitchens, although the kitchen is at the darker back of the room. Others are in rooms opening off a recessed balcony. However, the proportion in compliance is comparable to or better than the illustrative scheme at outline application and given the higher density nature of this development area, the result is considered a good daylighting performance. For sunlight, the applicants’ consultants tested <i>all</i> habitable rooms facing within 90° of due south. Their assessment found that in D4, 14 living rooms meeting the BRE Guide recommended annual probable sunlight hours (APSH) and 16 meeting the winter probable sunlight hours (WPSH) recommendation, out of 29 (48% & 55% respectively), whilst for D3, 9 meet the APSH and WPSH recommendation out of 21 (43%). In a flaw in their methodology, 5 of the rooms tested and falling short in D4 are bedrooms, which are not relevant for sunlight tests. The remaining living rooms to not achieve either the annual or winter sunlight test are mostly off inset balconies again. Given the high-density nature of the	

	development, this is again considered a good sunlight achievement. The two private communal amenity spaces for each block and the central shared, publicly accessible garden square, all exceed the BRE Guide recommended access to sunlight, of at least 2 hours at the solstice. All flats also benefit from a private balcony or roof terrace, most of which also receive more than the recommended sunlight. It is generally recognised, in the applicants own marketing research and in published reports such as “Superdensity” (Recommendations for Living at Superdensity - Design for Homes 2007), that residents value sunlight to their amenity spaces more highly than to their living rooms, valuing the ability to sit outdoors in the sun, and to have a view from their living room, and if possible, from their flat entrance hall, onto a sunny outdoor space, whilst excessive sunlight <i>into</i> living rooms can create overheating and television viewing difficulties. Given that all residents will have access to sunny private communal amenity space, most with sunny private amenity space, and a reasonable number sun to their living rooms, the sunlight levels are considered acceptable. The impact of their proposals on neighbouring dwellings was generally addressed satisfactorily in the Hybrid Application and does not need to be changed for this. However, there was a condition on the Outline Approval that reserved matters for this (and other adjacent) parcels must confirm their impact on a reasonable illustrative scheme on the Bittern Place site. The applicants’ consultants’ study on pages 172-3 of the Design & Access Statement shows that the areas of the illustrative scheme that would not get access to good daylight are not significantly increased with the modest additional height of D4, only affecting a part of the ground floor and a very small part of the first floor, with the expectation being these floors would be in non-residential use, to meet the	

	Site Allocation Requirements for town centre and employment uses on that site. It was accepted, when the Outline Application was granted, that a development of matching height and setback to the illustrative scheme and parameter plans of that Outline Application on the Bittern Place side of the Silsoe Road frontage, north of site of this application, would not benefit from great daylight. Normally in the case of higher density developments it is necessary to note that the BRE Guide itself states that it is written with low density, suburban patterns of development in mind and should not be slavishly applied to more urban locations; as in London, the Mayor of London's Housing SPG acknowledges. In particular, the 27% VSC recommended guideline is based on a low-density suburban housing model and in an urban environment it is recognised that VSC values in excess of 20% are considered as reasonably good, and that VSC values in the mid-teens are deemed acceptable. Paragraph 2.3.29 of the GLA Housing SPD supports this view as it acknowledges that natural light can be restricted in densely developed parts of the city. This proposal therefore achieved a high quality of day and sunlight access.	
Regeneration	Support the space is being made for the DEN, and sprinkler system. Clarification of the reallocation of commercial space, and whereabouts in the masterplan this now sits.	Comments Noted. The Hybrid consent requires a range of commercial and non-residential accommodation to be provided across the masterplan area. Most of this space is proposed to be located in the more urban northern quarter of the site. A mix of smaller commercial accommodation are

		interspersed with serviced workspace for local businesses. There are also larger units suitable as HQs for more established businesses. A condition (52) is attached to the Hybrid consent requiring a Commercial and Workspace Strategy to be submitted and agreed by the Local Planning Authority prior to the occupation of any commercial floorspace. This Strategy must complement the existing and emerging cultural and economic offer in and around the site and demonstrate how new workspace meets the needs of commercial undertakings. The layout of the ground floor is subject to detailed design and where appropriate will seek to make provision for active and attractive frontages.
	The frontages on nearly all sides on these building are plant rooms and therefore uninhabited and provide no active frontage, passive surveillance or positive contribution to the for the public spaces which they are adjacent to. I think this could create a concern with regard to safety and quality or public realm	

Public Health	Background: Public health have reviewed the Clarendon Gas Works site planning application and development proposals of this scale should consider the impacts of health and wellbeing on communities in line with national, London and Haringey planning policy. This document describes the policy context and provides comments on how the development addresses health impacts. The planning application seeks the approval for reserved matters (scale, layout, appearance, landscaping and access) pertaining to buildings D3 and D4, forming Phase 2 of the Easter Quarter located at Haringey Heartlands Hornsey Park Road, Mayers Road, Clarendon Road and the Kings Cross / East Coast Mainline / Western Road. This construction comprises of 101 residential units, 113m² of commercial floorspace, and new landscaped public space pursuant to planning application HGY/2017/3117. Recommendations: 1. Consider mature trees in open spaces and private amenity spaces to maximise community cohesion and address climate change. 2. Clarity on the seating plans for the landscaping of the roof gardens and open spaces (London Plan Policy 7.5) 3. Align the compliance for hours of operation of any restaurant (A3), public house and wine bar (A4) with the Haringey's statement of policy (2016-2021). 4. Public Health would like to have an informal chat with the developers to explore new innovative opportunities around health Access to open space and nature In the developer's proposals, we are pleased to see the developer has incorporated good mix of plants, amenity roof spaces, public	Comments Noted. Public Health to have an informal chat with the developers to explore new innovative opportunities around health

	spaces, informal play area, and have demonstrated awareness on the importance of community integration. We really like the developer's idea of incorporating green roofs for blocks D3 and D4, which will encourage all residents to use outdoor space. We like the plans for the landscaping of the green roofs and the developers might like to consider seating plans for residents (London Plan Policy 7.5). We would also like to see mature trees in the public spaces and private amenity spaces to act as a natural canopy, provide shelter from intense sun, wind and rain, and protect children from harmful UV rays of the sun. People with the poorest health would be worst affected by the impacts of climate change and trees might address some of these issues. Public Health would be delighted to welcome an informal chat with the developers on potential innovative opportunities around health. Access to social infrastructure In the planning statement we have noted the compliance for hours of operation for any restaurant (A3), public house and wine bar (A4) shall not be operated before 0700 or after 0000 hours on any day of the week. This should align with Haringey's statement of licensing policy 2016-2021. <i>"While the Council will treat each case on its individual merits there will be a presumption that permitted hours for the sale of alcohol will be restricted to between 8am and 11.30pm on Sunday to Thursday and 8am to midnight on Friday and Saturday in respect of premises in residential areas and areas being adversely affected by street drinking issues".</i>	
Waste Management	No comments further to the Hybrid consent.	Noted. The waste management aspects relating to this

		phase are covered by provisions in the Hybrid consent.
Environmental Services – Pollution, Air Quality & Contaminated Land	No comments further to the Hybrid consent.	Noted. Pollution and land contamination aspects relating to this phase are covered by provisions in the Hybrid consent.
Carbon Management	These comments are focussed on the energy centre proposed under building D4. The energy centre is critical to the council's plans to deliver a decentralised energy network (DEN) in Wood Green. The review considered: a. the planning documentation including a number of revised documents submitted to address concerns raised by the Carbon Management Team b. separate reports and drawings issued to the DEN team (notably the report 'CGW – DEN2 Strategic Design Parameters – V6 – Final' (the SDP report) and the drawing CGW DEN2 Draft Layout V7_14-06-19' (DEN2 layout drawing) <i>Note the application documents include a shortened version of the reports/drawings issued to the DEN team. The summary report provided in part 8 of the Planning Statement is shorter and less detailed (the summary report includes less detailed drawings and does not include the full acoustic and ventilation analysis reports provided separately to the DEN team – the acoustic report has been provided as an addendum to the application)</i> General The Carbon Management Team identified a number of serious concerns about the usability of the proposed energy centre based on the initial submission.	Noted. Conditions are attached to the reserve matter application. The applicants will either have to agree a revised specification for the energy centre or a suitable letter is required from the developer confirming progress to date and committing to finalising the revised specification would be sought

	The Developer has worked proactively with the Carbon Management Team to review and amend the submission in order to address many of these concerns. Through this process it was also identified that there are shortcomings within the specification for an energy centre within the original s106. The Developer has agreed to amend the energy centre specification within the s106. Considerable progress has been made but a final revised specification is yet to be agreed. Key items within the revised specification are as follows: 1) The revised specification will include a requirement for the Developer to provide additional space to address the shortcomings in the original specification subject to the Council agreeing a mechanism to fund this before the Developer commences construction; 2) The revised specification will include a design review process where the parties will collaborate to finalise a design for the energy centre. This requires the Council to develop a more detailed fit-out design and provides a mechanism where the Council may require the developer to amend the energy centre design to accommodate the fit-out design (at the Developer's cost) if it is shown to be necessary to do so; 3) The revised specification gives far more detail on the expected roles and responsibilities for different aspects of the energy centre to clarify boundaries and areas of collaboration.	

	Although the revised specification is yet to be agreed, substantial progress has been made on a draft. The principles in the first and second bullets which give the Council the ability to revise the energy centre design to be fit for purpose are substantially agreed and these are the key items to allow us to recommend approval of the scheme. <i>Note: it is considered unlikely that the revised specification will be agreed before committee but it is expected the developer will provide a letter to confirm the progress to date and give suitable commitment to finalising the specification.</i> Ground Floor Layout and Servicing The Ground floor layout of Block D4 is critical for the Energy Centre as it will enable: - Ventilation of the basement plant room – this is one area where the fit-out design needs to be progressed before the spatial requirements to accommodate ventilation can be 100% signed off. The current GF layout includes a conservative allowance for ventilation, and it is anticipated that through the design review process, a more efficient spatial layout can be determined which will reduce the amount of louvres at GF and free up space to allow a more active frontage. - Utility connectivity – one of the main areas where the energy centre specification in the original s106 was lacking is the provision of utility connections. The Developer has agreed to address this (subject to Council funding). Doing so substantially increases the space take for utilities at GF. The current GF design allows for this but there are potential inefficiencies in the layout.	

	c. Access and egress to the basement for day to day operations – a performance specification for the access has been largely agreed within the revised energy centre specification and this is expected to be sufficient. The current drawings show fire egress from the basement via an adjoining basement which is yet to receive planning approval. If this basement does not come forward in time, the developer will need to agree a revised fire exit which will be at GF. d. The energy centre requires regular servicing and while progress has been made to develop vehicle access and loading bay design, detailed design and road safety analysis have not been completed yet – a condition may be required Although the developer has begun to address the layout of the GF to facilitate the above, it is clear that more work is required to develop the design, and this will also impact on the GF elevations. The work to date has addressed many of our concerns but additional work is still to be done to finalise a design. We therefore recommend the use of conditions as follows: a) <i>Pre-Commencement – Energy Centre Layout</i> <i>Prior to the commencement of the development, excluding demolition and site preparation works, a ground floor plan showing layout of energy centre areas in Block D4 is submitted and approved in writing by the Local Planning Authority.</i> Reason	

	<i>To ensure opportunities for incorporating decentralised energy into the development are given full consideration in accordance with London Plan Policy 5.6.</i> <i>The Local Planning Authority is satisfied that the pre-commencement requirements of the condition is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission</i> b) Pre-Superstructure – Elevations <i>Prior to the commencement of superstructure works, elevations taking into account the revised ground floor and roof-top layouts of Block D4 are submitted and approved in writing by the Local Planning Authority.</i> Reason <i>To ensure opportunities for incorporating decentralised energy into the development are properly considered in accordance with London Plan Policy 5.6. To secure appropriate design and protect public amenity.</i> c) Pre-Superstructure – Energy Centre Fire Strategy <i>Prior to the commencement of superstructure works on the approved buildings, a plan showing the exact location of means of escape from the energy centre areas is submitted and approved in writing by the Local Planning Authority.</i> Reason <i>To ensure the development can be implemented and occupied with adequate regard for health and safety.</i>	

	A further condition may be required regarding the vehicular servicing of the energy centre, loading bay and TMO. <u>Summary</u> Carbon Management is supportive of the proposals subject to 1) Either agreeing a revised specification for the energy centre or receiving a suitable letter from the developer confirming progress to date and committing to finalising the revised specification; and 2) The proposed conditions above	
Conservation	These buildings are part of a wider masterplanned development that already has outline planning permission. The wider site doesn't contain any listed or locally listed buildings and isn't in a conservation area. However, it is close to several conservation areas and will form part of their setting and general context. The scale of the wider development is such that it will be widely visible, including from Alexandra Palace and Park where there are panoramic views across the borough. The buildings that are the subject of this application are among the smallest in the masterplanned development. Their height, massing and appearance are largely in accordance with agreed parameters and their visual impact would be as expected. The detailed design also includes measures to interpret the cultural history of the area in line with the agreed cultural strategy. I have no objection to consent being granted.	Noted.
Drainage	There are no issues arising that will affect the drainage proposal for this development as a result of the minor amendments	Noted.
Nature Conservation	Comments to be reported to committee	

Environmental Services – Noise Pollution	Comments to be reported to committee	
Housing Development	Support proposals	Noted.
External:		
Transport for London (TfL)	As the bus driver facility for the future has been secured, TfL have no objection to the approval of this application.	Noted.
Environment Agency	No objections.	Noted.
Metropolitan Police (Crime Prevention)	With reference to the above application I have now had an opportunity to examine the details submitted and would like to offer the following comments, observations and recommendations. These are based on available information, including my knowledge and experience as a Designing Out Crime Officer and as a Police Officer. At this stage, whilst I have met with the architects on phase D1 and D2, I have only had initial discussions regarding D2 and D3 and have specific concerns which I wish to draw your attention to Appendices 3 1.0 It is my professional opinion that crime prevention and community safety are material considerations, because of the proposed use, design, layout and location of the development proposed. 1.1 To ensure the delivery of a safer development in line with Local Development Framework policies CP17, DC33 and DC63 (See Appendix for details of these policies), I have highlighted some of my main areas of concern in Section 3 and in Section 4 have recommended the attaching of a suitably worded condition. <u>Recommendations:</u> 2.0 I can confirm that I have met with the project architects, but have been advised that they will not be carrying the design forward to the next stage of	Noted Condition 51 (Secure by Design) attached to the hybrid consent requires the developer to achieve Secure by Design Accreditation for the entire proposed development

	the development and a new architect will assist in its progress. I have reviewed the planning application and due to specific areas of concern (See 3.0 below) the Metropolitan Police request a specific condition requiring the developer to achieve Secure by Design Accreditation for the entire proposed development. <u>Concerns:</u> 3.0 In summary, officers from the design out crime team have a number of site specific concerns in relation to this application, specifically the ground floor layout (relationship between the commercial and residential) compartmentation and cycle stores, these are outlined in Appendix 3. However, a condition requiring the developer to engage with both the police and the local authority to achieve 'secured by design' accreditation/status, would reassure police and mitigate a many of these concerns. <u>Community Safety – Secured by Design Conditions:</u> 4.0 Crime prevention and community safety are material considerations. If the L.B. Haringey are to consider granting consent, I would ask that the conditions detailed below be attached. This is to mitigate the impact and deliver a safer development in line with national, regional and local planning policies. I would also like to draw your attention to Section 17 CDA 1988 and the NPPF, (See appendix) in supporting my recommendations. 4.1 (1) I request that prior to carrying out above grade works of each building or part of a building, details shall be	

	submitted to and approved, in writing, by the Local Planning Authority to demonstrate that such building or such part of a building and development site will achieve full 'Secured by Design' Accreditation. The development shall only be carried out in accordance with the approved details. (2) Prior to the first occupation of each building or part of a building or use, a 'Secured by Design' accreditation shall be obtained for such building or part of such building or use and thereafter all features are to be permanently retained. Note - The applicant must seek the continual advice of the Metropolitan Police Service Designing Out Crime Officers (DOCOs) for each building or phase of the development and accreditation must be achieved according to current and relevant Secured by Design guide lines at the time of above grade works of each building or phase of said development. The services of MPS DOCOs are available free of charge and can be contacted via <i>docomailbox.ne@met.police.uk</i> or 0208 217 3813. <u>Crime Figures:</u> 5.0 Crime and disorder is a factor for consideration with this application. Crime data affecting this application are highlighted in appendix 2 below. <u>Legislation & SBD Guidance:</u> 6.0 SP11: Design 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. To achieve this all development shall: ▪ Incorporate solutions to reduce crime and the fear of crime, such as promoting social inclusion; creating well-connected and high quality public realm that is easy and safe to use; and by applying the principles set out in 'Secured by Design' and Safer Places; ▪ Seek the highest standards of access in all buildings and places; For a complete explanation of certified products please refer to the Secured by Design guidance documents which can be found on the website. www.securedbydesign.com. <u>Conclusion:</u> I would ask that my interest in this planning application is noted and that I am kept appraised of developments. Additionally, I would welcome the opportunity of sitting in on any meeting you might have concerning this proposal. Should the Planning Authority require clarification of any of the above comments please do not hesitate to contact me at the above office.	
Thames Water	Based on the list of proposed amendments Thames Water would not issue any further comments.	Noted.
London Fire Brigade	London Fire Brigade is satisfied with the proposal as revised	Noted.
Network Rail	With reference to the protection of the railway, Network Rail has no objection in principle to the development, but below are some requirements which must be met, especially	In response to representation received from Network Rail made in respect to planning application

	with the close proximity to the development of an electrified railway. Abnormal Loads/Construction Traffic From the information supplied, it is not clear if any abnormal loads will be using routes that include any Network Rail assets. We would have serious reservations if during the construction or operation of the site, abnormal loads will use routes that include Network Rail assets. In this instance, there may be an issue if haulage/construction traffic for the site is to be routed via Mary Neuner Road. Network Rail would request that the applicant contact our Asset Protection Project Manager to confirm that any proposed route is viable and to agree a strategy to protect our asset(s) from any potential damage caused by abnormal loads. I would also like to advise that where any damage, injury or delay to the rail network is caused by an abnormal load/construction traffic (related to the application site), the applicant or developer will incur full liability. Glint and Glare We have experienced issues in the past with glare from glazing and reflective surfaces from developments adjacent to the railway causing a distraction for train drivers and obscuring railway signals (see attached photo) and we need to be certain that this is not the case in this instance. The application does not include a specific glint and glare study to ascertain the effect the proposed scheme and any glazing/reflective surfaces/materials will have on the operation of the adjacent railway particularly in terms of signal sighting and driver distraction. The applicant should supply further details on this point before we can comment further. Network Rail is required to recover all reasonable costs associated with facilitating these works	HGY/2019/1775, the applicants have provided the following responses to the points raised: 1. Abnormal Loads / Construction Traffic The planning conditions attached to application reference HGY/2017/3117 requires the submission of a Construction Environmental Management Plan and Construction Logistics Plan prior to the commencement of construction of each phase. The submission of these documents will include any details relating to abnormal loads and the routes taken by vehicles. The Council have approved these documents for construction phases 1 & 2 and no concerns have been raised regarding potential abnormal loads and works are underway with no impact on the adjoining Network Rail land. 2. Glint and Glare Blocks D3 & D4 are c.200m metres from the railway tracks. Separating the tracks and proposed D3 & D4 are the existing Network Rail shed and approved buildings C1, A4 and D1 – all of which are taller than D3 & D4. St William therefore do not believe that a glint and glare

	In response to St Williams comments Network Rail has made the following comments: In view of the developer's response, we are happy to withdraw our comments relating to glint and glare and routing of construction traffic. However, I would be grateful if you could make the developer aware that if the situation relating to construction traffic does change and large/heavy construction vehicles are to be routed over or under railway bridges, they must liaise with our Asset Protection Team (assetprotection@networkrail.co.uk) in advance to ensure that there is no issue for operational railway safety such as risk of bridge strike or structural damage	issue will be created through the construction of these two buildings and that a specific study is required in support of this application. Comments noted.
Public:		
Neighbouring occupier	Object – No social rented accommodation is proposed even in the 2nd phase of the development; One block is designated as entirely private ownership (Block D3) and the other (D4) is designated as affordable rent; The proposal is not consistent with policy for mixed communities as tenures should be mixed/integrated in the blocks; Giving the amount of development coming forward in the first two phases a proportion of social provision should be included;	The affordable accommodation within this phase forms part of a wider provision to deliver no less than 32.5% affordable housing (site-wide on habitable rooms basis) on a tenure split of 48.3% Affordable Rent and 51.7% Shared Ownership by habitable rooms.

	Where on the site are the social dwellings and when are they programmed in the development timetable; Will the social dwellings have their own distinct identity with separate access points and approaches to the doors; The developer should demonstrate their intention for the whole site in such a way that the immediate phase under consideration as submitted can be assessed in relation to subsequent phases and the overall site development;	
Neighbouring occupier	Noise from the construction, dust and the hours of works should be covered in the risk assessment Concerns with pedestrian safety of children, special needs and the elderly who use Coburg Road due to vehicles speeding; Road humps along Coburg Roads to slow drivers should be provided to avoid accidents;	Construction on site is subject to Building Regulations and guided by a series of technical requirements and guidance including a Construction Environment Management Plan, Groundwater management Plan, Piling Method Statement and Drainage Strategy. These provisions are designed to ensure the development is constructed in a robust, safe and responsible manner. All relevant planning obligations and conditions attached to the Hybrid consent relating to highways/transport remain valid to address these concerns
Neighbouring occupier		The developer, St. William has made the

	Impact on privacy from balconies, windows of the development and from pedestrians along the Moselle Walk into the rear gardens of Hornsey Park Road;	following response to assist with the concerns raised. The proposed footprint of Block D3 is 43m from the western elevation of 147 Hornsey Park Road which is double the length of the Haringey policy target of 21m separating between buildings. Page 66 of the submitted Design and Access Statement in support of Blocks D3 & D4 details the proposed 2-metre-high fence that St William will install along the boundary between the former gasworks site and the back gardens of the existing Hornsey Park Road properties. The purpose of this fence is to provide a hard boundary between the properties to provide security for all landowners. Feedback received at the public consultation event from neighbouring residents on Hornsey Park Road was that the preference for this boundary fence was for it to be visually permeable. This will enable insect life to pass through the fence and also prevent the introduction of a hard-boundary line to the owners on Hornsey Park Road. The proposed fence treatment is

		shown on page 66 of the DAS statement. St William will be required to submit further landscape details in order to discharge the landscape condition that will be attached to the reserved matters decision notice. Ahead of this submission, St William are committed to engage with the impacted properties on Hornsey Park Road to further determine the treatment of this fence line. As part of the landscaping we shall also be investing in low- and high-level planting that will provide additional screening between the Moselle Walk and Hornsey Park Road properties. Occupants of Block D3 shall have access to a shared amenity space at roof level. In response to previously received concerns about overlooking a planting zone is shown on the roof plan that will restrict occupants from standing at the edge of the roof space. This will restrict overlooking also. Prior the submission of the reserved matters, St William engaged with the Secure by Design officer on the proposals for securing the Moselle Walk. Feedback received has been incorporate through the

	Security concerns regarding the rear gardens of Hornsey Park Road during the development phase; Concerns with contamination of the existing perimeter land between the garden of No. 147 and the land that was once owned by the gas board with materials which is potentially dangerous to human health; The developers should provide a more detailed plan regarding the de-culverting of the Moselle River and how it will impact the	proposed boundary fence (see point 1 above) and the north and south entrance gates to the Moselle Walk. The Moselle Walk will be secured at nighttime. During construction works, St William will erect the necessary boundary treatment to secure the site. The fence line will be positioned to prevent access to either the construction site or the rear gardens of Hornsey Park Road. St William will engage with the residents ahead of this. As landowners, St William will take responsibility for clearing of any fly-tipping that has occurred within its legal title. St William will review the clearance required in order to deliver the Moselle Walk and this is likely to require removal of material within the area of unregistered land between the former gasworks site and Hornsey Park Road properties. Any hazardous substances identified will be cleared in the appropriate and safe manner. St William will not accept any responsibility for fly-tipping or hazardous materials in other party's ownership

	existing residents of Hornsey Park Road whose gardens border the path of the river;	The submitted reserved matters application for Blocks D3 and D4 do not include any proposals to de-culvert the Moselle River. St William have submitted and had discharged the Moselle River feasibility study that was required under condition 29 of decision HGY/2017/3117

APPENDIX 3 – Quality Review Panel report

14 November 2018

Summary

The Quality Review Panel warmly supports the way that detailed designs for Clarendon Gasworks Eastern Quarter are evolving, promising high-quality development. As design work continues towards submission of a reserved matters application, the panel highlights some areas where there is scope for refinement to make the most of the opportunity to create a new quarter for the Haringey Heartlands. The panel would encourage further exploration of the design of the ground floor / basement level frontage, and entrances / approach sequence to all blocks. It would welcome refinements to the materiality of the blocks, to enhance the architectural expression of the development. In terms of the open spaces within the site (including the Moselle Walk), the panel would support further work to explore the issues of surveillance, overlooking and access, to ensure that open spaces are safe and well-used, and avoid creating tensions between different groups of residents. Further details on the panel's views are provided below.

Public realm and landscape

- The panel welcomes the emphasis on landscape and ecology as well as the social interaction aspect of the design of the public realm.
- The panel would encourage further consideration of how external spaces will be sub-divided, and how this will translate into physical boundary treatments.
- The landscape strategy should ensure that planting schemes will look good

throughout the whole year. The design team should avoid an approach to the landscape that is very verdant in summer but austere in winter.

- The relationship between affordable housing and play space / open space would benefit from further thought, to avoid overlooking issues which might create unnecessary tension between residents e.g. between block D2 and the adjacent courtyard.
- The panel notes that the proposed Moselle Walk (to the rear of blocks D2, D3 and D4) seems very narrow and includes a lot of vegetation. As it also lacks direct surveillance and is located away from the main pedestrian and vehicular thoroughfares, this may result in the route being perceived as an isolated and unsafe area.
- Bedrooms (rather than living rooms) overlooking the proposed Moselle walk will not provide enough passive surveillance; the panel would encourage further thought on this aspect. The potential exists to extend balconies out into the area of the walk so that they provide more active surveillance of this part of the public realm.
- Access points from the affordable housing blocks into the Moselle Walk could also help to improve surveillance and activity. The panel wonders whether it may be of benefit to re-think the nature of this area of land that runs to the rear of blocks D2, D3 and D4. It would encourage the design team to explore using this area as garden spaces.
- A strategic approach to mitigating antisocial behaviour through design should also be adopted in this part of the masterplan. Fixtures such as security lights and CCTV cameras should be designed in at the earliest stages if they are considered likely to be necessary, to avoid the need for retrospective measures. At a detailed level, design to deter motorbikes would also be encouraged.

Architectural expression and scheme layout

- The panel thinks the architectural expression reflects a good contextual understanding of the local area. It welcomes the ongoing involvement of the design team as the detailed design of the architecture continues.
- Due to the overall size and scope of the masterplan, it would encourage the design team to seek out ways of enhancing the variety, interest and richness of the different blocks.
- Broadening the materials palette to include some elements of 'surprise' could help to punctuate and diversify the predominantly brick architecture within the scheme.
- The quality of materials and construction will be essential to the success of the completed scheme. The panel would support planning officers in securing this through planning conditions.
- Further consideration of the different entrances and approaches through the scheme would be welcomed, as there are some very complex wayfinding requirements.

- Exploration of what it would be like to approach and walk through this part of the masterplan, and the sequence of views will be helpful to test wayfinding. This will be especially important in terms of the pedestrian route up to raised podium level entrances and spaces.
- The panel notes that the overall development is extremely large, and highlights that clarity on arrangements for visitors (including visitor parking) will be required.
- Thinking about the design of entrances to each block, and how these could be made distinctive, could also help residents and visitors find their way around. There are some areas where the external walls of the ground floor basement levels actually front onto – and address – parts of the public realm. Where this happens, careful thought will be needed to ensure activation and visual interest.
- The panel would also encourage the design team to explore further how the adjacent buildings frame external spaces, and how different elevational treatments will ‘talk’ to each other.

Next Steps

The panel is confident that the project team will be able to address the points above, in consultation with Haringey officers.

Appendix 4 – Plans and Images

The Illustrative Masterplan



Heights of illustrative masterplan



Heights of Illustrative Masterplan
(heights exclude undercroft and basement levels)

- 13+ storeys
- 7-12 storeys
- 2-6 storeys

Reserved matters application

Boundary for Buildings D3 and D4 shown in red



Basement level plan under Building D4



Ground floor level plan - Building D3 and D4



Townscape views of Building D3



View south along Moselle Walk with Building D3 on the right. Brickwork feature alongside path reflects position of historic gasometer base.



View showing Building D3 from the Moselle Walk



View of the approach to Building D3 from the central gardens



View of the approach to Building D3 entrance from public courtyard



View looking towards Building D3 from within the central gardens



Building D3 view towards D4 from central courtyard



View of Building D3 rooftop amenity space.

Townscape views of Building D4



View 1 towards D4 from Brook Road



View 2 towards D4 from Brook Road



View from building showing possible ground floor facade



View of Building D4 from along the Moselle Walk, east façade of D3 to the left

Planning Sub Committee

Item No.

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE**1. APPLICATION DETAILS****Reference No:** HGY/2019/0938**Ward:** West Green**Address:** Frankum & Kaye Ltd, 38 Crawley Road, N22 6AG

Proposal: Demolition of existing buildings and erection of two part-three part-four storey residential blocks and a row of three-storey terraced houses (total of 29 units) and provision of a pedestrian/cycle link connecting Crawley Road to Downhills Way, plus landscaping, cycle and car parking, and other associated works.

Applicant: Mr Highfield**Ownership:** Private**Case Officer Contact:** Christopher Smith**Site Visit Date:** 10/04/2019**Date received:** 29/03/2019 **Last amended date:** 06/06/2019**Drawing number of plans:**

WDG-519-A-ZZ-D-A-2001 Rev. P2, 2002 Rev. P2, 2102 Rev. P3;
 WDG-519-B-XX-D-A-2001 Rev. P6, 2101 Rev. P8;
 WDG-519-B-ZZ-D-A-2002 Rev. P6;
 WDG-519-S-00-D-A-9010 Rev. P8, 01-D-A-9011 Rev. P4, 02-D-A-9012 Rev. P4, 03-D-A-9013 Rev. P4;
 WDG-519-S-GF-D-A-7001 Rev. P3, GF-D-A-7002 Rev. P3, RF-D-A-9014 Rev. P4;
 WDG-519-S-XX-D-A-0101 Rev. P1, 0401 Rev. P1, 0402 Rev. P1, 0410 Rev. P1, 0411 Rev. P1, 2101 Rev. P3, 2111 Rev. P2;
 WDG-519-S-XX-DR-A-2110 Rev. P2;
 WDG-519-HT1-XX-D-A-2001 Rev. P5, 2101 Rev. P3, HT2-XX-D-A-2001 Rev. P2, 2101 Rev. P1;
 RFM-XX-00-DR-L-0001 Rev. PL02, 0004 Rev. PL02, 0007 Rev. PL02, 0009 Rev. PL02, 8001 Rev. PL01, 8002 Rev. PL01, 8003 Rev. PL01;
 RFM-XX-00-RP-L-0001 Rev. PL02;
 3534-SK08 Rev. P1; SK09 Rev. P1;
 18165-01-008;
 3534-DS-101 Rev. P2, 102 Rev. P2;
 180151-E-EX-01.

Supporting documents also assessed:

Design and Access Statement (Rev. P4), Schedule of Accommodation (Rev. E), Options for De-Culverting document (Rev. B, dated 16/5/2019), Transport Statement dated June 2019, Environmental Addendum dated June 2019, Affordable Housing & Viability Statement dated March 2019, Access Arrangements note dated May 2019, Letter dated 2nd September 2019 from DOA Consulting Structural Engineers, Letter from Birketts LLP dated 1st March 2019, Planning Statement, Flood Risk Assessment and Sustainable Surface Water Strategy, Desk Study Report, External Lighting Report, Noise Assessment, Daylight Assessment, Overheating Assessment, Air Quality Assessment, Energy Statement, Sustainability Statement, Arboricultural Impact Assessment Survey & Report, Statement of Community Involvement, Daylight Sunlight Addendum.

1.1 This application is being reported to the planning committee as it is a major application recommended for approval.

1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The application site forms part of a designated Site Allocation (SA60) in the Council's Site Allocation Development Planning Document (DPD) 2017. The part of the site allocation to which this proposal relates includes buildings that are in a poor condition. The surrounding area is predominantly residential in character.
- Demolition of the existing buildings and the construction of a wholly residential development is acceptable in principle (the site allocation does not require replacement employment space). The proposal would also provide a new east-west pedestrian and cycle connection across the site, which is also a requirement of the primary objectives of Site Allocation SA60.
- The development would provide 19% on-site affordable housing by habitable room in the form of 5 flats for affordable rent and 2 flats for shared ownership, which is an accepted tenure split, all within Block A. In addition it provides an off-site contribution of £230,000 which would assist the Council with its own affordable housing programme.
- The development would be of a high-quality contemporary design of an appropriate size and scale that would improve the visual quality of the local built environment.
- The development would provide high-quality living accommodation for residents, including an appropriate size and mix of units plus adequate private amenity space areas, whilst 10% of the flats would be adaptable for wheelchair users.

- The development would not have a material adverse impact on the amenity of adjoining occupiers in terms of a loss of sunlight and daylight, outlook, or privacy, nor in terms of excessive noise, light or air pollution.
- The Moselle Brook is just outside the application site. De-culverting has been considered but not to be achievable in this case, as supported by the Environment Agency; the applicant does not have control over it.
- The development would provide an appropriate quantity of car and cycle parking spaces for this location, and would be further supported by sustainable transport initiatives.
- The development would provide appropriate carbon reduction measures plus a carbon off-setting payment, as well as site drainage and biodiversity improvements.
- The application is considered acceptable for all other reasons as described below.

2. RECOMMENDATION

- 2.1 That the Committee resolve to GRANT planning permission and that the Head of Development Management or Assistant Director of Planning is authorised to issue the planning permission and impose conditions and informatives subject to the signing of a Section 106 Legal Agreement providing for the obligations set out in the Heads of Terms below.
- 2.2 That the section 106 legal agreement referred to in resolution (2.1) above is to be completed no later than 4th November 2019 or within such extended time as the Head of Development Management or the Assistant Director of Planning shall in her/his sole discretion allow; and
- 2.3 That, following completion of the agreement(s) referred to in resolution (2.1) within the time period provided for in resolution (2.2) above, planning permission shall be granted in accordance with the Planning Application subject to the attachment of the conditions; and
- 2.4 That delegated authority be granted to the Assistant Director of Planning/Head of Development Management to make any alterations, additions or deletions to the recommended heads of terms and/or recommended conditions as set out in this report and to further delegate this power provided this authority shall be exercised in consultation with the Chairman (or in their absence the Vice-Chairman) of the Sub-Committee.

Conditions

- 1) Three years
- 2) Drawings
- 3) Materials
- 4) PD restrictions
- 5) Boundary treatments and access controls
- 6) Adaptable dwellings
- 7) Satellite antenna
- 8) Landscaping
- 9) Lighting
- 10) Boilers 1
- 11) Boilers 2
- 12) Air quality and dust management plan
- 13) Considerate contractor
- 14) Non-road mobile machinery
- 15) Machinery emissions
- 16) Land contamination
- 17) Land contamination remediation
- 18) Construction management and logistics
- 19) Car parking management plan
- 20) Cycle parking
- 21) Electric vehicle charging
- 22) Delivery and servicing plan
- 23) Green roof
- 24) Culvert condition review
- 25) Foundations
- 26) Secured by design
- 27) Obscure glazing
- 28) Drainage management
- 29) Biodiversity
- 30) Energy efficiency
- 31) PV panels
- 32) Overheating
- 33) Noise levels

Informatives

- 1) Proactive working
- 2) CIL
- 3) Legal agreements
- 4) Numbering
- 5) Asbestos
- 6) Construction hours
- 7) Environmental permit
- 8) Groundwater risk management
- 9) Water pressure

Section 106 Heads of Terms:

1) Affordable Housing Provision

- 7 affordable housing units (19% by habitable room)
- 5 affordable rent units and 2 shared ownership units
- £230,000 financial contribution towards additional affordable housing

2) Play Space Contribution

- £11,115 towards the enhancement/upkeep of local play space

3) Sustainable Transport Initiatives

- Car Club Scheme
 - Two years free membership
 - £50 credit to every new resident (max. two per dwelling)
- Residential Travel Plan
 - Appointment of a travel plan co-ordinator for five years
 - Provision of welcome induction packs (containing public transport and cycling/walking information, including details of nearby bus/rail/tube services, map and timetables) to every new resident
 - Implementation of measures to use reasonable endeavours to achieve 8% cycle mode share by the 5th year
 - Monitoring contribution (£3,000)

4) Section 278 Highways Agreement

- Includes, but is not limited to, the following:
 - Footway improvement works
 - Provision of access to the public highway
 - Street furniture relocation
 - Carriageway markings
 - Appropriate access and visibility safety provision

5) Carbon Mitigation

- Post-occupation Energy Statement review
- Contribution for carbon offsetting (£54,410.40), or more if required by Energy Statement review

6) Public Realm and Link to Lordship Recreation Ground

- To pay a Public Realm Contribution of £35,000 upon commencement of works on site to pay for the necessary public realm works for connecting the pedestrian/cycle route to the level crossing on Downhills Way.
- Works will include:
 - i. Pedestrian/cycle pathway infrastructure construction from east of site to Downhills Way crossing;
 - ii. Landscape verge improvements on land between the site and Downhills Way adjacent to new pedestrian/cycle route;
 - iii. Visibility safety requirements.
- A Road Safety Audit will be undertaken in support of the proposed connection

7) Employment Initiatives – Local Training and Employment Plan

- Provision of a named Employment Initiatives Co-Ordinator
- Notify the Council of any on-site vacancies
- 20% of the on-site workforce to be Haringey residents
- 5% of the on-site workforce to be Haringey resident trainees
- Provide apprenticeships at one per £3m development cost (max. 10% of total staff)
- Provide a support fee of £1,500 per apprenticeship towards recruitment costs

8) Monitoring Contribution

- 5% of total value of contributions (not including monitoring)
- £500 per non-financial contribution
- Total monitoring contribution to not exceed £50,000

Total Contributions (minimum): £330,500

- 2.4 In the event that members choose to make a decision contrary to officers' recommendation members will need to state their reasons.
- 2.5 That, in the absence of the agreement referred to in resolution (2.1) above being completed within the time period provided for in resolution (2.2) above, the planning permission be refused for the following reasons:
1. The proposed development, in the absence of a legal agreement securing the provision of on-site affordable housing, would fail to provide much needed affordable housing stock within the Borough and would set an undesirable precedent for future similar planning applications. As such, the proposal is contrary to Policy SP2 of the Council's Local Plan 2017 and Policy 3.12 of the London Plan 2016.

2. The proposed development, in the absence of a legal agreement to work with the Council's Employment and Skills team would fail to support local employment, regeneration and address local unemployment by facilitating training opportunities for the local population. As such, the proposal is contrary to Local Plan 2017 Policies SP8 and SP9.
 3. The proposed development, in the absence of a legal agreement to secure planning obligations for mitigation measures to promote sustainable transport, by reason of its lack of car parking provision would significantly exacerbate pressure for on-street parking spaces in surrounding streets, prejudicing the free flow of traffic and conditions of general safety along the neighbouring highway and would be detrimental to the amenity of local residents. As such, the proposal is contrary to Policy 6.13 of the London Plan 2016, SP7 of the Local Plan 2017 and Policy DM32 of the Development Management Development Plan Document 2017.
 4. The proposed development, in the absence of a legal agreement securing sufficient energy efficiency measures and/or financial contribution towards carbon offsetting, would result in an unacceptable level of carbon dioxide emissions. As such, the proposal would be contrary to Policies 5.2, 5.3 and 5.7 of the London Plan 2016, Local Plan 2017 Policy SP4 and Policy DM21 of the Development Management Development Plan Document 2017.
 5. The proposed development, in the absence of a legal agreement to secure works to the public highway and other public realm improvements including the connection through the application site to Downhills Way, would have an unacceptable negative impact the visual amenity of the area and the operation of the public highway, and would fail to meet the requirements of Site Allocation SA60. As such, the proposal would be contrary to Policies DM1 and DM33 of the Development Management DPD 2017, Policy 7.5 of the London Plan 2016, and the aims and objectives of SA60 of the Site Allocations DPD.
- 2.6 In the event that the Planning Application is refused for the reasons set out in resolution (2.5) above, the Head of Development Management (in consultation with the Chair of the Planning Sub-Committee) is hereby authorised to approve any further application for planning permission which duplicates the Planning Application provided that:
- i. There has not been any material change in circumstances in the relevant planning considerations, and
 - ii. The further application for planning permission is submitted to and approved by the Assistant Director within a period of not more than 12 months from the date of the said refusal, and
 - iii. The relevant parties shall have previously entered into the agreement contemplated in resolution (1) above to secure the obligations specified therein.

CONTENTS

- 3.0 PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS
- 4.0 CONSULTATION RESPONSE
- 5.0 LOCAL REPRESENTATIONS
- 6.0 MATERIAL PLANNING CONSIDERATIONS
- 7.0 RECOMMENDATION

APPENDICES:

- Appendix 1: Consultation Responses
- Appendix 2: Plans and Images
- Appendix 3: Quality Review Panel Notes
- Appendix 4: Development Management Forum Notes

3.0 PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

- 3.1.1 This application is for full planning permission for the demolition of the existing vehicle repair and service buildings and erection of 29 residential units within two part-three part-four storey blocks and a row of terraced houses. Seven of these units would be affordable in the form of 5 affordable rent and 2 shared ownership. 16 car parking and 56 cycle parking spaces are also proposed.
- 3.1.2 The development would provide a new landscaped connection through the site for pedestrians and cycles, connecting Crawley Road with Downhills Way.
- 3.1.3 The development would be predominantly finished in yellow brickwork, with grey horizontal feature banding to Block B, plus grey metal balconies and window frames. The roof coping to the houses would be finished in metal. Entrances and garaging would be finished with timber-effect cladding.

3.2 Site and Surroundings

- 3.2.1 The application site is 0.26 hectares in area and broadly rectangular in shape. It is located at the eastern end of Crawley Road and is to the west of Downhills Way. It is bordered to the north by fencing just beyond which is a culverted watercourse (Moselle River) and a single storey storage building. The site adjoins the Barber, Wilsons and Co. commercial ltd building to the south, as well as a residential property fronting Downhills Way.
- 3.2.2 The wider surroundings include two storey residential properties to the north, east and west, with commercial premises located to the north and south.
- 3.2.3 Lordship Recreation Ground is located a short walk to the east, across Downhills Way.
- 3.2.4 The site is not located in a conservation area and the buildings on site are neither statutorily nor locally listed.

3.3 Relevant Policy Designations

- 3.3.1 The application site forms the central part of site allocation SA60 in the Site Allocations DPD, which identifies this part of the site as suitable for residential development. The site allocation aims to create a 'link' through to Lordship Recreation Ground as well as potentially facilitating the de-culverting of the Moselle Brook.
- 3.3.2 The site is within Flood Zone 1 which equates to a low risk of flooding. It is also adjacent to part of the Blue Ribbon Network (Moselle Brook). The site is within a

Controlled Parking Zone (Belmont). It has a maximum public transport accessibility level (PTAL) of 3 (medium).

3.4 Relevant Planning History

- 3.4.1 The property known as 38 Crawley Road, which includes the application site, the bakery site to the north and the miscellaneous commercial units to the south, has an extensive planning history of minor applications but nothing of relevance that would affect the assessment of this planning application.

The following planning applications have been submitted on the application site since 2000:

HGY/2012/2129. Addition of MOT Testing facilities to existing garage operations. Granted December 2012.

4. CONSULTATION RESPONSE

4.1 Quality Review Panel (QRP)

- 4.2 The proposal was presented to the QRP on 26th September 2018 and 30th January 2019. The Panel's comments from the most recent meeting are summarised as follows:

- 4.3 *"The planning of the scheme seems very well ordered, and the nature and clarity of the central space is welcomed. Scope for improvement remains within the layout and configuration of the eastern section and 'knuckle' of Block B in order to improve the entrance, circulation arrangements and cycle storage for the flats, in addition to minimising the amount of blank frontage at ground floor. Exploring a different typology of units in this location may be helpful. The western end of Block A would also benefit from additional work to improve the generosity of the amenity space to the rear."*

- 4.4 The Panel's comments are repeated in full in Appendix 3. An indication of how their key comments have been met are provided in a table form within the design section below.

4.5 Development Management Forum (DMF)

- 4.6 The DMF was held on 26th November 2018. During the meeting comments were raised in respect of the following points. These are set out in more detail in Appendix 4:

- Detailed design
- Height
- Density
- Layout

- Tenure
- Landscaping
- Masterplanning
- Site ownership
- Employment uses
- Pedestrian link
- Vehicle access and highway safety
- Parking
- Construction works
- Impact on neighbouring properties
- Public consultation

4.7 The following were consulted regarding this planning application:

4.8 INTERNAL

4.9 Design Officer

4.10 Comments provided are in support of the development.

4.11 Transportation

4.12 No objections raised, subject to conditions and section 106 legal clauses.

4.13 Housing

4.14 Support the scheme design and affordable housing offer.

4.15 Drainage Engineer

4.16 No objections raised.

4.17 Carbon Management

4.18 The development is acceptable, subject to conditions

4.19 Pollution

4.20 No objections, subject to conditions.

4.21 Waste Management

4.22 Indicate support for the proposed development.

4.23 Regeneration

- 4.24 No comments made.
- 4.25 Economic Development
- 4.26 No objections raised.
- 4.27 Nature and Conservation
- 4.28 No comments made.
- 4.29 Noise Specialist
- 4.30 No objections are raised in respect of noise or lighting.
- 4.31 Emergency Planning
- 4.32 No objections raised.
- 4.33 EXTERNAL
- 4.34 Financial Viability Assessment (Valuer)
- 4.35 The proposed development can viably support the provision of seven affordable units and provide a surplus of £39,631.
- 4.36 Environment Agency
- 4.37 Initially raised an objection due to a lack of supporting information.
- 4.38 Additional documentation was thereafter provided by the applicant. After further analysis the objection has been withdrawn and there is now support for the application subject to conditions.
- 4.39 Thames Water
- 4.40 No objections raised, subject to conditions.
- 4.41 London Fire Service
- 4.42 Satisfied with the proposals.
- 4.43 Metropolitan Police
- 4.44 No objections, subject to conditions.

5. LOCAL REPRESENTATIONS

5.1 The following were consulted:

- 148 neighbouring properties;
- Local neighbourhood groups, including Friends of Lordship Rec;
- Public notices were erected in the vicinity of the site.

5.2 The number of representations received from neighbours, local groups etc in response to notification and publicity of the application are described below.

5.3 Responses from individual addresses (20)

- 18 in Objection
- 1 in Support
- 1 'Comment'

5.4 The following local groups/societies made representations:

- None.

5.5 The following local representatives also commented:

- None

5.6 The issues raised in representations that are material to the determination of the application are summarised as follows:

Land Use, Employment and Housing

- Lack of employment space
- Lack of community facilities
- Insufficient affordable housing provision

Size, Scale and Design

- Excessive height and scale
- Inappropriate detailed design
- Overdevelopment of the site
- Out of keeping with local character
- Loss of openness

Parking, Transport and Highways

- Main vehicle access is in an inappropriate location
- Pedestrian crossing must be fully assessed
- Parking spaces are poorly located
- Difficult access to and from residential garages

- Insufficient parking provision
- Increased road congestion
- Lack of detail over site entrance access controls
- Loss of local road safety
- No consideration of electric vehicle installations

Residential Amenity

- Excessive overshadowing
- Increased overlooking
- Increased air pollution
- Loss of day/sunlight
- Increased noise
- Increased sense of enclosure
- Existing building contains asbestos
- Disturbance from construction works
- Increased anti-social behaviour

Park, Environment and Public Health

- Loss of wildlife
- Conflict with existing commercial operations

5.7 The following issues raised are not material planning considerations:

- Loss of a view
- Lack of engagement with local residents and their views
- Lack of consultation of adjoining businesses

6 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of the Development
 - Policy Framework
 - Site Allocation
 - Land Use Principles
 - Masterplanning
2. Housing Provision and Affordable Housing
 - Affordable Housing and Mix
 - Housing Mix
3. Detailed Design
 - Density
 - Character and Appearance
4. Layout and Residential Quality
5. Impact on Neighbouring Amenity

6. Parking and Highways
7. Waterway Impact and Water Management
8. Sustainability and Biodiversity
9. Air Quality and Land Contamination
10. Employment
11. Fire Safety
12. Section 106 mitigation

6.2 Principle of the development

6.2.1 Policy Framework

6.2.2 This planning application is for the demolition of the existing vehicle repair and service buildings and erection of 29 residential units within two blocks of flats and a row of terraced houses.

6.2.3 The following strategic policies are of relevance in assessing this application.

6.2.4 *National Policy*

6.2.5 The National Planning Policy Framework 2019 (NPPF) establishes overarching principles of the planning system, including the requirement of the system to 'drive and support development' through the local development plan process and support 'development proposals that accord with the development plan without delay'. The NPPF also expresses a 'presumption in favour of sustainable development which should be seen as a golden thread running through both plan-making and decision-taking.'

6.2.6 The NPPF encourages the 'effective use of land by reusing land that has been previously developed'. In respect of applications that include provision of housing, the NPPF highlights that delivery of housing is best achieved through larger scale development.

6.2.7 *The Development Plan*

6.2.8 For the purposes of S38(6) of the Planning and Compulsory Purchase Act 2004 the Development Plan consists of the London Plan (consolidated 2016), Haringey's Local Plan (consolidated 2017), the Development Management Policies DPD (2017) and the Site Allocations DPD (2017). The draft new London Plan is also material.

6.2.9 The planning decision must be made in accordance with the development plan unless material considerations indicate otherwise.

6.2.10 *Regional Policy*

6.2.11 The consolidated London Plan (2016) sets out objectives for development through a range of planning policies. The policies in the London Plan are accompanied by a suite of Supplementary Planning Guidance (SPGs) documents that provide further guidance and policy advice.

6.2.12 The draft London Plan has recently been subject to examination and is currently a limited material consideration in the assessment of planning applications.

6.2.13 *Local Policy*

6.2.14 In 2017 Haringey's Local Plan Strategic Policies document was updated to reflect the increasingly challenging borough-wide housing and affordable housing targets of 19,802 and 7,920 homes respectively.

6.2.15 The Site Allocations Development Plan Document 2017 gives effect to the Local Plan spatial strategy by allocating sites to accommodate the development needs of the borough. Developments within allocated sites are expected to conform to the guidelines of the relevant allocation unless there is strong justification for non-compliance.

6.2.16 The Development Management Development Plan Document 2017 (DMDPD) supports proposals that contribute to the delivery of the planning policies referenced above and sets out its own criteria-based policies against which planning applications will be assessed.

6.2.17 Site Allocation

6.2.18 The application site is positioned to the south of the (culverted) Moselle Brook, to the north of the Barber, Wilsons and Co. employment building, to the west of Downhills Way and to the east of Crawley Road. The site forms the central part of site allocation SA60 (Barber Wilson) as indicated by the Site Allocations DPD. Large parts of the site allocation are located to the north and south of the application site but do not form part of this application.

6.2.19 The site allocation envisages the provision of residential development to replace the existing employment activities and the creation of an improved green grid link between Wood Green and Tottenham through Lordship Recreation Ground, with the de-culverting of the Moselle Brook also a requirement of development, if this is achievable.

6.2.20 The site-specific requirements of SA60 are as follows:

- Indicative development capacity of 66 residential units;
- Provision of a site-wide masterplan in accordance with Policy DM55;
- Retention of the original Barber, Wilsons & Co. building, and in its current use if possible [outside of this application site]

- Provision of a link from Crawley Road to Lordship Recreation Ground;
- Residential development is permitted to enable creation of this link;
- Planning obligations are required to facilitate connection with Lordship Rec over Downhills Way;
- Have regard to delivering the objectives of the Thames River Basin Plan.

6.2.21 In addition, the following relevant development guidelines also apply to SA60:

- Development should not be overbearing on surrounding neighbouring properties. Where the site interfaces with residential properties, back gardens of new units should meet back gardens of existing properties;
- Development should respect the amenity of residents on Downhills Way;
- The two yards between 145 and 147 Downhills Way should be built on, keeping the existing building line, and in a consistent manner to the existing buildings;
- Limited development to the south of 125, and north of 113 Downhills Way, to create a corner block which is sensitive to adjoining residential properties but also marks the entrance to the through route;
- The Moselle river runs in a culvert along the eastern boundary of the site. The opportunity to de-culvert this should be explored in line with SP5;
- In accordance with Policy SP9, if development results in a net loss of employment floorspace a financial contribution may be required;
- Land contamination studies should take place prior to any development;
- A piling statement will be required prior to any piled foundations, if required;
- A flood risk assessment is required for any development.

6.2.22 The proposed development should be in general accordance with these adopted objectives unless material considerations dictate otherwise. These matters will be assessed in the relevant sections below.

6.2.23 Land Use Principles

6.2.24 The proposed development would replace the existing vehicle repair and service buildings (Use Class Sui Generis) with a residential development (Use Class C3).

6.2.25 *Demolition of Existing Buildings*

6.2.26 The scheme proposes demolition of all existing buildings within the application site. The existing buildings on the site are of limited architectural value and are not locally or statutorily listed. The demolition of the existing buildings is therefore considered to be acceptable in principle.

6.2.27 *Loss of Employment Activities*

- 6.2.28 Policy 4.4 of the London Plan 2016 states that the Mayor and boroughs should plan, monitor and manage the release of surplus industrial land so that it can contribute to strategic and local planning objectives, such as providing more housing.
- 6.2.29 Site Allocation SA60 identifies the site for residential development, with no restriction on employment other than the retention of the Barber Wilson building (next door). Policy SA2 of the Site Allocations DPD does not formally designate the application site as suitable for long-term retention of employment activities. The supporting text to this policy states that Haringey contains a number of areas where the employment stock is no longer suitable or viable for the use it was originally built for. It also indicates that the expected renewal of formally protected employment sites will enable the release of less strategically-located sites for residential use.
- 6.2.30 Local Plan Policy SP8 states that the Council will protect employment land, including non-designated employment sites where these are viable. Policy DM40 has similar aims. However the site allocation is given greater weight as its specific to this site.
- 6.2.31 The application site includes single storey buildings and an associated yard area that appear to have been in use as a vehicle works and servicing business since the 1960s. In planning policy terms the site is not formally designated for long-term retention in employment uses. Strategic planning policies referred to above, particularly Policy SP2 and Site Allocation SA60, identify this site as suitable for employment land release due to its relatively low accessibility to public transport, location in a predominantly residential area and given the age and condition of the existing buildings on site.
- 6.2.32 Policy DM40 Part B includes a list of criteria (a-e) against which a site's suitability and viability for continued employment use is assessed, which includes periods of vacancy, age of building, neighbouring uses etc.
- 6.2.33 The substantial age, use-specific layout and single storey height of the buildings on site would restrict future uses to basic vehicle works or storage activities without significant refurbishment or demolition. The wider surrounding area is predominantly residential, and the site has vehicle accesses at both the western and eastern ends which provide ideal entrance and exit points for a pedestrian and cycle connection from the existing residential zone to Lordship Recreation Ground – a key objective of the site allocation, and the reasoning behind it.
- 6.2.34 Although the site is not currently vacant the applicant has stated that it is surplus to the requirements of the existing tenants. It is understood that the tenants have been searching for an alternative location for some time and intend to relocate the business to another premises once development is commenced. Due to its current occupation no marketing of the site has taken place.

6.2.35 Therefore, despite the current occupancy of the site and lack of marketing evidence, it is considered that the age, scale and layout of the buildings on site, and its location in a generally residential area, means that the site is better suited for residential purposes in the long-term.

6.2.36 In accordance with DM40 the applicant has agreed to provide employment and training initiatives for local people during the construction phase.

6.2.37 In summary, it is considered that the loss of employment floorspace on this portion of the site with a residential development is acceptable in principle.

6.2.38 *Provision of Residential Units*

6.2.39 London Plan Policy 3.3 recognises there is a pressing need for more homes in London and Policy 3.4 states that housing output should be optimised given local context. It sets a target for Haringey of 15,019 homes to be provided during the plan period and prior to 2025. This target is set to increase with the adoption of the draft London Plan. Draft London Plan Policy H1 sets a target of 19,580 net completions of homes in the draft Plan period of 2019/20 to 2028/29. This yields an annualised target for Haringey of 1,958 homes.

6.2.40 Policy DM10 of the DMDPD states that the Council will support proposals for new housing on sites allocated for residential development.

6.2.41 The site allocation SA60 has an indicative development capacity of 66 residential units. The application site covers approximately one-third of the site allocation area and proposes 29.

6.2.42 The residential units forming part of this development would contribute proportionally towards the Council's overall housing targets in a sustainable and appropriate location and is considered acceptable in principle. This is clearly reinforced by Site Allocation SA60 which specifically states that residential land use on the site is acceptable.

6.2.43 *Land Uses – Conclusion*

6.2.44 The proposed development is considered acceptable in land use terms, subject to other elements of the scheme also being acceptable including the provision of affordable housing, impact on local character and appearance, impact on neighbouring residents, housing quality, transport and highways matters, and all other relevant considerations.

6.2.45 Masterplanning

- 6.2.46 Policy DM55 requires applicants to prepare an indicative masterplan where development forms only part of a larger site allocation, in order to demonstrate that the proposal would not prejudice potential development on the remaining areas of the site allocation and other relevant sites nearby.
- 6.2.47 The application site area covers approximately one-third, and is the central part, of the site allocation SA60. The Design and Access Statement submitted with this application contains a masterplan for SA60 that indicates development of a similar size and scale to that presented as part of this proposed development could be built on both the northern and southern 'thirds' of the site allocation. This is subject to further detailed design, without adversely prejudicing the layout and residential quality of the proposed scheme or existing neighbouring amenity.
- 6.2.48 The masterplan also indicates how the site allocation objectives outside of the application site could be met, including the retention of some commercial activities on the site within the northern and southern development parcels, retention of the Barber, Wilsons & Co. building in commercial use and the infilling of the yard space between 145 and 147 Downhills Way with residential properties.
- 6.2.49 The key site allocation requirement for a pedestrian and cycle connection from Crawley Road over Downhills Way and through to Lordship Recreation Ground would be provided as part of this proposed development.
- 6.2.50 As such, it is considered that the applicant has submitted a workable and logical indicative masterplan that accords with the requirements of Policy DM55 and is therefore acceptable.

6.3 Housing Provision and Affordable Housing

6.3.1 Affordable Housing and Mix

- 6.3.2 London Plan Policy 3.12 states that boroughs should seek the maximum reasonable amount of affordable housing for residential developments.
- 6.3.3 Local Plan Policy SP2 requires developments of more than 10 units to provide a proportion of affordable housing to meet an overall borough-wide target of 40%, based on habitable rooms, with tenures split at 60:40 for affordable (and social) rent and intermediate housing respectively. Policy DM13 of the DMDPD reflects this approach and confirms that the preferred affordable housing mix is as set out in the Council's latest Housing Strategy.
- 6.3.4 The Mayor of London's Affordable Housing and Viability (AHV) SPG states that all developments not meeting a 35% affordable housing threshold should be assessed for financial viability through the assessment of an appropriate financial appraisal, with early and late stage viability reviews applied where appropriate.

6.3.5 Viability Review

- 6.3.6 The applicant's initial affordable housing offer was for all 7 flats within Block A to be affordable properties with a tenure split of 5 intermediate units in either shared ownership or intermediate rent, plus 2 units at London affordable rent. This initial offer constitutes 19% affordable housing by habitable room (24% by unit).
- 6.3.7 The applicant's *Affordable Housing & Viability Statement* (AHVS) was independently assessed by District Valuer Services (DVS) and it was found that 7 affordable units is the maximum the development can viably provide. The response from DVS found that a surplus financial contribution of circa £39,000 was available.
- 6.3.8 Negotiations have since taken place between the applicant and officers, with the objective of improving the affordable housing offer as far as possible. The affordable mix has been amended so that five of the affordable units (71%) would be in affordable rented tenure and two (29%) would be in shared ownership tenure. This more closely matches the Council's stated policy objective for more rented units.
- 6.3.9 The applicant has also offered a financial contribution of £230,000 towards the provision of affordable housing off-site, calculated on the basis of potential uplift in values by the time the development is built (effectively, pre-empting a positive post-permission viability review). This contribution would be pooled to partially contribute towards the provision of one thousand social rented homes within Haringey. Housing officers have welcomed this.

6.3.10 The affordable housing provision is summarised in the table below:

Unit Type/Location	No. of Units	No. of Hab. Rooms Overall	Aff. Units (% of Total by Hab. Room)
Block A (Affordable)	7		
1 bed – Affordable Rent	2	22	19%
2 bed – Affordable Rent	2		
2 bed – Shared Ownership	1		
3 bed – Shared Ownership	1		
4 bed – Affordable Rent	1		
Block B (Market)	12	36	0%
Houses (Market)	10	58	0%
Total	29	116	19%

sal presents a range of affordable unit sizes and a suitable split of tenures.

6.3.12 This amended affordable housing tenure split plus the provision of a much larger off-site financial contribution is considered a significant improvement on the original affordable housing offer and above the maximum viable level of affordable housing provision as indicated by the independent viability assessment.

6.3.13 Therefore, it is considered that the affordable housing provision together with the financial contribution meets policy requirements.

6.3.14 Housing Tenure and Mix

6.3.15 Policy 3.8 of the London Plan 2016 states that Londoners should have a genuine choice of homes that they can afford. To this end the policy recommends that new developments offer a range of housing choices.

6.3.16 Policy DM11 requires proposals for new residential development to provide a mix of housing with regard to site circumstances, the need to optimise output and in order to achieve mixed and balanced communities.

6.3.17 The overall mix of housing within the proposed development is as follows:

<i>Unit Type</i>	<i>Units</i>	<i>%</i>
1 bed flat	6	20.7
2 bed flat	9	31
3 bed flats / houses	4	13.8
4 bed flats / houses	10	34.5
TOTAL	29	100%

6.3.18 There is a large proportion of family housing units (14 units – 48.3% of the total) provided within the scheme. The surrounding character is one of family-sized housing and, also noting the relatively low access to public transport, the site is considered to be suitable for a development proposal consisting that includes a large proportion of family properties.

6.3.19 The Council's Housing team have stated that they are content with the development as proposed including the mix of units.

6.3.20 As such, it is considered that the proposed tenure and mix of housing provided within this development is acceptable.

6.3.21 Density

6.3.22 The supporting text of London Plan Policy 3.4 states that the London Plan Density Matrix should not be applied mechanistically. Its density ranges are intentionally broad, enabling account to be taken of other factors relevant to

optimising potential including local context, design and transport capacity which are particularly important, as well as social infrastructure.

6.3.23 It is relevant to note that the draft London Plan proposes to remove the density matrix (draft Policy D6) and instead indicates that a design-led approach to finding a site's optimum density would be most appropriate. Nevertheless, an assessment of the applicant's density figures is provided below.

6.3.24 Policy DM11 of the Site Development Policies DPD states that the optimum housing potential of a site should be determined through a rigorous design-led approach.

6.3.25 The application site is within an 'urban' setting (terraced housing, mix of uses, within reach of a large district centre i.e. Wood Green) and has a maximum PTAL of 3. The Mayor's density matrix (Table 3.2 of the London Plan 2016) sets an indicative maximum threshold of 450 habitable rooms per hectare for residential developments in this type of location. The density calculation for this proposal is 446 hr/ha which is within the indicative thresholds.

6.3.26 Therefore, the density of the proposed development is acceptable.

6.4 Design and Appearance

6.4.1 The NPPF 2019 states that good design is a key aspect of sustainable development and that proposed developments should be visually attractive, be sympathetic to local character and history, and maintain a strong sense of place.

6.4.2 Policy DM1 of the DM DPD states that all new developments must achieve a high standard of design and contribute to the distinctive character of the local area.

6.4.3 The proposal would be formed of three main development blocks – Block A to the western end of the site, Block B to the northern side and a row of terraced houses.

6.4.4 Block A would be mainly three storeys in height with a stepped back fourth storey. Containing seven flats, it would be finished in yellow brick with grey metal balconies and window frames and timber-style cladding at ground floor. There would be residential entrances on both the north and west elevations fronting Crawley Road.

6.4.5 Block B would be three to four storeys in height with an elongated layout. Containing nineteen flats, it would be finished in yellow brick with grey horizontal banding, grey metal balconies and window frames and timber-style garage doors. The main residential entrance would be on the southern side of the building and surrounded by a communal amenity area.

6.4.6 The terraced houses would all be three storeys in height with dual-pitched roofs, finished in yellow brick, grey window frames with metal Juliet balconies, pressed metal roof copings and timber-frontage garage and entrance doors.

6.4.7 Between the northern (Block B) and southern (Block A and the houses) parts of the scheme would be a new publicly accessible connection from Crawley Road to Downhills Way. This new route would be designed for use by pedestrians and cycles and there would be no through-route for vehicles onto Downhills Way.

6.4.8 The proposed development would also incorporate a children's play area and additional soft landscaping including new tree planting.

6.4.9 *Quality Review Panel (QRP)*

6.4.10 The proposal was twice presented to the QRP for review prior to this planning application being submitted. The most recent review took place on 30th January 2019 and the Panel's summary comments are provided below:

6.4.11 *"The planning of the scheme seems very well ordered, and the nature and clarity of the central space is welcomed. Scope for improvement remains within the layout and configuration of the eastern section and 'knuckle' of Block B in order to improve the entrance, circulation arrangements and cycle storage for the flats, in addition to minimising the amount of blank frontage at ground floor. Exploring a different typology of units in this location may be helpful. The western end of Block A would also benefit from additional work to improve the generosity of the amenity space to the rear."*

6.4.12 Below is a summary of key points from the most recent review, with officer comments following:

Panel Comments	Officer Response
Summary	
General support for the development, with scope for refinement to the eastern side and 'knuckle' of Block B (to improve functionality of entrance and circulation spaces, etc.) and to improve the amenity spaces of Block A.	Amongst other changes, the addition of balconies to the eastern end of Block B and reduction in garage space, and a more even amenity space split on the ground floor of Block A.
Place-making / Public Realm / Landscaping	
Central space is well-considered public realm. Provides a useful pedestrian connection to Downhills	Comments noted by case officer.

Way.	
Emerging hard and soft landscaping principles are supported. Creation of defensible spaces to houses is important.	Defensible spaces to the front of the proposed houses are created through the use of material differentiation and planting, which provides clear delineation between public and private realms.
Reducing the dimensions (width) of the mews space could help control fly-parking.	The pedestrian-cycle link is already fairly narrow, as is expected with a mews-style space, and cannot be reduced further without compromising other aspects of the development. Unauthorised parking can be controlled with physical landscaping features.
Careful consideration of the external space is required to minimise clutter within the mews. Street lighting can be included on buildings.	There is no street furniture aside from within the communal amenity area by the entrance to Block B i.e. away from the mews route. Lighting is now proposed to be installed on buildings should consent be granted.
The Panel acknowledges the difficulties encountered with the aspiration to open-up part of the Moselle Brook.	Comments noted by case officer. The Panel's comments have been reflected in the response from the Environment Agency, which acknowledges it cannot be de-culverted as part of this application.
The culverted stream must be considered strategically as part of a masterplan approach to the site, and in terms of how it interfaces with Block B.	Barriers to de-culverting the Moselle Brook within the remainder of the masterplan are likely to be the same as for this proposal. However, this matter will be re-considered as and when planning applications are submitted on adjacent sites within the site allocation area.
Layout / Architectural Expression	

Overall layout and architectural expression are generally much improved since previous review.	Comments noted by case officer.
The scheme is more elegant and well-considered. The move from undercroft parking to garages is supported. Garages should be more generous in size. Layout of rear gardens to houses appears to have improved.	Noted by case officer. Following these comments, the sizes of garages to the houses has been increased.
The layout of Block B could improve, especially around the 'knuckle' to the east of the block. The ground floor of this block is visually sterile as it includes bin/cycle stores and garages.	Cycle and refuse stores need to be provided in easily accessible locations. The internal layout of Block B has improved since the Panel reviewed the scheme in terms of its efficiency and generosity; as has the main residential entrance is more clearly articulated to provide greater visual interest. Some garages have been replaced by habitable 'studio' areas and living rooms fronting public areas now have some defensible space.
The eastern section of Block B would benefit from a rethink of the layout to minimise blank walls fronting public areas and to create an attractive and generous entrance.	The eastern elevation of Block B now has balconies on all floors above ground level. To the east of this block is a play area to provide activity in this zone.
The Panel would encourage the provision of a 'wet lobby' entrance to Block B, including spaces for deliveries, letterboxes and direct access to the cycle store.	Amendments to the lobby area are difficult to provide due to the constrained nature of this part of the development.
Situating flats above garages within Block B leads to a visually bleak ground floor and long access corridors to the flats above.	Flats above garages have their own individual accesses from ground floor level, which brings more pedestrian activity onto the ground floor. The ground floor for Block B has now been enlivened through a more prominent communal entrance and installation of

	defensible space for ground floor flats.
The Panel encourages the design team to locate townhouses to the eastern end of Block B to reduce corridor lengths and increase provision of dual-aspect flats.	Units to the eastern end of Block B are now duplex flats with dual-aspect and a townhouse-style layout.
The western end of Block A would benefit from increased amenity spaces. The Panel supports adjustments to the building line in this area, and unit layouts, to increase amenity space provision.	The building line for Block A has not changed as this would impact negatively on vehicle and pedestrian movements. The amenity space for Plot 2 (ground floor within Block A) has been increased slightly to make up for this.
The Panel welcomes the simplicity of the architecture, particularly the lighter tones of the brickwork, and the use of a single brick colour is supported. Further thought about the tones of brickwork could help strike a balance between simplicity/ coherence and variety to enliven the façade.	Comments noted by case officer. There is now more variation in the type and use of materials across the development given the different unit typologies proposed.
The Panel stresses that high quality brickwork and careful detailing are necessary to ensure a high-quality development.	Scheme detailing has been checked by officers and has significantly improved since pre-application discussions. High quality materials will be secured by condition should consent be granted.

6.4.13 As set out above, the applicant has actively sought to engage with the QRP during the pre-application stage, and the development proposal submitted as part of this application has evolved over time to respond to the detailed advice of the panel.

6.4.14 *Scale, Bulk and Massing*

6.4.15 The proposed development is generally no more than three storeys in height, which reflects the maximum heights of dwellings in the surrounding area, which are predominantly two storeys plus a pitched roof. Block A has a fourth storey, although this upper floor is significantly set back from the western elevation, and

slightly set back from the northern elevation, so as to substantially reduce its apparent bulk as viewed from Crawley Road.

6.4.16 The western portion of Block B would also be four storeys in height. The additional height to Block B would form a focal point in public views from the western end of Crawley Road, signifying the entrance to the new route through to Downhills Way.

6.4.17 The tight-knit urbanised built form of the proposed blocks and rows of houses would reflect the townscape of the terraced rows in surrounding streets, whilst the 'mews-style' route between buildings would provide a visual break between blocks that follows the east-west route of Crawley Road. The link would contribute towards reducing the apparent massing of the development by providing a glimpse through to Downhills Way from Crawley Road, and vice versa.

6.4.18 The Council's Design Officer has commented on the height, bulk and massing of the scheme, and notes that the approach to to build up gently from the surrounding two storey terraced context to three and then 4, close to the centre of the site, where it is furthest from possible detrimental impact on neighbours, is reasonable.

6.4.19 The Design Officer considers the development an appropriate response to the context and the need for appropriate development, and to support a seamless, legible, and with a good sense of enclosure, extension to the network of public streets and spaces.

6.4.20 *Street Scene Impact*

6.4.21 This proposed development must respond to two residential streets – Downhills Way, running north-south to the east of the application site, which has a relatively verdant character due to the large soft landscaped zones between the existing houses and the adjacent road, and the more tight-knit built form of Crawley Road which runs east-west from the western end of the site.

6.4.22 In providing a new east-west route through the site the proposed development creates a new informal street, as an extension to Crawley Road. The more narrow and informal mews character of this new street helps to integrate the limited step-change in the appearance of the built form from the existing regular urban residential grain to a slightly denser mews-style character. This step in character is further reflected through the change in separation distances across the street which reduces from the 15-20 metre separation that exists on Crawley Road to a minimum separation distance of 8 metres towards the eastern end of the proposed development site.

- 6.4.23 The relatively open nature of the eastern end of the proposed development would reflect the character of the open yard area at the existing site, as well as reflecting the open and verdant appearance of the green buffer between Downhills Way and the existing taxi service centre.
- 6.4.24 The proposed mews-type street would be a welcome addition to the street layout in this area and, notwithstanding the substantial reduction in journey times necessary for residents on Crawley Road and the surrounding streets to reach the green fields of Lordship Recreation Ground, would also provide a high quality, landscaped and characterful increase in local street permeability.
- 6.4.25 The Council's Design Officer has commented on the streetscape character, and notes that: *"Establishing a street through the site establishes a clear streetscape character. The mews form is a widely accepted and often successful form, particularly as here when the street is intended to be a through route for pedestrians and cyclists only, not for vehicles, for whom access to residents only is provided."*
- 6.4.26 The Design Officer continues to state: *"All properties are entered off a front door off either the existing street network or this new street, with all the terraced houses and ground floor flats and maisonettes having a front door and garage door off the street, whilst the two communal front doors to the upper floor flats open off the wider area of amenity street or the side street beside the retained Barber Wilson building. This is considered to be an exemplary arrangement of streetscape and access, with a clear boundary between public realm and private, clear, visible front doors, minimal but sufficient thresholds and the potential for the street to be a welcoming and successful addition to the public realm"*.
- 6.4.27 *Materiality and Articulation*
- 6.4.28 The elevations of the proposed development would feature the consistent use of high-quality brick materials, an orderly integration of large window apertures interspersed with both recessed and projecting balconies, recessed brick panelling, and sufficient variation in detailing between different blocks and unit typologies to provide a uniqueness to each element of the scheme.
- 6.4.29 The proposed appearance of Block A would respect the appearance of the adjacent Barber, Wilsons & Co. building, through reflecting the rhythm of its horizontal fenestration as well as the integration of similar-sized window apertures.
- 6.4.30 The use of timber-style cladding accentuates entrance areas and adds to the landscaped character of the proposed development.

6.4.31 The proposed materials are expected to be durable and long-lasting consistent with those on the nearby houses, and this quality of materials can be secured by condition.

6.4.32 The Council's Design Officer states that: *"The proposed materiality, regular patterns of fenestration and proportions will create a calm, orderly, polite and attractive residential development, with elements of continuity and contrast within the development and reference, to surrounding buildings, especially to the neighbouring Barber Wilson Building, required to be retained in the site allocation, and in materials, to the surrounding residential terraces".*

6.4.33 The Design Officer also comments on the proposed landscaping, stating that: *"The proposed landscaping uses a similar simple, robust palette, with block pavements throughout, slightly contrasting to distinguish trafficked from pedestrian only areas, interspersed with simple robust planting, street trees and benches".*

6.4.34 Summary

6.4.35 The Council's Design Officer has summarised their assessment of the development as follows:

6.4.36 *"This is a high quality design, simple, straightforward and robust, that promises to provide a range of much needed, good quality residential accommodation. More importantly though, it proposes a vital new pedestrian and cycle link through the site, opening up greater permeability, better access for local residents to the facilities of Lordship Rec and increasing the attractiveness of active (pedestrian and cycle) travel options. With robust materials and details, this proposal should compliment this neighbourhood and increase accessibility for its residents."*

6.4.37 As such, it is considered that the proposed development would create a series of distinctive buildings of a high-quality design and finishing materials that would appropriately frame and articulate a new pedestrian-cycle connection from Crawley Road to Downhills Way. It would have a positive impact on the character and appearance of the surrounding area through replacing the existing low quality commercial buildings with a contemporary residential development of a modest uplift in scale in contrasting materials.

6.4.38 Therefore, the proposal is considered acceptable in design terms.

6.5 Residential Quality

6.5.1 The Mayor of London's Housing SPG sets out a range of detailed design requirements for new dwellings in London. Policy 3.6 of the London Plan states that development proposals should make provision for play and informal recreation. Policy 3.8 of the same document states that 90% of units should be

'accessible and adaptable', with 10% 'wheelchair user dwellings' being provided according to Building Regulations Parts M4(2) and (3).

- 6.5.2 Policy DM1 of the DM DPD requires developments to provide a high standard of privacy and amenity for its occupiers.

6.5.3 *Residential Amenity and Play Space*

- 6.5.4 Standard 29 of the Housing SPG states that development should minimise the number of single aspect dwellings. It also states that single aspect dwellings that are north facing or of three or more bedrooms should be avoided.

- 6.5.5 Three of the 29 units (10%) would have only single aspect which is a relatively small proportion. None of these single aspect units would be north-facing. All family-sized units would be dual-aspect.

- 6.5.6 Standard 26 of the Housing SPG states that a minimum of 5sqm of private outdoor space should be provided for each dwelling, with larger spaces provided for units of three or more bedrooms. All units have direct access to at least one private amenity space of an appropriate size.

- 6.5.7 Standard 5 of the Housing SPG and Policy 3.6 of the London Plan state that development proposals with an estimated occupancy of ten children or more should provide play space on site in accordance with the Mayor's Play and Informal Recreation (PIR) SPG. These policies are reflected in Policy S4 of the draft London Plan. The child population yield from this development requires approximately 180sqm of play space to be provided (based on the latest child playspace calculator).

- 6.5.8 The PIR SPG states that play space for under 5s should be provided within 100 metres of proposed residential units. 63sqm of secure gated play space would be provided to the north-eastern corner of the site, close to the access point from Downhills Way. This is within 100 metres of all residential units. Whilst this is estimated to be a slight under-provision against the child population yield target of approximately 80sqm, given that the proposed family-sized units all have their own private amenity spaces of much greater size than the prescribed minimum, the amount of under 5s play space provided for this proposal is considered to be acceptable in the circumstances.

- 6.5.9 There are large play areas for older children within Lordship Recreation Ground, including adjacent to Lordship Hub Co-op (approximately 400m from the furthest residential unit), with a skatepark and BMX track slightly further away (within 800m). These play areas are located within the distance requirements of the Mayor's PIR SPG, given the respective ages of the children expected to use them.

6.5.10 In accordance with the Council's Planning Obligations SPD, as play space for older children is not provided on site, a financial contribution is required towards the upkeep of these existing play areas at a rate of £95 per square metre of off-site play space (117sqm), which is £11,115.00 in this case. This would be secured by legal agreement.

6.5.11 *Outlook and Privacy*

6.5.12 Most of the proposed flats have a minimum uninterrupted outlook from their main habitable room areas of between 14-17 metres. Some flats benefit from much greater levels of outlook. Flats within the narrowest part of the proposed development have an outlook of 8 metres (none of these windows are in the affordable units), and although this is a relatively low separation distance it is considered acceptable in the circumstances given the mews character of the development and given that flats with the lowest separation distance benefit from uninterrupted outlook in other directions.

6.5.13 The proposed houses have their private rear amenity areas to the southern side. Although one and two storey commercial buildings are located immediately to their rear of these properties, above this height the residential outlook would be substantial. All houses (aside from Plot 29) would benefit from a rear terrace at second floor level with uninterrupted outlook. Plot 29 would have a first floor terrace overlooking Downhills Way.

6.5.14 Where separation distances between the properties is less than 15 metres, overlooking between the upper floor living rooms in Block B and the proposed houses would be minimised through the integration of metal balustrades. 15 metres is otherwise considered to be an appropriate separation distance between upper floor main habitable rooms within a residential area.

6.5.15 Mutual overlooking between the bedrooms on the upper floors of both the proposed houses and Block A and their respective rear amenity areas would be reflective of overlooking that is fairly typical of traditional urban residential areas (i.e. terraced houses facing a terrace opposite) and thus is not considered to be materially harmful.

6.5.16 As such, it is considered that appropriate levels of outlook and privacy would be achieved for the proposed units.

6.5.17 *Daylight and Sunlight*

6.5.18 Daylighting to proposed units is typically assessed with average daylight factor (ADF). Building Research Establishment (BRE) thresholds are deemed as being met if an ADF factor of 2% for kitchens, 1.5% for living rooms and 1% for bedrooms are attained.

6.5.19 The applicant has submitted a *Daylight Assessment* (DA) with the application. The DA assesses four of the units which are anticipated to be the worst-case scenarios for daylighting within the development – Plots 2 and 3 in Block A, Plot 13 in Block B and the house named Plot 27. Of the units assessed all rooms meet the relevant ADF criteria and therefore pass the daylight assessment.

6.5.20 No formal assessment has been provided of access of the proposed units to sunlight. However, the development has a large proportion of south-facing façade, whilst most units are dual-aspect and are not north facing and therefore their habitable rooms are expected to be sunlit for at least part of the day. The units would clearly be well-lit and a formal assessment is not considered necessary.

6.5.21 As such, the sunlight provision to the proposed residential units is generally considered to be acceptable.

6.5.22 *Other Amenity Considerations*

6.5.23 The site is within a broadly residential area and therefore air quality is not anticipated to be particularly poor. Despite adjacent commercial businesses, the submitted *Noise Assessment* (NA) indicates that the dominant noise in the locality is from vehicles on Downhills Way. The relatively small-scale vehicle garages and other commercial activities that surround the site are anticipated to provide no more than intermittent and background noise, which would be reduced even further during evening periods and weekends when the houses are more likely to be occupied.

6.5.24 The Council's Noise Specialist has confirmed that internal noise levels within the proposed habitable rooms would meet acceptable standards.

6.5.25 Lighting throughout the site would be controlled by condition so it would not impact negatively on future occupiers.

6.5.26 Each block of flats has a communal waste store of an appropriate size at ground level, from which waste operatives can collect bins directly. Each house has an individual waste store. Bins are collected from the front of all properties on collection day, apart from for Plots 27 to 29. Their bins are instead required to be deposited in a designated location outside the communal waste store for Block B on collection day for waste operatives to collect. This arrangement has been ratified by the Council's Waste Management team. Further details of waste management can be secured by condition should consent be granted.

6.5.27 *Accessibility*

6.5.28 Three flats would be wheelchair accessible or adaptable in accordance with part M4(3) of the Building Regulations, which meets the 10% target required. These are Plots 3, 9 and 29.

6.5.29 *Security*

6.5.30 Pedestrian access through the site would be possible during all hours, as with a typical residential street. This increases the opportunity for passive surveillance and reduces opportunity for criminal activity. Doors, windows and access controls would be appropriately certified.

6.5.31 The Designing Out Crime Officer of the Metropolitan Police is satisfied that the development would be able to gain Secured by Design accreditation, and this requirement would be secured by condition.

6.5.32 As such, the residential quality of the proposed development is considered to be acceptable.

6.6 Impact on Neighbouring Amenity

6.6.1 London Plan Policy 7.6 states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. DM Policy DM1 continues this approach and requires developments to ensure a high standard of privacy and amenity for its users and neighbours.

6.6.2 *Daylight Impact*

6.6.3 The applicant has submitted a *Daylight Assessment* (DA) with the application. This assessed daylight to windows at 21-29 (odds) and 30-38 (evens) Crawley Road, and to windows at 123-135 (odds) Downhills Way.

6.6.4 The DA shows that there would be minimal change to the vertical sky component (VSC) levels for existing properties as the result of the proposed development. Only two of the neighbouring windows analysed would fall marginally below the 27% VSC threshold, but this would not be a material loss of light. All other windows would be compliant. As such, neighbouring windows are considered to retain a good degree of daylight for an urban environment.

6.6.5 *Sunlight Impact*

6.6.6 The proposed development is sited to the south of properties on Downhills Way. A sunlight assessment within the DA shows that residential properties to the north would not be affected by the proposed buildings as their relatively insubstantial height would not lead to overshadowing of any windows, nor would any significant overshadowing of residential gardens occur.

6.6.7 Therefore, it is considered that there would be no significant impact on sunlight for neighbouring properties.

6.6.8 *Outlook and Privacy*

6.6.9 The proposed development would be oriented so as not to be close to the main habitable windows of nearby residential properties, including those on both Crawley Road and Downhills Way.

6.6.10 The proposed houses would be oriented with their rear elevations facing south which avoids their main habitable rooms facing directly towards those of neighbouring houses on Downhills Way. This is similarly the case for units within the proposed blocks of flats.

6.6.11 Although some overlooking of neighbouring residential gardens would be possible, mutual overlooking between individual houses and adjacent gardens cannot be avoided in an urban residential neighbourhood and would not be significantly increased by this proposal. In order to minimise overlooking towards gardens to the north, north-facing windows within Block B would be fitted with appropriately obscured glazing in accordance with a scheme to be secured by condition should consent be granted.

6.6.12 Therefore, it is considered that nearby residential properties would not be materially affected by the proposal in terms of loss of outlook or privacy.

6.6.13 *Other Amenity Considerations*

6.6.14 London Plan Policy 7.14 states that developments should address local problems of air quality. London Plan Policy 7.15 requires proposals to avoid significant adverse noise impacts. Policy DM23 states that developments should not have a detrimental impact on air quality, noise or light pollution.

6.6.15 The submitted *Air Quality Assessment* (AQA) states that both building and vehicle related emissions would be insignificant, subject to the provision of six electric vehicle charging points and provision of a residential travel plan to minimise car use which can be secured by condition. The Council's Pollution Officer concurs with this view.

6.6.16 The Council's Noise Specialist has stated that the increase in noise from the proposed residential properties would have a low impact on existing residents; officers consider this no worse than if the site returned to employment use.

6.6.17 Any disturbances that may arise from dust and noise relating to demolition and construction works would be temporary nuisances that are typically controlled by non-planning legislation. Nevertheless, the demolition and construction

methodology for the development would be controlled by the imposition of a condition on any grant of planning permission.

- 6.6.18 Therefore, it is considered that the proposed impact on neighbouring properties from noise, light and air pollution would be acceptable.

6.7 Parking and Highways

- 6.7.1 Local Plan Policy SP7 states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling. This approach is continued in DM Policies DM31 and DM32.
- 6.7.2 London Plan Policy 6.13 states that new development should demonstrate a balance between providing parking and preventing excessive amounts that would undermine cycling, walking and public transport use. It also states that electric vehicle charging points, disabled parking spaces, cycle parking should be provided at appropriate levels.
- 6.7.3 The site has a maximum public transport accessibility level (PTAL) of 3 (1 being poor and 6 being excellent). There are bus routes available to the north of the site and Turnpike Lane underground station is a reasonable walk to the south-west.
- 6.7.4 The site is located within the Belmont CPZ which restricts parking from Monday to Saturday, between 8am and 6.30pm.
- 6.7.5 The Council's Transportation team have considered the potential parking and public highway impact of this proposal and their comments are referenced in the assessment below.
- 6.7.6 *Existing Site*
- 6.7.7 The main formal access to the site is currently from Crawley Road via a secure gate. There is also a gated access available onto Downhills Way. However, in order to access the public highway on Downhills Way from the application site vehicles must cross over Council-owned land. Therefore, the applicant does not currently control this Downhills Way access.
- 6.7.8 15 parking spaces are available on site for the existing business operations, although it is noted these are provided on an ad hoc basis within the existing yard area and most of the spaces are usually taken up with taxis awaiting service or collection.
- 6.7.9 *Trip Generation*

6.7.10 The proposed development would include 16 parking spaces – 11 private garages and five located within the new shared surface area. The parking spaces would be accessed from Crawley Road. There is no vehicle access to the site proposed from Downhills Way as part of this development.

6.7.11 The Transportation Officer has assessed trip generation using available data from similar sites. Their comments are referenced below:

6.7.12 *“The forecasted trip generation of the development is 28 two-way person trips in the AM peak period and 21 two-way person trips on the PM peak period. The trip generation by mode is presented in the Table 5.2 of the TA [Transport Assessment]. The development is predicted to generate an approximate 4 two-way vehicle trips during the AM and 4 two-way vehicle trips during the PM peaks respectively. Rail/underground trips account for 15 two-way and 11 two-way trips during the AM and PM periods respectively. These additional trips will not create any material impacts on the public transport and highway networks.”*

6.7.13 As such, the trip generation impacts of the development proposal would be acceptable.

6.7.14 Access and Parking

6.7.15 The ratio of parking to residential units is 0.55. This is similar to the mean cars per household figure for the West Green Ward (0.54 as per 2011 Census data) and therefore the level of car parking proposed would match the expected parking demand.

6.7.16 Each family-sized property would have their own dedicated garage or adjoining parking space, apart from Plot 6 (Block A). One parking space within the shared surface area could be allocated to this unit, as that unit is more likely to have a car than smaller units. This can be secured as part of a condition for a car parking management plan.

6.7.17 The proposed level of parking provision is also supported by sustainable parking methodologies including the operation of a car club scheme, a travel plan and the provision of electric vehicle charging points.

6.7.18 Emerging Policy T6.1 Part G of the draft London Plan states that designated parking spaces for disabled persons must be identified for 3% of dwellings. For this development proposal that equates to one disabled parking space. There is an enlarged car parking space adjacent to the wheelchair-accessible house to the eastern end of the site (Plot 29).

6.7.19 As is also required by draft Policy T.61G, the applicant must demonstrate through a car parking management plan that a total of 10% designated disabled

parking can be provided in the future, if required. This can be secured by condition.

6.7.20 The parking spaces would be accessed from Crawley Road. There is no vehicle access available from Downhills Way, nor is there through access from Crawley Road to Downhills Way. The amount of vehicle movement along the shared surface path would therefore be very limited. A turning head has been provided by the eastern end of Block B and swept path diagrams adequately demonstrate that larger vehicles would be able to turn adequately within the site if required.

6.7.21 The Transportation Officer welcomes the integration of an east-west shared surface connection through the site, noting that it is a site allocation objective. The shared surface must be able to cater appropriately for blind and partially sighted people and this can be secured as part of an appropriate landscaping scheme for the shared areas of the proposed development.

6.7.22 Furthermore, in order to prevent fly-parking within this narrow area the conversion of residential garages would be restricted by condition. An appropriate management regime would also be employed, secured though a condition for a car parking management plan, to maintain the integrity of the pedestrian/cycle only route. Landscaping measures would also help to prevent fly-parking.

6.7.23 New Pedestrian-Cycle Route

6.7.24 The new east-west through route from Crawley Road to Downhills Way would connect the site and its environs to Lordship Recreation Ground via a new public pathway. This is proposed to run from the eastern end of the site to the existing pedestrian crossing to the north-east of the site. The provision of the link would also facilitate highway works to infill the existing vehicle access on Downhills Way with verdant planting. This is a key requirement of the Site Allocations SPD and will be a benefit to new and existing residents in the area.

6.7.25 The Transportation Officer agrees that utilising the existing crossing would be the most appropriate course of action as moving the crossing would not be viable due to potential conflict with existing trees and vehicle access points on Downhills Way.

6.7.26 This new route would need to be supported by a Road Safety Audit. The applicant has agreed to contribute £35,000 towards this new public route and its associated landscaping, which would be secured by legal agreement.

6.7.27 Cycle Parking

6.7.28 The London Plan 2016 requires one secure and sheltered cycle parking space per one-bedroom unit and two spaces per unit with two or more bedrooms. The

plans show a provision of 56 cycle parking spaces within the proposed houses or communal cycle stores. The requirement for this scheme is for 52 spaces, in accordance with London Plan policies. The Council's Transportation team has confirmed that this level of provision is in accordance with the London Plan.

6.7.29 The final details of the cycle parking layout shall be secured by condition in order to ensure that the final layout is appropriate and that the 2016 London Cycle Design Standard requirement for 5% of parking spaces to accommodate larger bicycles is met.

6.7.30 Deliveries and Servicing

6.7.31 The predicted delivery trip generation would be six vehicles per week. Two waste collections per week are also anticipated. These vehicle movements would not have a significant impact on the local highway network.

6.7.32 Waste trucks would be required to reverse into the site on collection days. Other very large vehicles would not be permitted to enter the site as safe turning would not be possible. The Transportation Officer has stated that waste vehicles could be differentiated from other large vehicles through the installation of retractable bollards on the western side of the link.

6.7.33 This bollard arrangement and details of their operation must be agreed at a later date. This can be secured by a condition for a delivery and servicing plan.

6.7.34 Construction Logistics and Management

6.7.35 No specific details of construction logistics and management have been submitted at application stage. However, this information is adequately able to be provided at a later stage, but prior to the commencement of works, and as such this matter can be secured by condition.

6.7.36 As such, it is considered that the application is acceptable in transport and parking terms, and in terms of its impact on the public highway.

6.8 Waterway Impact and Water Management

6.8.1 Policy 7.28 of the London Plan states that the Blue Ribbon Network should be restored and protected where possible.

6.8.2 Site Allocation SA60 states that the opportunity to de-culvert the Moselle should be considered. Policy SP5 of the Local Plan states that all development shall restore and enhance the Blue Ribbon Network, de-culverting wherever feasible, in order to improve water quality, waterway amenity and to help reduce flood risk.

- 6.8.3 Policy DM28 (Part A) of the DMDPD states that new development must be set back from an ordinary watercourse by 5 metres, or at an appropriate distance otherwise agreed with the Council and the Environment Agency.
- 6.8.4 Part C of the same policy requires development proposals to investigate de-culverting and environmental enhancements to watercourses, and to integrate these where possible. In accordance with Part E of that policy condition surveys for culverts to be retained must be provided that show that the culvert would function adequately during the lifetime of the development, with appropriate repairs made where necessary.
- 6.8.5 The supporting text to DM28 states that where the restoration of watercourses is not possible clear and robust justification shall be provided.
- 6.8.6 *De-Culverting of the Moselle Brook*
- 6.8.7 The applicant has submitted an *Options for De-Culverting* report with this application. The report states that to undertake even a relatively limited element of de-culverting, such as by removing the top of the culvert and strengthening the sides of the existing culvert structure, would not be feasible due to the requirement for permanent purchase of currently private land to undertake works (it would require land from a number of adjoining residential gardens on Downhills Way) and the complexity of undertaking construction works to a river within a built-up area.
- 6.8.8 The applicant has also presented legal advice which states that the land adjacent to the Moselle Brook is unregistered. Even if the landowner of the application site was considered a riparian landowner (i.e. a de factor owner of the adjacent river) they would only have rights over half the width of the river at any one point. Landowners on the other side of the river, the residential properties on Downhills Way, would thus have rights over the other half of the river and could veto any works (given that some would lose part of their rear gardens this is likely).
- 6.8.9 The Environment Agency has assessed the submitted documentation and considered the legal and land-take obstructions to de-culverting to be convincing. As such, it is considered that the de-culverting of the Moselle River adjacent to the application site would not be viable in this case.
- 6.8.10 *Protection of the Culvert*
- 6.8.11 The application site borders the Moselle Brook culvert to the north. This waterway has been located within a concrete culvert for over fifty years and is part of the Blue Ribbon Network. The minimum separation distance between the culvert and the proposed development is less than 1 metre.

6.8.12 To move Block B at least 5 metres away from the culvert would significantly reduce the development potential of the site, and could prejudice the potential for the development proposal to provide a comprehensive east-west connection which is a key requirement of site allocation SA60.

6.8.13 The Environment Agency has not objected to the siting of the proposed development in principle. However, they have raised some concerns in respect of the condition of the existing culvert and its potential ongoing structural sustainability during the lifetime of the development, which could be compromised during construction works.

6.8.14 Discussions between the applicant and the EA on this are ongoing and any resolution to grant will be subject to this matter being resolved.

6.8.15 An additional condition is also required in respect of the details of foundations of the proposed development. If approved, officers would liaise with the EA before discharging the condition.

6.8.16 As such, works to construct the development proposal within 5 metres of the culverted watercourse would be acceptable in this case, subject to conditions.

6.8.17 *Flood Risk, Drainage Management and Groundwater Protection*

6.8.18 London Plan Policies 5.12 and 5.13 require measures to reduce and manage flood risk. Local Plan Policy SP5, and Policies DM24 and DM25 of the DMDPD, state that development shall reduce forms of flooding and implement sustainable urban drainage systems (SUDS) where possible to improve water attenuation, quality and amenity.

6.8.19 The site is within Flood Zone 1 which equates to a low risk of flooding. Green roof areas on the development would provide some water retention. Surface water would be attenuated through the provision of porous paving throughout the site. The Council's SUDS Officer has stated that these methodologies provide an appropriate degree of surface water mitigation for the site.

6.8.20 Thames Water have also commented and raised no objection to the proposal, subject to conditions.

6.8.21 As such, it is considered that the proposal is acceptable in terms of its water management arrangements.

6.9 Sustainability and Biodiversity

6.9.1 *Carbon Reduction*

- 6.9.2 The NPPF, Policies 5.1-5.3 and 5.5-5.9 of the London Plan 2016, and Local Plan Policy SP4 set out the approach to climate change and require developments to meet the highest standards of sustainable design.
- 6.9.3 An *Energy Statement* and a *Sustainability Statement* have been submitted with the application. The applicant has demonstrated a 35.96% reduction in carbon dioxide emissions over that of the baseline of Part L of 2013 Building Regulations, as required. They have achieved this through design measures (including low energy light bulbs, building fabric efficiency, mechanical ventilation) and provision of photovoltaic panels at roof level.
- 6.9.4 The remaining carbon (30.23 tonnes per year) for this development must therefore be offset by way of a financial contribution at a rate of £1,800 per tonne. This figure of £54,410.40 would be secured by legal agreement should consent be granted.
- 6.9.5 *Overheating*
- 6.9.6 The applicant has submitted an *Overheating Assessment* with the application, which concluded that none of the assessed units shows a risk of overheating. The integration of individual heating systems, high efficiency glazing, appropriate unit stacking and a high proportion of dual-aspect units with openable windows all contribute to minimising overheating risk.
- 6.9.7 As such, the Council's Carbon Officer has confirmed that there is no risk of units overheating subject to the development being completed in accordance with the submitted overheating documentation, which can be secured by condition.
- 6.9.8 *Biodiversity*
- 6.9.9 Policies 5.3, 5.9 and 5.11 of the London Plan require developments to meet sustainable construction, passive cooling and green roof requirements. Local Plan Policy SP13 states that development shall contribute to providing ecological habitats including through providing green roofs plus other methodologies.
- 6.9.10 Green roof elements would be provided above Block B, and a simple but mixed range of tree and plant species would be provided throughout the application site and in public realm areas. Whilst these objectives are acceptable in principle, the proposals as presented lack detail. Therefore, further information is required in respect of the green roof, soft landscaping and biodiversity provision.
- 6.9.11 Additional information should be provided in respect of the proposed green roof area including details of access arrangements to this space, plant species, substrate depths and invertebrate habitat provision. A final detailed landscaping plan must be provided at a later date. The installation of bat and bird boxes must

also be considered and installed where appropriate. These matters can be adequately secured by condition should consent be granted.

6.9.12 As such, the application is acceptable in terms of its biodiversity impact.

6.10 Air Quality and Land Contamination

6.10.1 *Air Quality*

6.10.2 London Plan Policy 7.14 states that developments shall minimise increased exposure to existing poor air quality, make provision to address local problems of air quality and promote sustainable design and construction. The whole of the borough is an Air Quality Management Area.

6.10.3 An *Air Quality Assessment* (AQA) has been submitted with the application. The assessment states that, based on the anticipated energy usage of the proposed development building-related emissions would be air quality neutral.

6.10.4 The transport emissions, however, would not have a neutral impact. As such, mitigation measures are proposed in the form of the provision of at least six rapid-charge electric vehicle charging points (EVCPs) on site, with at least standard EVCPs being provided for each parking space, plus provision of a travel plan to encourage take up of sustainable transport methodologies. These can be secured by condition should consent be granted.

6.10.5 Should these mitigation measures be followed, the proposed development is anticipated to have an insignificant impact on nitrogen oxide and particulate matter concentrations within and surrounding the site.

6.10.6 In terms of the construction phase, the risk of dust soiling is noted by the AQA to be low to medium risk and that the human health impacts would be low risk. Construction phase activities would be carried out in accordance with the Mayor's Sustainable Design and Construction SPG.

6.10.7 As such, the Pollution Officer raises no objections to the proposal subject to the relevant conditions (or legal clauses as appropriate) being imposed in respect of electric vehicle parking, a travel plan, individual gas boilers, considerate contracting, dust management and works machinery.

6.10.8 *Land Contamination*

6.10.9 Policy DM23 requires development proposals on potentially contaminated land to follow a risk management based protocol to ensure contamination is properly addressed and to carry out investigations to remove or mitigate any risks to local receptors. London Plan Policy 5.21 supports the remediation of contaminated sites and to bringing contaminated land back into beneficial use.

6.10.10 The applicant has submitted a *Desk Study Report* with this application, which provides a review of information relating to geotechnical and geo-environmental factors affecting the site. The existing use is as a vehicle service business and surrounding business activities are of similarly potentially contaminating operations. There is also an electrical transformer located approximately 25 metres to the south-west of the site.

6.10.11 The report concludes that the overall risk of harm to end users for most of the site is low or very low. However, an intrusive investigation is recommended to identify the possible presence, nature and extent of any ground contamination and to assess risk to potential future residential occupiers. The Council's Pollution Officer agrees that further site investigation, sampling and analysis is required and has recommended appropriate conditions should consent be granted.

6.10.12 Therefore, the application is considered acceptable in terms of its impact on pollution and land contamination, subject to conditions should consent be granted.

6.11 Employment

6.11.1 Local Plan Policies SP8 and SP9 aim to support local employment, improve skills and training, and support access to jobs. The Council's Planning Obligations SPD requires all major developments to contribute towards local employment and training.

6.11.2 The existing taxi service centre is currently seeking to relocate, whilst the age, quality, layout and location of the existing buildings prevent their occupation by a wide range of potential businesses. The existing business does not currently employ large numbers of people.

6.11.3 It is relevant to note that the site has been identified for future residential use in the Council's Site Allocations DPD (SA60) and the site is not formally designated for long-term retention as an employment site in planning policy terms. As such, the Council's Economic Development team has not raised any objections to the loss of this employment site in the circumstances.

6.11.4 There would be opportunities for borough residents to be trained and employed as part of the development's construction process. The Council requires the developer (and its contractors and sub-contractors) to notify it of job vacancies, to employ a minimum of 20% of the on-site workforce from local residents (including trainees nominated by the Council). These requirements would be secured by legal agreement should consent be granted.

6.11.5 As such, the development is acceptable in terms of employment provision.

6.12 Fire Safety

6.12.1 Fire safety is not a planning matter and it is usually assessed at Building Regulations stage along with other technical building requirements relating to structure, ventilation and electrics, for example. However, upon consultation, the London Fire Brigade has confirmed that they are satisfied with the proposed development, which is expected to meet Building Regulations requirements.

6.12.2 As such, there are no objections to the application in respect of fire safety.

6.13 Section 106 Heads of Terms

6.13.1 Local Plan Policy SP17 and Policy DM48 of the DM DPD permit the Council to seek relevant financial and other contributions in the form of planning obligations to meet the infrastructure requirements of developments, where this is necessary to make the development acceptable in planning terms.

6.13.2 The Council's Planning Obligations SPD sets out the Council's approach, policies and procedures in respect of the use of planning obligations.

6.13.3 Planning obligations are to be secured from the development by way of a legal agreement, in the event that planning permission is granted, as described below:

9) Affordable Housing Provision

- 7 affordable housing units (19% by habitable room)
- 5 affordable rent units and 2 shared ownership units
- £230,000 financial contribution towards additional affordable housing

10) Play Space Contribution

- £11,115 towards the enhancement/upkeep of local play space

11) Sustainable Transport Initiatives

- Car Club Scheme
 - Two years free membership
 - £50 credit to every new resident (max. two per dwelling)
- Residential Travel Plan
 - Appointment of a travel plan co-ordinator for five years
 - Provision of welcome induction packs (containing public transport and cycling/walking information, including details of nearby bus/rail/tube services, map and timetables) to every new resident
 - Implementation of measures to use reasonable endeavours to achieve 8% cycle mode share by the 5th year

- Monitoring contribution (£3,000)

12)Section 278 Highways Agreement

- Includes, but is not limited to, the following:
 - Footway improvement works
 - Provision of access to the public highway
 - Street furniture relocation
 - Carriageway markings
 - Appropriate access and visibility safety provision

13)Carbon Mitigation

- Post-occupation Energy Statement review
- Contribution for carbon offsetting (£54,410.40), or more if required by Energy Statement review

14)Public Realm and Link to Lordship Recreation Ground

- To pay a Public Realm Contribution of £35,000 upon commencement of works on site to pay for the necessary public realm works for connecting the pedestrian/cycle route to the level crossing on Downhills Way.
- Works will include:
 - i. Pedestrian/cycle pathway infrastructure construction from east of site to Downhills Way crossing;
 - ii. Landscape verge improvements on land between the site and Downhills Way adjacent to new pedestrian/cycle route;
 - iii. Visibility safety requirements.
- A Road Safety Audit will be undertaken in support of the proposed connection

15)Employment Initiatives – Local Training and Employment Plan

- Provision of a named Employment Initiatives Co-Ordinator
- Notify the Council of any on-site vacancies
- 20% of the on-site workforce to be Haringey residents
- 5% of the on-site workforce to be Haringey resident trainees
- Provide apprenticeships at one per £3m development cost (max. 10% of total staff)
- Provide a support fee of £1,500 per apprenticeship towards recruitment costs

16)Monitoring Contribution

- 5% of total value of contributions (not including monitoring)
- £500 per non-financial contribution

- Total monitoring contribution to not exceed £50,000

6.14 Conclusion

- The application site forms part of a designated Site Allocation (SA60) in the Council's Site Allocation Development Planning Document (DPD) 2017. The part of the site allocation to which this proposal relates includes buildings that are in a poor condition. The surrounding area is predominantly residential in character.
- Demolition of the existing buildings and the construction of a wholly residential development is acceptable in principle (the site allocation does not require replacement employment space). The proposal would also provide a new east-west pedestrian and cycle connection across the site, which is also a requirement of the primary objectives of Site Allocation SA60.
- The development would provide 19% on-site affordable housing by habitable room in the form of 5 flats for affordable rent and 2 flats for shared ownership, which is an accepted tenure split, all within Block A. In addition it provides an off-site contribution of £230,000 which would assist the Council with its own affordable housing programme.
- The development would be of a high-quality contemporary design of an appropriate size and scale that would improve the visual quality of the local built environment.
- The development would provide high-quality living accommodation for residents, including an appropriate size and mix of units plus adequate private amenity space areas, whilst 10% of the flats would be adaptable for wheelchair users.
- The development would not have a material adverse impact on the amenity of adjoining occupiers in terms of a loss of sunlight and daylight, outlook, or privacy, nor in terms of excessive noise, light or air pollution.
- The Moselle Brook is just outside the application site. De-culverting has been considered but not to be achievable in this case, as supported by the Environment Agency; the applicant does not have control over it.
- The development would provide an appropriate quantity of car and cycle parking spaces for this location, and would be further supported by sustainable transport initiatives.
- The development would provide appropriate carbon reduction measures plus a carbon off-setting payment, as well as site drainage and biodiversity improvements.
- The application is considered acceptable for all other reasons as described above.

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

6.15 Community Infrastructure Levy

6.15.1 Based on the information submitted with the application, the Mayoral CIL charge would be £61,734.60 (1,028.91sqm x £60 x 1) and the Haringey CIL charge would be £19,168.59 (1,028.91sqm x £15 x 1.242).

6.15.2 This is based on the following figures derived from the submitted floor plans and the applicant's CIL form:

- Existing floor space demolished – 1,686.25sqm;
- New residential floor space – 2,715.16sqm;
- Affordable housing provision – 553.1sqm.

6.15.3 The provision of affordable housing may be exempt from Mayoral CIL liability. However, the applicant must apply for social housing relief before this element of the development can be deducted from the final CIL calculations.

6.15.4 CIL will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, or for failure to submit a commencement notice and/or for late payment, and will be subject to indexation in line with the construction costs index at the time.

6.15.5 An informative will be attached advising the applicant of this charge.

7 RECOMMENDATIONS

7.1.1 GRANT PERMISSION subject to conditions and subject to s.106 and s.278 Legal Agreements.

7.1.2 Applicant's drawing No.(s): WDG-519-A-ZZ-D-A-2001 Rev. P2, 2002 Rev. P2, 2102 Rev. P3; WDG-519-B-XX-D-A-2001 Rev. P6, 2101 Rev. P8; WDG-519-B-ZZ-D-A-2002 Rev. P6; WDG-519-S-00-D-A-9010 Rev. P8, 01-D-A-9011 Rev. P4, 02-D-A-9012 Rev. P4, 03-D-A-9013 Rev. P4; WDG-519-S-GF-D-A-7001 Rev. P3, GF-D-A-7002 Rev. P3, RF-D-A-9014 Rev. P4; WDG-519-S-XX-D-A-0101 Rev. P1, 0401 Rev. P1, 0402 Rev. P1, 0410 Rev. P1, 0411 Rev. P1, 2101 Rev. P3, 2111 Rev. P2; WDG-519-S-XX-DR-A-2110 Rev. P2; WDG-519-HT1-XX-D-A-2001 Rev. P5, 2101 Rev. P3, HT2-XX-D-A-2001 Rev. P2, 2101 Rev. P1; RFM-XX-00-DR-L-0001 Rev. PL02, 0004 Rev. PL02, 0007 Rev. PL02, 0009 Rev. PL02, 8001 Rev. PL01, 8002 Rev. PL01, 8003 Rev. PL01; RFM-XX-00-RP-L-0001 Rev. PL02; 3534-SK08 Rev. P1; SK09 Rev. P1; 18165-01-008; 3534-DS-101 Rev. P2, 102 Rev. P2; 180151-E-EX-01.

7.1.3 Design and Access Statement (Rev. P4), Schedule of Accommodation (Rev. E), Options for De-Culverting document (Rev. B, dated 16/5/2019), Transport Statement dated June 2019, Environmental Addendum dated June 2019, Affordable Housing & Viability Statement dated March 2019, Access

Arrangements note dated May 2019, Letter dated 2nd September 2019 from DOA Consulting Structural Engineers, Letter from Birketts LLP dated 1st March 2019, Planning Statement, Flood Risk Assessment and Sustainable Surface Water Strategy, Desk Study Report, External Lighting Report, Noise Assessment, Daylight Assessment, Overheating Assessment, Air Quality Assessment, Energy Statement, Sustainability Statement, Arboricultural Impact Assessment Survey & Report, Statement of Community Involvement, Daylight Sunlight Addendum.

Conditions:

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

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

- 2) The development hereby permitted shall be carried out in material compliance with the following approved plans and specifications:

WDG-519-A-ZZ-D-A-2001 Rev. P2, 2002 Rev. P2, 2102 Rev. P3; WDG-519-B-XX-D-A-2001 Rev. P6, 2101 Rev. P8; WDG-519-B-ZZ-D-A-2002 Rev. P6; WDG-519-S-00-D-A-9010 Rev. P8, 01-D-A-9011 Rev. P4, 02-D-A-9012 Rev. P4, 03-D-A-9013 Rev. P4; WDG-519-S-GF-D-A-7001 Rev. P3, GF-D-A-7002 Rev. P3, RF-D-A-9014 Rev. P4; WDG-519-S-XX-D-A-0101 Rev. P1, 0401 Rev. P1, 0402 Rev. P1, 0410 Rev. P1, 0411 Rev. P1, 2101 Rev. P3, 2111 Rev. P2; WDG-519-S-XX-DR-A-2110 Rev. P2; WDG-519-HT1-XX-D-A-2001 Rev. P5, 2101 Rev. P3, HT2-XX-D-A-2001 Rev. P2, 2101 Rev. P1; RFM-XX-00-DR-L-0001 Rev. PL02, 0004 Rev. PL02, 0007 Rev. PL02, 0009 Rev. PL02, 8001 Rev. PL01, 8002 Rev. PL01, 8003 Rev. PL01; RFM-XX-00-RP-L-0001 Rev. PL02; 3534-SK08 Rev. P1; SK09 Rev. P1; 18165-01-008; 3534-DS-101 Rev. P2, 102 Rev. P2; 180151-E-EX-01.

Supporting documents also approved:

Design and Access Statement (Rev. P4), Schedule of Accommodation (Rev. E), Options for De-Culverting document (Rev. B, dated 16/5/2019), Transport Statement dated June 2019, Environmental Addendum dated June 2019, Affordable Housing & Viability Statement dated March 2019, Access Arrangements note dated May 2019, Letter dated 2nd September 2019 from DOA Consulting Structural Engineers, Letter from Birketts LLP dated 1st March 2019, Planning Statement, Flood Risk Assessment and Sustainable Surface Water Strategy, Desk Study Report, External Lighting Report, Noise Assessment, Daylight Assessment, Overheating Assessment, Air Quality Assessment, Energy Statement, Sustainability Statement, Arboricultural Impact Assessment Survey & Report, Statement of Community Involvement, Daylight Sunlight Addendum.

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

- 3) Prior to the commencement of works (other than investigative and demolition works) details of appropriately high-quality and durable finishing materials to be used for the external surfaces of the development shall be submitted to and approved in writing by the Local Planning Authority. Sample materials shall be provided for appropriately variegated bricks, timber-effect cladding and balcony finishes (including soffits) at a minimum shall be provided, combined with a schedule of the exact product references for other materials. The development shall thereafter be completed in accordance with the approved details.

Reason: In order to protect the character and appearance of the area and to protect the amenity of nearby residents in accordance with Policies DM1, DM8 and DM9 of the Development Management Development Plan Document 2017.

- 4) Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 2015 or any Order revoking or re-enacting that Order, no works shall be carried out within Class A-D of Part 1 of Schedule 2 of that Order without the grant of planning permission having first been obtained in advance from the Local Planning Authority.

Reason: To safeguard the visual amenities of the area and to prevent overdevelopment of the site and 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.

- 5) Details of exact finishing materials to the boundary treatments and site access controls shall be submitted to the Local Planning Authority for its written approval prior to the first occupation of the development hereby approved. Once approved the details shall be provided as agreed.

Reason: In order to provide a good quality local character, to protect residential amenity, and to promote secure and accessible environments in accordance with Policies DM1, DM2 and DM3 of the Development Management Development Plan Document 2017.

- 6) All the residential units will be built to Part M4(2) 'accessible and adaptable dwellings' of the Building Regulations 2010 (as amended) and at least 10% (9 units) shall be wheelchair accessible or easily adaptable for wheelchair use in accordance with Part M4(3) of the same Regulations, unless otherwise agreed in writing in advance with the Local Planning Authority.

Reason: To ensure that the proposed development meets the Council's Standards for the provision of wheelchair accessible dwellings in accordance with Local Plan 2017 Policy SP2 and London Plan 2016 Policy 3.8.

- 7) The placement of a satellite dish or television antenna on any external surface of the development is precluded, with the exception of a communal solution for the residential units details of which are to be submitted to the Local Planning Authority for its written approval prior to the first occupation of the development hereby approved. The provision shall be retained as installed thereafter.

Reason: To protect the visual amenity of the locality in accordance with Policy DM1 of the Development Management Development Plan Document 2017.

- 8) Prior to the commencement of works (other than investigative and demolition works) full details of both hard and soft landscape works for the private and public realm areas shall be submitted to and approved in writing by the Local Planning Authority, and these works shall thereafter be carried out as approved. These details shall include information regarding, as appropriate:

- a) Proposed finished levels or contours;
- b) Means of enclosure;
- c) Vehicle and cycle parking layouts;
- d) Vehicle and pedestrian access and circulation areas;
- e) Hard surfacing materials;
- f) Minor artefacts and structures (eg. Furniture, play equipment, refuse or other storage units, signs, lighting etc.); and
- g) Proposed and existing functional services above and below ground (eg. Drainage power, communications cables, pipelines etc. Indicating lines, manholes, supports etc.).

Soft landscape works shall include:

- h) Planting plans;
- i) Written specifications (including details of cultivation and other operations associated with plant and/or grass establishment);
- j) Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; and
- k) Implementation and management programmes.

The soft landscaping scheme shall include detailed drawings of:

- l) Existing trees to be retained;
- m) Existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent; and
- n) Any new trees and shrubs to be planted together with a schedule of species.

The approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period

of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be retained thereafter.

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy 7.21 of the London Plan 2016, Policy SP11 of the Local Plan 2017, and Policies DM1 and DM2 of the Development Management DPD 2017.

- 9) Prior to first occupation of the development hereby approved details of all external lighting to building facades, street furniture, communal and public realm areas shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Met Police. The agreed lighting scheme shall be installed as approved and retained as such thereafter.

Reason: To ensure the design quality of the development and also to safeguard residential amenity in accordance with Policy DM1 of the Development Management Development Plan Document 2017.

- 10) Prior to installation, details of the Ultra-Low NOx boilers for space heating and domestic hot water should be forwarded to the Local Planning Authority for its written approval. The boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 40 mg/kWh. Boilers shall be installed in accordance with the approved documentation.

Reason: To comply with Policy 7.14 of the London Plan 2016 and the Greater London Authority's Sustainable Design and Construction Supplementary Planning Guidance document.

- 11) All combination gas boilers that are to be installed throughout the development shall have a minimum SEDBUK rating of 91%. The applicant shall demonstrate compliance by supplying installation specification within three months post-completion of the development. Once installed these boilers shall be operated and maintained as such thereafter.

Reason: To comply with London Plan 2016 Policy 5.2 and Local Plan Policy SP4.

- 12) Prior to the commencement of any works a detailed Air Quality and Dust Management Plan (AQDMP), detailing the management of demolition and construction dust and including a Dust Risk Assessment, has been submitted and approved in writing by the Local Planning Authority. The plan shall be in accordance with the Greater London Authority's Dust and Emissions Control Supplementary Planning Guidance document (July 2014).

Reason: To comply with Policy 7.14 of the London Plan 2016.

- 13) Prior to the commencement of any works the site or Contractor Company is to register with the Considerate Constructors Scheme. Proof of registration must be sent to the Local Planning Authority.

Reason: To comply with Policy 7.14 of the London Plan 2016.

- 14) Prior to the commencement of any works on site, evidence of site registration at nrmm.london to allow continuing details of Non-Road Mobile Machinery (NRMM) and plant of net power between 37kW and 560 kW to be uploaded during the construction phase of the development shall be submitted to and approved by the Local Planning Authority in writing.

Reason: To protect local air quality.

- 15) All plant and machinery to be used during the demolition and construction phases of the development shall meet Stage IIIA of EU Directive 97/68/ EC for both NOx and PM emissions.

Reason: To protect local air quality.

- 16) An intrusive site investigation, sampling and analysis shall be undertaken using information obtained from 2019 Desk Study Report by Geo-Environmental Services Limited plus maps. The investigation must be comprehensive enough to enable: a risk assessment to be undertaken, refinement of the Conceptual Model, and the development of a Method Statement detailing the remediation requirements. (a) Prior to the commencement of the development hereby approved, other than for investigative work and demolition, the risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority, for its written approval. (b) If the approved risk assessment and approved refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post-remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.

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

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

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

- 18) At least eight weeks prior to the commencement of the development a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) shall be submitted to Local Planning Authority for its written approval. The Plans should provide details on how construction work (inc. demolition) would be undertaken in a manner that disruption to traffic and pedestrians on Crawley Road, Downhills Way and the other roads surrounding the site is minimised. Construction vehicle movements should be carefully planned and coordinated to avoid the AM and PM peak periods. The plans must take into consideration other sites that are being developed locally and where possible co-ordinate movements to and implement also measures to safeguard and maintain the operation of the local highway network.

Reason: To ensure that the impacts of the development proposal on the local highways network are minimised during construction, and to coordinate construction activities in key regeneration areas which will have increased construction activities.

- 19) Prior to the first occupation of the development a Car Parking Management Plan (CPMP) shall be submitted to the Local Planning Authority for its written approval which shall include details of the allocation and management of the on-site car parking spaces, including the current and potential future provision of wheelchair-accessible parking spaces. Family-sized units shall be prioritised for allocated car parking spaces. The CPMP shall also describe an appropriate management regime for the shared surface area so that on-street parking (outside of designated parking bays) is minimised. The approved details shall thereafter be implemented as approved.

Reason: To ensure that the allocation of the off-street car parking spaces is in line with the Council's Development Management DPD Policy DM32, and Policy T6.1 of the draft London Plan.

- 20) Prior to first occupation of the development full details of the cycle parking arrangements (including the type and dimensions of the cycle parking equipment, the method of security and access, and the provision of 5% parking for larger cycles) shall be submitted in writing to and approved by the Local Planning Authority for its written approval. The cycle parking provision shall thereafter be provided in accordance with the approved details.

Reason: To promote sustainable transport, and in accordance with London Cycle Design Standards 2016.

- 21) All parking spaces shall be provided with electric vehicle charging points (EVCPs), with six parking spaces being provided with 'rapid-charge' electric vehicle charging equipment, as required by the Air Quality Assessment. Full specification details and the locations of the EVCPs shall be submitted to the Local Authority for its written approval three months prior to the commencement of works (other than investigative and demolition works). The EVCPs shall thereafter be installed in accordance with the approved plans and retained as such thereafter.

Reason: To reduce carbon emissions and improve air quality in line with the Local Plan Policy SP4.

- 22) Prior to the commencement of works (other than investigative and demolition works) a Delivery and Servicing Plan (DSP) shall be submitted to the Local Planning Authority for its written approval. The Delivery and Servicing Plan must include a Waste Management Strategy for the site, prepared in line with the Council's Waste Management service, setting out details of how refuse is to be collected from the site, details of how access controls (i.e. bollards) for waste tracks would operate, and ensuring that all bins are within 10 metres carrying distance of refuse collection vehicles on waste collection days. Once approved the requirements of the DSP shall be followed for the lifetime of the development.

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

- 23) Prior to the commencement of works (other than investigative and demolition works) on site details on the living roof shall be submitted to the Local Planning Authority for its written approval. This will include the following:

- a) A roof(s) plan identifying where the living roofs will be located;
- b) Confirmation that the substrates depth range between 120 and 150mm across all the roof(s);
- c) Details on the diversity of substrate depths across the roof to provide contours of substrate. This could include substrate mounds in areas with the greatest structural support to provide a variation in habitat;
- d) Details on the diversity of substrate types and sizes;
- e) Details on bare areas of substrate to allow for self-colonisation of local windblown seeds and invertebrates;
- f) Details on the range of native species of wildflowers and herbs planted to benefit native wildlife. The living roof(s) will not rely on one species of plant life such as Sedum (which are not native);
- g) Details of the location of log piles / flat stones for invertebrates; and,
- h) Details of the management plan (including access) to ensure that the Living Roof(s) sustains itself.

The living roof(s) will not be used for amenity or sitting out space of any kind. Access will only be permitted for maintenance, repair or escape in an emergency. The living roof(s) shall then be carried out strictly in accordance with the details approved by the Council. And shall be maintained as such thereafter. Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall. In accordance with London Plan 2016 Policies 5.3, 5.9 and 5.11 and Local Plan Policies SP5 and SP13.

- 24) Within three months of completion of the structure of the development hereby approved, and prior to any part of the approved development being occupied (whichever comes first), an updated condition survey of the culvert, to identify any adverse impacts resulting from the construction works, shall be undertaken, submitted to, and approved in writing by the Local Planning Authority. Any damage that may have arisen during construction is to be remediated by the applicant within an agreed timeframe at no cost to the Environment Agency.

Reason: To ensure the structural integrity of the culvert is not compromised and to prevent flooding on site and elsewhere, in accordance with Paragraph 163 of the NPPF and Policy DM28 of the Development Management DPD.

- 25) No work on site shall take place until a detailed method and design for the piling works, or any other foundation designs within 8 metres of the Moselle Brook, has been submitted to, and approved in writing by, the Local Planning Authority (in consultation with Thames Water and the Environment Agency). Construction works shall thereafter be in accordance with the approved plans.

Reason: To ensure the structural integrity of the culvert is not compromised and to prevent flooding on site and elsewhere, in accordance with Paragraph 163 of the NPPF and Policy DM28 of the Development Management DPD. The proposed works would also be close to underground sewerage utility infrastructure.

- 26) Prior to the first occupation of each building or part of a building or use, a 'Secured by Design' accreditation shall be obtained for such building or part of such building or use and thereafter all features are to be permanently retained. The applicant shall seek the advice of the Metropolitan Police Service Designing Out Crime Officers (DOCOs) for each building or phase of the development and accreditation must be achieved according to current and relevant Secured by Design guidelines at the time of above grade works of each building or phase of said development. The development shall only be carried out in accordance with the approved details.

Reason: In accordance with the requirements of Policy DM2 of the Development Management Development Plan Document 2017.

- 27) Prior to the commencement of works (other than investigative and demolition works) the development hereby approved a scheme of window and obscure glazing design shall be submitted for the northern elevation of Block B for the written approval of the Local Planning Authority. Once approved, the agreed arrangement shall be retained as such in perpetuity.

Reason: To protect the amenity of adjoining residents in accordance with Policy DM1 of the Development Management DPD.

- 28) Prior to the commencement of works (other than investigative and demolition works) a management and maintenance plan for the proposed drainage system(s) (detailing future responsibilities for the lifetime of the development) and final detailed drawings of the proposed system(s), shall be submitted to the Local Planning Authority for its written approval. The system(s) shall be installed and managed as approved and retained as such thereafter.

Reason: To ensure adequate site drainage and minimise risk of flooding.

- 29) Prior to the commencement of works (other than investigative and demolition works) hereby approved details shall be submitted to the Local Planning Authority for its written approval demonstrating the provision of additional biodiversity features, which shall include: (a) invertebrate habitat provision, and; (b) provision of at least two bird boxes into the facade of the proposed development. The development shall be constructed in strict accordance with the approved details. Once installed these measures shall be maintained in perpetuity.

Reason: In accordance with Policy SP13 of the Local Plan 2017.

- 30) The energy efficiency standards as set out in the approved Energy Strategy (by NRG Consulting dated March 2019) which are as follows, shall be provided:

Building Element	Proposed Spec. (u-values)
External walls	0.18 (domestic))
Roof	0.13 (domestic)
Ground floor	0.13
Windows	1.4
Air tightness	5 m ³ /hr/m ² for domestic

The development shall be constructed and deliver the U-values set out in this document, in order to achieve the agreed carbon reduction level of 2.25% beyond 2013 Building Regulations. Confirmation that these energy efficiency standards and carbon reduction targets have been achieved must be submitted to the Local Planning Authority within six months of completion of the development for its written approval. This report will show emissions figures at design stage to demonstrate building regulations compliance, and then report

against the constructed building. The applicant must allow for site access if required to verify measures have been installed.

Reason: To comply with London Plan 2016 Policy 5.2 and Local Plan Policy SP4.

- 31) 108 no. PV solar panels, producing 37.26kWp output, shall be installed as set out in the approved Energy Strategy (by NRG Consulting dated March 2019). Confirmation of the siting and layout of the panels, and their kWp output must be submitted to the Local Planning Authority within six months of completion of the development for its written approval. Access to the site shall be permitted for the LPA to verify delivery, if required. The equipment shall be maintained as such thereafter.

Reason: To comply with London Plan 2016 Policy 5.7 and Local Plan Policy SP4.

- 32) The development shall be completed in accordance with the Overheating Assessment (by NRG Consulting dated March 2019). The development shall be maintained as such thereafter and no changes to the overheating strategy shall occur without the prior written consent of the Local Planning Authority.

Reason: To comply with London Plan 2016 Policy 5.9 and Local Plan Policy SP4.

- 33) The development shall be completed in accordance with the Noise Assessment (by NRG Consulting dated March 2019), which states that: (1) internal noise levels within habitable rooms will be designed in accordance with BS8233:2014, and; (2) both standard gas fired boilers and the mechanical extract/ventilation systems shall have a low noise impact on the nearest noise sensitive receptors. The development shall be maintained as such thereafter and no changes to the noise mitigation strategy shall occur without the prior written consent of the Local Planning Authority.

Reason: To comply with Policy DM1 of the Development Management DPD. 2017

INFORMATIVES

- 1) In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. The Council has made available detailed advice in the form of our development plan comprising the London Plan 2016 and the Haringey Local Plan 2017 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant during the consideration of the application.

- 2) Based on the information submitted with the application, the Mayoral CIL charge would be £61,734.60 (1,028.91sqm x £60 x 1) and the Haringey CIL charge would be £19,168.59 (1,028.91sqm x £15 x 1.242).
- 3) The development hereby approved shall be completed in accordance with the associated Section 106 & Section 278 legal agreements.
- 4) The new development will require numbering. The applicant should contact Haringey 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.
- 5) Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.
- 6) Contractors & developers undertaking significantly noise-creating construction works within the London Borough of Haringey are restricted to the following dates and times: Monday – Friday 08.00 – 18.00hrs; Saturday 08.00 - 13.00hrs; Sundays & Bank Holidays – no significantly noise-creating works permitted. Major developments are encouraged to apply for prior consent under Section 61 of the Control of Pollution Act 1974.
- 7) The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:
 - on or within 8 metres of a main river (16 metres if tidal)
 - on or within 8 metres of a flood defence structure or culvert (16 metres if tidal)
 - on or within 16 metres of a sea defence
 - involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
 - in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission.

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03702 422 549. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

- 8) A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public

sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing wwgriskmanagement@thameswater.co.uk. Application forms are online via www.thameswater.co.uk/wastewaterquality.

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

Appendix 1: Consultation Responses from Internal and External Agencies

Stakeholder	Comments	Response
INTERNAL		
Design Officer	These proposals are for an industrial site that forms part of a site allocated in Haringey's adopted Site Allocations DPD (adopted July 2017); SA60: Barber Wilson. The site allocation is for: Infill development of existing employment site to create improved green grid link between Wood Green and Tottenham through Lordship Recreation Ground and potential deculverting of the Moselle. Site Requirements and Development Guidelines include: • Allocation site wide masterplan; • Retention of the existing Barber Wilson building (adjacent to, but not within this application site); • Establishing the link for pedestrians & cycles; • Investigating deculverting the Moselle (which runs in a capped culvert adjacent to but not through this application site); • No nett loss of employment floorspace (or s106 payment). The principle of development including residential and workspace uses across the wider allocation site is therefore established, but provided the public good of the link and the employment floorspace is met. The application site is only part of the allocation site; approximately one quarter, and there are three other major land owners. The applicant has undertaken to provide the pedestrian and cycle link through their part of the site, with the development being otherwise 100% residential, and the required employment space being provided on the remainder of the allocation sites. Subject to legal agreement the principle of development in accordance with this application is therefore established as being in accordance with the adopted Site Allocation.	Comments noted. Materials to be controlled by condition.

Stakeholder	Comments	Response
	Form & Pattern of Development Broadly, the proposals continue the line of Crawley Road in a straight line through the site, and line either side with street facing, terraced properties facing this extended street. However, the form of this street is tightened from the surrounding existing streets into one more of the character of a mews. The built form lining this street on the north side is of a block that inflects from the existing building line to Crawley Road, whilst the built form on the south side steps out to the pavement edge at the corner of the site and maintains that straight alignment. In both cases an access road to the existing industrial units to the northern and southern side of the allocation site separate these from the existing houses to the west. The type of mews proposed here is different to the more private, gated mews developments often seen in close proximities to town centres, such as Silver Court, Frederick Mews and the current Crescent Mews application (HGY/2019/1183), exemplary though those are (or potentially could be). This is more like the sort of mews developed in a more “residential hinterland” area, away from town centres, where a development site has the potential to connect fragmented residential areas, without exacerbating vehicular traffic problems. Good examples elsewhere in the borough include the award winning Woodside Square development in Muswell Hill, where three and four storey townhouses and flatted blocks face each other across intimate mews type streets that both provide access and a popular public route between existing residential Grand Avenue to the north and the school (St James Primary) and Highgate Wood to the south:	

Stakeholder	Comments	Response
		

Stakeholder	Comments	Response
	 In this respect the built form reflects elements of both the existing industrial buildings on the site, with their long straight forms and narrower gaps between them, with the shorter, more set-back terraced residential properties surrounding the site. It builds up to its highest and most prominent at the two corners to the short streets leading off north and south, to the neighbouring industrial sites (and future developments), with built form that potentially marks those corners, and then gently steps down, becoming more intimate and closely spaced as its height reduces towards the eastern end of the site. It therefore represents a legible and rational response to the site. Streetscape Character & Approach Establishing a street through the site establishes a clear streetscape character. The mews form is a widely accepted and often successful form, particularly as here when the street is intended to be a through route for pedestrians and cyclists only, not for vehicles, for whom access to residents only is provided. It is important that it be a clear and legible route, as it is here, to	

Stakeholder	Comments	Response
	encourage use and give confidence to pedestrians and cyclists. The mews form of street is not typical of the surrounding area, but it can be characterised as being the nature of the streets within this immediate site, providing access to the industrial units to the north and south and the spaces within the site. It is also used successfully in many places elsewhere, especially where pedestrians and cycles are prioritised over vehicles, such as Woodside Square mentioned above, and notable developments in Cambridge such as Acordia and Eddington. The character of a street is defined by its enclosing buildings and its landscaping. The new mews street (or extended Crawley Road), would form a gentle transition, with its western end, where the street width between buildings is wider, containing landscaping street trees, informal seating and three parking spaces. The remainder would be a shared surface continuing the pavement line of the south side, but wide enough for residents cars, pedestrians and cycles to share the space, separated from the housing on both sides by a buffer of planting. At the eastern end, the block to the north side steps back from the Downhills Way frontage where the culverted Moselle (outside this applicants' ownership) "squeezes" the space available, and a small green landscaped triangle contains enough space for a turning circle (leaving potential for its future deculverting), whilst on the south side, the end terraced house has a design to turn the corner and match the building line of the neighbouring existing houses. All properties are entered off a front door off either the existing street network or this new street, with all the terraced houses and ground floor flats and maisonettes having a front door and garage door off the street, whilst the two communal front doors to the upper floor flats open off the wider area of amenity street or the side street beside the retained Barber Wilson building. This is considered to be an exemplary arrangement of streetscape and access, with a clear boundary between public realm and private, clear, visible front doors, minimal but sufficient thresholds and the potential for the street to be a welcoming and successful addition to the public realm. Bulk & Massing The approach to bulk and massing in this proposal is to build up gently from the surrounding two storey terraced context to three and, close to the centre of the site, where it is furthest from	

Stakeholder	Comments	Response
	possible detrimental impact on neighbours, where it is widest across the new (extended) street and where it contributes to the legibility of the urban form, marking those street corners. It is reasonable to expect a modest step up in height when significant new development is built in an area originally developed up to 100 years ago as two storey terraced housing in large gardens, and other neighbouring developments, such as Penistone Close not far to the north (now 20+ years old itself) and the Downhills Park development (former Keston Centre) to the south east of the site, have stepped up with one or two additional floor, despite also being in the “hinterland” of residential terraced housing. In detail the bulk and massing takes the form of a single block on the north side of the extended street, of three storeys at its eastern end, where it is set back from the corner with neighbouring two storey existing terraced housing facing Downhills Way, rising to four storeys mid way along and continuing to its western end, marking the corner of the street to the north and enclosing the north-east side of the amenity space. On the south side the form is more varied, with a two and three storey corner-special house at the eastern end turning the corner from the Downhills Way houses to the south, continuing through the site as a terrace of three storey townhouses, of a repeated pitched roofed form, the gables facing the street giving identity to each house, before stepping up to a three storey, with set back fourth floor flatted block forming the corner to the street at the western end of the site. This proposed bulk and massing, with careful consideration of how it will impact on neighbours and produce attractive public realm and good quality accommodation, is considered an appropriate response to the context and the need for appropriate development, and to support a seamless, legible, and with a good sense of enclosure, extension to the network of public streets and spaces. Elevational Treatment, Fenestration, including Balconies and Materials The proposed materials palette for the buildings is simple and robust. The primary building material throughout is a buff brick to match the existing context. This is treated differently on the three contrasting block forms; Block A, the flatted block on the southern side of the news street, is proposed to have a gridded pattern of regular window or recessed balcony openings, with the	

Stakeholder	Comments	Response
	“holes” in the grid where there is only intended to be a smaller window made up with recessed panels of textured courses of the same brick. Balconies will be partially recessed, partially projecting, with metal balustrade and fascia, privacy and hiding of clutter being achieved by them having deep recesses. Block B, the larger flatted block along the north side of the street, is proposed to have the same brick and partially recessed, partially projecting balconies, but detailed with horizontal bands of concrete or reconstituted stone, to emphasise the horizontality and dynamic “z” form of the block. In contrast, the terrace of townhouses, which continues the line of Block A but is opposite to where Block B gets closer, has a vertical emphasis and fenestration that emphasises the unity of each house unit, with their pitched gables, recess (containing rainwater downpipe) between each house, and recessed brick panels beside narrow vertically proportioned windows. The proposed landscaping uses a similar simple, robust palette, with block pavements throughout, slightly contrasting to distinguish trafficked from pedestrian only areas, interspersed with simple robust planting, street trees and benches. The proposed materiality, regular patterns of fenestration and proportions will create a calm, orderly, polite and attractive residential development, with elements of continuity and contrast within the development and reference, to surrounding buildings, especially to the neighbouring Barber Wilson Building, required to be retained in the site allocation, and in materials, to the surrounding residential terraces. There is strong evidence that provided chosen materials are of good quality, which will have to be secured by condition, this development would be robust, durable and attractive for years to come. Residential Quality (flat, room & private amenity space shape, size, quality and aspect) All maisonette, flat and room sizes comply with or exceed minima defined in the Nationally Described Space Standards, as is to be routinely expected. There are only three single aspect flats within the proposed development; these are all south-west facing, onto the mews street where the public amenity space and trees will be located, and open onto a corridor with obscured glazing onto the gardens of houses to the north. Other flats are located on corners or are	

Stakeholder	Comments	Response
	through flats, with the two maisonettes at the eastern end of Block B being particularly innovative, with their first and second floors “swapping over” so that both have living rooms and private balconies looking east down the mews and onto Downhills Way and Lordship Rec beyond, with only bedrooms facing onto the mews street. All dwellings meet or exceed the private external amenity space in the London Plan, with private gardens, balconies or roof terraces. Privacy of amenity space is achieved by all balconies being partially recessed. All the townhouses have south facing private gardens, and several flats have benefit of generous roof terraces, positioned and designed to avoid overlooking of neighbours. The development would also benefit from pocket park doorstep amenity and playspace at either end of the site within the mews street, as well as the large public park of Lordship Rec just across Downhills Way from the site. Cycle parking and refuse storage is organised in distributed locations close to residential or communal front doors with ready access to the street, to meet the councils collection standards and London Plan cycle parking requirements. Over concentration of blank frontage from service doors, to refuse, cycles or plant, is avoided. Privacy / Overlooking of Proposed Residents and Existing Neighbours Despite being surrounded by existing housing, the proposed development is never in close proximity to existing neighbouring dwellings, except at the corners of the proposed street to Downhills Way, where blank, unfenestrated rear facades to corner flats and the corner-special townhouse avoid overlooking the nearest existing houses. The culverted Moselle also forms a landscaped buffer strip between Block B in the proposal and the neighbouring houses to the north, with that block generally only having bathroom and corridor windows (generally obscured) anyway facing north. The width of the proposed mews means that some proposed residential windows within the development will look across the street to other windows within the development at quite close quarters. However, due to the development layout, these are all bedroom windows; the houses to the south of the street having living rooms on the ground floor facing their private gardens, and	

Stakeholder	Comments	Response
	the closest flats in Block B being the “scissor flats” with their living rooms on the corner, primarily facing east. Daylight and Sunlight Of relevance to this section, Haringey policy in the DM DPD DM1 requires that: “...D 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 spaces where required) to all parts of the development and adjacent buildings and land; - Provide an appropriate amount of privacy to their residents and neighbouring properties to avoid overlooking and loss of privacy detrimental to the amenity of neighbouring residents and residents of the development...” The applicants provided Daylight and Sunlight Report on their proposals and of the effect of their proposals on neighbouring dwellings. These have been prepared broadly in accordance with council policy following the methods explained in the Building Research Establishment’s publication “Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice” (2nd Edition, Littlefair, 2011) , known as “The BRE Guide”. The assessment finds that the impact of the development on existing neighbouring residential properties is overwhelmingly favourable for both daylight and sunlight, with only two neighbouring existing windows losing a noticeable amount of daylight, no neighbouring windows or outdoor amenity spaces losing a noticeable amount of sunlight and all the accommodation within the proposed development receiving more than an sufficient amount of daylight, as defined by the BRE Guide. The to affected windows are on the ground floor side of no. 38 Crawley Road, the residential property immediately to the west of the application site. This end of terrace property is on the north side of Crawley Road, with its front looking onto the street, and with north facing rear windows looking onto a private back garden. Unlike most terraced properties it also has a side	

Stakeholder	Comments	Response
	flank elevation containing windows, looking onto and right on the pavement edge of what is currently the access road to this and neighbouring industrial properties. The two windows affected are on the ground floor of this side elevation; it is not known whether these are habitable rooms, but if they are, whilst they may receive adequate daylight, they currently have a poor outlook. The amount of daylight they are predicted to lose, 23% and 29% of their current levels, is only a small amount over the minimum threshold which the BRE Guide finds is noticeable (losses of 20% or less are found to not be noticed), and they would retain relatively good daylight levels of 23.63% and 26.93% Vertical Sky Component (a 27% VSC is considered in the BRE Guide a Good level of daylight). it should be noted that the BRE Guide itself states that it is written with low density, suburban patterns of development in mind and should not be slavishly applied to more urban locations; as in London, the Mayor of London's Housing SPG acknowledges. In particular, the 27% VSC recommended guideline is based on a low density suburban housing model and in an urban environment it is recognised that VSC values in excess of 20% are considered as reasonably good, and that VSC values in the mid-teens are deemed acceptable. Paragraph 2.3.29 of the GLA Housing SPD supports this view as it acknowledges that natural light can be restricted in densely developed parts of the city. Therefore, full or near full compliance with the BRE Guide, as achieved in this proposal, is not usually to be expected and is considered an exceptionally good result. Masterplan To show that development of this site in this form would not harm either existing neighbours or the potential to develop the other parts of this wider allocation site, and to meet the specific site requirement, the applicants produced a series of masterplan permutations for the whole allocation site. These show their site in their proposed form with development on the rest of the allocation, with employment space split between the northern and southern halves, or concentrated in one or the other half. Conclusions	

Stakeholder	Comments	Response
	This is a high quality design, simple, straightforward and robust, that promises to provide a range of much needed, good quality residential accommodation. More importantly though, it proposes a vital new pedestrian and cycle link through the site, opening up greater permeability, better access for local residents to the facilities of Lordship Rec and increasing the attractiveness of active (pedestrian and cycle) travel options. With robust materials and details, this proposal should compliment this neighbourhood and increase accessibility for its residents.	
Transportation	Proposal The proposal entails the demolition of existing buildings and erection of two part-three and part-four storey residential blocks and a row of three-storey terraced houses (totalling 29 units) and provision of a pedestrian/cycle link through the development, connecting Crawley Road to Downhills Way, plus landscaping, cycle and car parking, and other associated works. Site Location and Context The development site is in Crawley Road and is bounded by Downhills Way to its east. These roads are part of the Haringey Local Road Network. Crawley Road is an unclassified road, whilst Downhills Way is a classified road (B155). Crawley Road, Downhills Way and other streets in the immediate vicinity of the site are included in a controlled parking zone (Belmont (B) CPZ), which operates Monday to Friday 8AM to 6:30PM. The wider area is comprehensively cover by CPZs and as such, unrestricted parking in the area is strictly limited. It is noted that there are formal parking bays along the site frontage in Crawley Road. In terms of the public transport options in the area, there are seven (7) bus routes serving the site (444, 231, 243, 144, 123, 217 and W4). These seven (7) bus routes have a combined frequency of 44.5 buses per hour during the AM and PM peak periods. The site is remote from rail or underground services, but it is noted that the bus routes operating in the vicinity provides a direct link to the nearest rail/underground stations such as Turnpike Lane, which offers London Underground Piccadilly Line services via Central London. Most of the site achieves a public transport accessibility level (PTAL) of 2 (with 0 being the worst and 6b being the best).	Observations have been taken into account. The recommended legal agreement clauses, conditions and informatives will be included with any grant of planning permission as appropriate.

Stakeholder	Comments	Response
	Cycle Network The cycle network in the vicinity of the site consists of a mixture of on and off-road cycle routes. There is an off-road cycle route running north-south through Lordship Recreation Ground to the east of the site. Additionally, there is an east-west cycle link through Lordship Recreation Ground that provides a connection, via Freedom Road and Adams Road, to Cycle Superhighway 1 (CS1) running north-south on along the A10 (High Road). Policy Context Site Allocations DPD This site is part of a site allocation for a wider site that is designated as SA60 in the Haringey Site Allocations DPD (2017). The requirements as stipulated in this document is that development proposals within this site will need to take a masterplan approach. The policy writes “development must be accompanied by a site wide masterplan showing how the land included meets the policy and does not compromise coordinated development on land parcels within the allocation in line with Policy DM55”. Additionally, the Site Allocations DPD requires the creation a clear link between Crawley Road through to Lordship Recreation Ground. London Plan Policies Policy 6.1 & 6.2 – 6.14 The policies sets out the strategic approach to transport and encourages patterns of developments that reduce the need to travel, especially by private car; promotes improved capacity and accessibility of public transport, walking and cycling; promotes improvements to interchanges between different forms of transport, especially around rail and underground stations; supports measures that encourage a shift to sustainable modes and appropriate demand management; promotes greater use of low carbon technologies aimed at reducing carbon emissions from transport; and seek to promote walking through improving the public	

Stakeholder	Comments	Response
	realm. Policies 6.2 to 6.14 sets out the Mayor's specific requirements for all modes and the approach that Local Authorities in London should take in assessing major development proposals. Policy 6.13, of the London Plan sets out car parking standards, and strategic direction to facilitate new developments with appropriate levels of parking. It indicates that, maximum car parking standards for residential developments in the outer London with a high PTAL is up to 1 space per unit. LBH is identified on the map 2.2, as part of the outer London. Parking addendum to Chapter 6 has recommendations for blue badge holders indicating that: for residential developments, requirement is a provision for at least one accessible on or off-street parking space. It is also stated that when off-street parking is provided then at least two parking spaces should be for blue badge holders. Draft London Plan Policy T6 Car parking of the emerging draft London Plan indicates that car-free is the starting point for all developments, which are, or planned to be, well connected. Table 10.3 has the maximum parking standards based on location and PTAL score. The recommended maxima for development site in locations of PTAL 2 is up to 1 space per unit. Policy DM31 and DM31 Policy DM31 promote high-trip generating developments in areas of high public transport accessibly, where the generated car travel can be minimised. The policy encourages walking and cycling and promotes improved pedestrian and cycle routes and links with public transport facilities. Policy DM32 supports limited or no on-site car parking in areas of PTAL 4 and above, where a controlled parking zone (CPZ) exists or will be introduced prior to the occupation of the development. Trip Generation and Impacts	

Stakeholder	Comments	Response																																																																																																																																		
	The principles and methodologies for assessment of the residual highway and transportation impacts of the development were discussed at the pre-application state and are acceptable. The TRICS sites used to derive the trips rates for calculating the trip generation of the proposed development were approved by the Council as part of the Transport Assessment Scoping Report. <table><tr><th rowspan="2">Mode</th><th rowspan="2">% Mode Share</th><th colspan="3">AM Peak</th><th colspan="3">PM Peak</th><th colspan="3">Daily Flows</th></tr><tr><th>In</th><th>Out</th><th>Total</th><th>In</th><th>Out</th><th>Total</th><th>In</th><th>Out</th><th>Total</th></tr><tr><td>Rail</td><td>48%</td><td>3</td><td>11</td><td>14</td><td>7</td><td>4</td><td>10</td><td>59</td><td>58</td><td>117</td></tr><tr><td>Train</td><td>4%</td><td>0</td><td>1</td><td>1</td><td>1</td><td>0</td><td>1</td><td>5</td><td>5</td><td>10</td></tr><tr><td>Bus</td><td>18%</td><td>1</td><td>4</td><td>5</td><td>3</td><td>1</td><td>4</td><td>22</td><td>22</td><td>44</td></tr><tr><td>Motorcycle</td><td>1%</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>1</td><td>1</td><td>2</td></tr><tr><td>Car</td><td>17%</td><td>1</td><td>4</td><td>5</td><td>2</td><td>1</td><td>4</td><td>21</td><td>20</td><td>41</td></tr><tr><td>Car share</td><td>1%</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>1</td><td>1</td><td>2</td></tr><tr><td>Bicycle</td><td>5%</td><td>0</td><td>1</td><td>1</td><td>1</td><td>0</td><td>1</td><td>6</td><td>6</td><td>12</td></tr><tr><td>On foot</td><td>5%</td><td>0</td><td>1</td><td>1</td><td>1</td><td>0</td><td>1</td><td>6</td><td>6</td><td>12</td></tr><tr><td>Other</td><td>1%</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>1</td><td>1</td><td>2</td></tr><tr><td>Total People</td><td>100%</td><td>6</td><td>22</td><td>28</td><td>14</td><td>7</td><td>21</td><td>124</td><td>121</td><td>244</td></tr></table> The forecasted trip generation of the development is 28 two-way person trips in the AM peak period and 21 two-way person trips on the PM peak period. The trip generation by mode is presented in the Table 5.2 of the TA. The development is predicted to generate an approximate 4 two-way vehicle trips during the AM and 4 two-way vehicle trips during the PM peaks respectively. Rail/underground trips account for 15 two-way and 11 two-way trips during the AM and PM periods respectively. These additional trips will not create any material impacts on the public transport and highway networks. In summary, the Transport Assessment has demonstrated to the transport officer's satisfaction that the additional trips generated by the development can be accommodated within the capacity of the local public transport services and no material impacts on the highway impacts will be created.	Mode	% Mode Share	AM Peak			PM Peak			Daily Flows			In	Out	Total	In	Out	Total	In	Out	Total	Rail	48%	3	11	14	7	4	10	59	58	117	Train	4%	0	1	1	1	0	1	5	5	10	Bus	18%	1	4	5	3	1	4	22	22	44	Motorcycle	1%	0	0	0	0	0	0	1	1	2	Car	17%	1	4	5	2	1	4	21	20	41	Car share	1%	0	0	0	0	0	0	1	1	2	Bicycle	5%	0	1	1	1	0	1	6	6	12	On foot	5%	0	1	1	1	0	1	6	6	12	Other	1%	0	0	0	0	0	0	1	1	2	Total People	100%	6	22	28	14	7	21	124	121	244	
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Page 195

Stakeholder	Comments	Response
	Access and Parking Pedestrian and cycle access will be taken via the new east-west link, which runs through the site, connecting Crawley Road and Downhill Road. This new link fulfils a requirement of the Site Allocations DPD SA60 and it is therefore welcomed. It is noted that a share-surface is being proposed for the new link. This is acceptable in principle but given that this will be a route that is heavily utilised by the public, including blind and partially sighted people, the design of and materials for this link will need to include appropriate features that adequately caters for the needs of such vulnerable users. Additionally, the shared surface through the site provides a cycle route through the site, connecting Crawley Road to Downhills Way and the existing north-south and east-west cycle routes through Lordship Recreation Ground. The proposal includes on-site parking, which consists of integral garages for the larger family units and additional spaces interspersed in the new shared surface link. There is some ambiguity regarding the parking provision. The number of spaces stated in the Transport Assessment does not match the spaces shown on the submitted Ground Floor Site Plan. However, it is assumed that the parking provision is as presented on the ground floor site plan. There are 11 no. integral garages and 4 no. spaces (P08, P09, P10 and P18) shown on the ground floor site plan. This equates to 15 no. parking spaces and not 16 no. parking spaces as stated in the Transport Assessment. The ratio of parking to residential units is 0.52. This is broadly the same as the mean cars per household (0.54) for West Green Ward (Census 2011) and the assumption made is that that the level of car parking matches the likely parking demand of the development. This is a reasonable assumption, but it is not necessarily an accurate reflection of the likely demand of the development. Given the number of family-sized units in this development, there is a potential for a higher parking demand than the means car per household for the ward and as such, some overspill parking is anticipated. The applicant will need to undertake a parking stress survey to demonstrate that there is adequate spare capacity to accommodate any overspill parking demand, albeit that the anticipated overspill demand is likely to be small. It should be understood that the proposed development does not meet the conditions for a car-free/ permit-free development according to Haringey Policy DM32, and as such there is a presumption that any	

Stakeholder	Comments	Response
	parking demand will be catered for within the curtilage of the development. The TA states that 1 no. accessible parking space is provided, equating to 3% from the outset, and a further 1 no. parking space will be safeguarded for the future if required. The location of these spaces are not shown on the submitted plan. Except for one car parking space that is accessed directly from Crawley Road, access to the proposed parking spaces is via the new shared surface road. This is generally acceptable but typically the Transport Assessment would include swept path diagrams to show that adequate turning and manoeuvring space is achieved. This is not included in the TA. However, the width of the new link/access road indicated that it is suited for accessing the proposed parking. It is noted that there is no vehicle access from the western end of the new link through the site, Downhills Way, and as such there is no through vehicle access from Crawley Road to Downhills Way. The level of vehicle movement and turning along the link will therefore be limited, which will preserve this space as a pedestrian and cycle friendly street. There is a turning head along the link. It is anticipated that vehicles making deliveries and servicing the development will use this turning head, and as such, a swept path diagram for the largest vehicles that are expected to use this space, will need to be provided. The new link through the site aligns with the Council's overarching objectives for improved pedestrian and cycling connectivity and permeability in the borough. However, we are uneasy about integral garages because these tend to become storage space over time and in this case, it might eventually result in vehicles parallel parking along the new shared surface link, which would change the character of this new street and undermine its quality and desirability as a pedestrian and cycle route. So we will require an appropriate enforcement and management regime to be implemented during operation of the development, to ensure that such a situation does not arise. Car parking should be managed, enforced and monitored through a Car Park Management Plan (CPMP). Additionally, the development must include Electric Vehicle Charging Points (EVCP) in accordance with London Plan requirements – a minimum of 20% active and 20% passive EV	

Stakeholder	Comments	Response
	charging points from the outset. Cycle Parking The proposal includes a total of 68 long-stay secure cycle parking spaces. 67 spaces are provided for residential use in two dedicated cycle stores – accessed from Crawley Road and the new shared surface link. One (1) short-stay cycle parking space is provided for visitors. It is assumed that this is accommodated in the public realm. The level of cycle parking meets the Draft London Plan requirements and as such are accepted. However, details of all cycle parking will need to be submitted to the Council for approval prior to implementation of development and a condition to that effect is sought. Delivery and Servicing The delivery and servicing arrangements are described in the Transport Assessment. The predicted delivery trip generation is 6 vehicles per week, which will not create any impacts of consequence on the local highway network. The TA states that large delivery vehicles will turn at the site entrance in Crawley Road and provided a swept path diagram to demonstrate this. In practice, large delivery vehicles will enter the site and attempt to use the turning head on the new street; unless they are prevented from doing so using width restrictions or retractable bollards at the entrance. Naturally, large vehicles reversing or turning on the new street will be unacceptable from the perspective of safety. It is therefore recommended that the applicant submits a Delivery and Servicing Plan (DSP), setting out the provisions and measures that will be implemented to prevent large delivery and refuse vehicles from accessing the new street. The anticipated movements by refuse vehicles are two (2) per week. There are two (2) refuse stores in the development. Refuse vehicles will be able to stop outside the refuse store on the Crawley Road frontage. Collecting refuse from the other refuse store will involve refuse vehicles turning and reversing onto the new street, from Crawley Road. Given the infrequency of the refuse collection, there is no major concern with this arrangement. However, any reversing into the street should be limited to refuse vehicles and accordingly, this will need to be managed. Perhaps the solution is to introduce retractable bollards at the entrance – only permitting refuse	

Stakeholder	Comments	Response
	vehicles to reverse into the new street on collection days. As per the above recommendation, the arrangements for managing vehicle access along the new street will need to be set out in a DSP, to be approved prior to operation of the development. Construction Logistic Plan (CLP) The Council welcomes the submission of a Construction Logistics Plan, which outlines the arrangements for construction logistics, including the routing of construction vehicles, the forecasted construction trip generation and monitoring arrangements. These provisions are acceptable in principle but provides a framework at this time, with the details of the final provisions of the CLP to be coordinated with the surrounding planning consents. The 'Construction Logistics Plan' (CLP), is recommended to be secured as a pre-commencement condition. The applicant can refer to the TfL's guidance document through this link when compiling this document. The applicant/ Developer is required to submit a final Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the local authority's approval 3 months (three months) prior to construction work commencing on site. The Plans should provide details on how construction work (including demolition) would be undertaken in a manner that disruption to traffic and pedestrians on Crawley Road and Downhills Way, and the roads surrounding the site is minimised. It is also requested that construction vehicle movements should be carefully planned and coordinated to avoid the AM and PM peak periods. External Highway Improvements Works Some highway improvements works is necessitated by the development. This includes the footway along the Crawley Road frontage of the development and at the entrance to the new street where it interfaces with Crawley Road. The cost of these improvements will need to be borne by the owner and secured by way of a Section 278 agreement. Additionally, improvements to the external connections between the new street through the site	

Stakeholder	Comments	Response
	and Lordship Recreation Grounds are required. The TA includes a Technical Note that considers two (2) options for linking the new street with the Lordship Recreation Ground. Option 1 proposes to retain the existing pedestrian crossing in Downhills Way, approximately 42m to the north of the existing site entrance. Option 2 proposes to relocate the signalised pedestrian crossing to better align with the new street through the site and pedestrian/cycle desire lines across Downhills Way to Lordship Recreation Ground. The Technical Note concludes that the relocation of the crossing is unviable due to constraints such as conflict with an existing mature tree (London Plane), the culvert, the access to the park and existing vehicle accesses on the park side of Downhills Way. The main disadvantage of retaining the existing crossing in its current location is the potential for pedestrians/cyclist to ignore the new connecting path and cross Downhills Way at the desire line. The solution presented is to use landscaping features to preventing pedestrians and cyclist from taking a shortcut across the verge to cross Downhills Way. The proposed 3m wide pedestrian and cycle path connecting the site to the existing crossing will need to be supported by a Road Safety Audit. Furthermore, the applicant will need to meet the cost of these improvements by way of an agreement pursuant to Section 278 of the Highways Act 1980 or other appropriate legal mechanism. Conclusions In summary, the applicant will need to provide additional information in order to fully assess the development. A parking stress survey will need to be undertaken to demonstrate that there is spare capacity to accommodate any overspill parking demand from the development. The location of accessible car space/s will need to be indicated. Further, a Parking Management Plan setting out the allocation and arrangements for management parking across the site will need to be secured. Swept path diagrams for the largest vehicles expected to use the turning head on the new street, will need to be provided. No significant impacts on the public transport and highway networks are envisaged. Cycle parking is adequate in terms of quantum, but details of cycle parking will need to be conditioned. A Construction Logistics Plan (CLP) detailing the arrangements for mitigating the impacts of the construction traffic will need to be secured by legal agreement. The applicant will be required to enter into a Section 278 Agreement with the Council or other appropriate legal agreement, to pay for any necessary highway improvements works.	

Stakeholder	Comments	Response
	S.106 Planning Obligations On assessing this application, we have concluded that subject to the following S.106 obligation and conditions the transportation planning and highways authority would not object to this application Car Club Scheme 1. Establishment or operation of a car club scheme, the developer must offer two years' free membership and £50 credit to all new residents. Reason: To mitigate the parking demand generated by this development proposal on the local highways network by constraining car ownership and subsequent trips generated by car, resulting in increased travel by sustainable modes of transport hence reducing the congestion on the highways network. 2. Section 278 Highway Act 1980 The owner shall be required to enter into agreement with the Highway Authority under Section 278 of the Highways Act, in no less than three (3) months prior to occupation of the development, to pay for any necessary highway works, which includes if required, but not limited to, footway improvement works, access to the Highway, measures for street furniture relocation, carriageway markings, and access and visibility safety requirements. Unavoidable works required to be undertaken by Statutory Services will not be included in the Highway Works Estimate or Payment. In addition, the cost estimate is based on current highways rates of the permanent highways scheme. The developer will be required to provide details of any temporary highways scheme required to enable the occupation of each phase of the development, which will have to be costed and implemented independently of this cost estimate. The cost of the S.278 works must be indexed linked and reviewed annually or before the implementation of each phase of the highway works. Reason: To implement the proposed highways works to facilitate future access to the development site. 3. Construction Management Plan.	

Stakeholder	Comments	Response
	The applicant/ Developer is required to submit a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the local authority's approval 3 months (three months) prior to construction work commencing on site. The Plans should provide details on how construction work (Inc. demolition) would be undertaken in a manner that disruption to traffic and pedestrians on the High Road, Bury Road and the roads surrounding the site is minimised. It is also requested that construction vehicle movements should be carefully planned and coordinated to avoid the AM and PM peak periods, the plans must take into consideration other site that are being developed locally and were possible coordinate movements to and implement also measures to safeguard and maintain the operation of the local highway network. Reason: to ensure that the impacts of the development proposal on the local highways network are minimised during construction, and to coordinate construction activities in key regeneration areas which will have increased construction activities. 4. Car Parking Management Plan The applicant will be required to produce a Car Parking Management Plan which must include details of the allocation and management of the on-site car parking spaces, including the accessible parking spaces. The car parking spaces must be allocated in order of the following priorities regardless of tenure (Private/ affordable): Reason: To ensure that the allocation of the off street car parking spaces is in line with the Council's development management DMPD Policy DM 32 which seeks to priorities parking to family sized units. Conditions: 1. Cycle parking Prior to implementation, full details of the cycle (including the type, dimensions and method of security and access) shall be submitted in writing to and approved by the Local Planning Authority. Reason: to promote sustainable transport. 2. Electric Charging Points	

Stakeholder	Comments	Response
	The applicant will be required to provide a total of 20% of the total number of car parking spaces with active electric charging points, with a further 20% passive provision for future conversion. Reason: To comply with the Further Alteration to the London Plan and the London, and reduce carbon emission in line with the Council's Local Plan Policy SP4. 3. Delivery and Servicing Plan The owner shall be required to submit a Delivery and Servicing Plan (DSP) for the local authority's approval. The DSP must be in place prior to occupation of the development. The Delivery and Servicing Plan must include a Waste Management Strategy for the site, prepared in line with the Council's Waste Management service, setting out details of how refuse is to be collected from the site, and ensuring that all bins are within 10 metres carrying distance of refuse collection vehicles on waste collection days. Reason: To ensure that the development does not prejudice the free-flow of traffic or public safety along the neighbouring highway.	
Housing	Housing have been fully involved in the development of this project. Whilst we would have hoped for the affordable to be delivered wholly on site, we are happy with the quality of what is being offered and can utilise the £230k in the delivery of other social housing through the delivery programme. Overall Housing is happy with the design and development of the scheme.	Comments noted.
SUDS (Drainage) Officer	We confirm we have no objection to this application going forward and welcome the inclusion of a green roof on block B, subject to the following proposed condition:- Prior to installation, a green roof plan shall be submitted in writing to and for approval by the Local Planning Authority.	Comments noted. Condition attached in respect of a green roof

Stakeholder	Comments	Response				
	The plan shall include a roof plan identifying where the roof will be located, confirmation of the substrate depth ranges across the roof. Details of an ongoing management maintenance plan for the roof that must be for the lifetime of the development. The development shall be carried out in accordance to the approved plans. Reason: To ensure the development provides maximum provision towards the habitat creation for biodiversity and supports the drainage strategy for the development. NB. The drainage information previously provided, detailed drawings, drainage layout, management maintenance plan are accepted.	and drainage management and maintenance.				
Carbon Management	Energy – Overall The scheme delivers a 35.96% improvement beyond Building Regulations 2013. The policy requirement is 35% improvement beyond Building Regulations 2013. The applicant is required to pay a contribution of £54,410.40 carbon offset fund as the site did not meet the Zero Carbon Target. The site has a shortfall to zero carbon of 30.228 T/CO₂. Energy – Lean The applicant has proposed an improvement of beyond Building Regulations by 2.25 % through improved energy efficiency standards in key elements of the build. While this is not best practice it is policy compliant and a positive. Suggested Condition: You must deliver the energy efficiency standards (the Lean) as set out in the approved Energy Strategy, by NRG Consulting, dated March 2019. <table><tr><th>Building Element</th><th>Proposed specification for the development (u-values)</th></tr><tr><td></td><td></td></tr></table>	Building Element	Proposed specification for the development (u-values)			Comments noted. Conditions and legal agreement clauses included.
Building Element	Proposed specification for the development (u-values)					

Page 204

Stakeholder	Comments	Response										
	<table><tr><td>External walls</td><td>0.18 (domestic))</td></tr><tr><td>Roof</td><td>0.13 (domestic)</td></tr><tr><td>Ground floor</td><td>0.13</td></tr><tr><td>Windows</td><td>1.4</td></tr><tr><td>Air tightness</td><td>5 m³/hr/m² for domestic</td></tr></table> The development shall then be constructed and deliver the U-values set out in this document. Achieving the agreed carbon reduction of 2.25 % beyond BR 2013. Confirmation that these energy efficiency standards and carbon reduction targets have been achieved must be submitted to the local authority at least 6 months of completion on site for approval. This report will show emissions figures at design stage to demonstrate building regulations compliance, and then report against the constructed building. The applicant must allow for site access if required to verify measures have been installed. It the targets are not achieved on site through energy measures as set out in the afore mentioned strategy, then any shortfall should be offset at the cost of £1,800 per tonne of carbon plus a 10% management fee. Reason: To comply with London Plan Policy 5.2. and local plan policy SP:04 Energy – Clean The scheme proposes individual boilers. Suggested Condition for individual boilers: That all combination gas boilers that are to be installed across the development are to have a minimum SEDBUK rating of 91%. The applicant will demonstrate compliance by supplying installation specification at least 3 months post construction. Once installed they shall be operated and maintained as such thereafter. Reason: To comply with London Plan Policy 5.2. and local plan policy SP:04 Energy – Green	External walls	0.18 (domestic))	Roof	0.13 (domestic)	Ground floor	0.13	Windows	1.4	Air tightness	5 m ³ /hr/m ² for domestic	
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Page 205

Stakeholder	Comments	Response
	That application has reviewed the installation of various renewable technologies. PV Panels - They have concluded that approximately 108 no. PV panels with 37.26Wp would produce regulated CO2 savings of approximately 33.71%. These are fitted onto roof space on the block and town house roofs. Suggested condition You will install the renewable energy technology (PV Solar Panels) as set out in the approved Energy Strategy, by NRG Consulting, dated March 2019. The applicant will deliver no less than 108 no. solar PV panels, with 37.26kWp. Should the agreed target not be able to be achieved on site through energy measures as set out in the afore mentioned strategy, then any shortfall should be offset at the cost of £1,800 per tonne of carbon plus a 10% management fee. The Council should be notified if the applicant alters any of the measures and standards set out in the submitted strategy (as referenced above). Any alterations should be presented with justification and new standards for approval by the Council. The equipment shall be maintained as such thereafter. Confirmation of the area of PV, location and kWp output must be submitted to the local authority at least 6 months of completion on site for approval and the applicant must allow for site access if required to verify delivery. Reason: To comply with London Plan Policy 5.7. and local plan policy SP:04 Sustainability Assessment The applicant has submitted a Sustainability Assessment within their Energy Strategy. Haringey proposes the applicant undertakes a Home Quality Mark and achieves a level 3 outcome. Suggested condition:	

Stakeholder	Comments	Response
	You must deliver the sustainability assessment as set out in the approved Energy Strategy, by NRG Consulting, dated March 2019. The development shall then be constructed in strict accordance of the details so approved and shall achieve the rating of Home Quality mark level 3 for all units on the site and shall be maintained as such thereafter. A post construction certificate shall then be issued by an independent certification body, confirming this standard has been achieved. This must be submitted to the local authority at least 6 months of completion on site for approval. In the event, the development fails to achieve the agreed rating for the whole development, a full schedule and costings of remedial works required to achieve this rating shall be submitted for our written approval with 2 months of the submission of the post construction certificate. Thereafter the schedule of remedial works must be implemented on site within 3 months of the local authority's approval of the schedule, or the full costs and management fees given to the Council for offsite remedial actions. Reasons: In the interest of addressing climate change and to secure sustainable development in accordance with London Plan (2011) polices 5.1, 5.2,5.3 and 5.9 and policy SP:04 of the Local Plan. Overheating Risk The thermal model submitted shows that no units are at risk from overheating in current weather patterns. The design measures undertaken are minimizing hot water pipework, installing individual heating systems, improved g-values, designing in the stack effect and having openable windows. Suggested Condition You must deliver the development in line with the approved overheating assessment as set out in the Overheating Assessment, by NRG Consulting, dated March 2019. The development shall be maintained as such thereafter and no change shall take place without the prior written consent of the Local Planning Authority.	

Stakeholder	Comments	Response
	REASON: London Plan Policy 5.9 and local policy SP:04 and in the interest of adapting to climate change and to secure sustainable development. EV charge points The Applicant has advised the 20% of spaces will be fitted with Active electric Vehicle Charging Points (ECVPS) with a further 20% passive provision as required by the London Plan. Suggested Condition You must deliver the development in line with the approved overheating assessment as set out in the Overheating Assessment, by NRG Consulting, dated March 2019. The development shall be maintained as such thereafter and no change shall take place without the prior written consent of the Local Planning Authority. REASON: London Plan Policy 5.9 and local policy SP:04 and in the interest of adapting to climate change and to secure sustainable development. Additional comments: We would recommend adding this green roof condition: That prior to commencement on site details on the living roof shall submitted to the local authority for approval. This will include the following: i) A roof(s) plan identifying where the living roofs will be located; j) Confirmation that the substrates depth range between 120 and 150mm across all the roof(s); k) Details on the diversity of substrate depths across the roof to provide contours of substrate. This could include substrate mounds in areas with the greatest structural support to provide a variation in habitat; l) Details on the diversity of substrate types and sizes; m) Details on bare areas of substrate to allow for self-colonisation of local windblown seeds and invertebrates;	

Stakeholder	Comments	Response
	n) Details on the range of native species of wildflowers and herbs planted to benefit native wildlife. The living roof will not rely on one species of plant life such as Sedum (which are not native); o) Details of the location of log piles / flat stones for invertebrates; and, p) Details of the management plan (including access) to ensure that the Living Roof sustains itself. The living roof will not be used for amenity or sitting out space of any kind. Access will only be permitted for maintenance, repair or escape in an emergency. The living roof (s) shall then be carried out strictly in accordance with the details approved by the Council. And shall be maintained as such thereafter. Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall. In accordance with regional policies 5.3, 5.9 and 5.11 of the London Plan (2016) and Local Plan policy SP:05 and SP:13.	
Pollution	Air Quality The following document have been reviewed as part of this internal consultation • The plans and relevant documents • Consultations • Air Quality Assessment with Dust and Emissions Assessment (ref. PP1457/AQ/CR/201903-RT), prepared by NRG in March 2019; • Energy Statement (ref. PP1457/ES/CR/201903-RT), prepared by NRG. The review of the documents submitted revealed the following: Emission sources include; (1) emissions from site enabling, earthworks and construction works,	Comments noted. Conditions included.

Stakeholder	Comments	Response
	(2) local traffic emissions once the development has been completed- 16 parking spaces (11 of which would be garages) are proposed and (3) from boilers. All gas fired boilers will meet a minimum standard of <40mgNOx/kWh. This is in accordance with the London SPG for Sustainable Design and Construction. A qualitative assessment on the construction phase activities has been carried out following the Mayor of London's SPG the IAQM 'Guidance on the Assessment of Dust from Demolition and Construction'. The risk of dust raising activities towards dust soiling was considered to be 'Low to Medium Risk', that towards human health impact were considered to be 'Low Risk'. Following proper implementation of the mitigation measures recommended, the impact of emissions during demolition and construction is likely to be 'Not Significant'. Air quality conditions for residents within the proposed development have also been considered. Pollutant concentrations are predicted to be below the air quality objectives at the worst-case locations assessed (Ground Floor), and air quality conditions for new residents would be acceptable, and the air quality impacts on the proposed development will be 'Insignificant'. Based on the anticipated energy usage at the site the building-related emissions have been demonstrated to be air quality neutral, however the transport-related emissions are not air quality neutral. As such, the following mitigation measures are recommended: • The provision of at least 2 Electric Vehicle (EV) "rapid charge" point per 10 residential dwellings. Where on-site parking is provided for residential dwellings, EV charging points for each parking space should be made; • Provision of a travel plan (with provision to measure its implementation and effect) which sets out measures to encourage sustainable means of transport (public, cycling and walking) to be conditioned upon planning approval or included as a S106 obligation. The Development would alter traffic very slightly, and in combination with the proposed heating	

Stakeholder	Comments	Response
	system, could potentially change local air quality in terms of NO² and particulate matter (PM10 and PM2.5) concentrations. However, on completion of the Development, and considering uncertainty in future reductions of nitrogen oxides (NOx) and NO₂, the Development is predicted to have an insignificant effect on NO₂, PM₁₀ and PM_{2.5} concentrations within, and surrounding the Site. The overall effect of the Development on air quality would therefore be insignificant. The following comments can be made on the Air Quality Assessment. - the potential impacts of neighbouring sources on the site, even if an assessment of impacts of the development on the surrounding area is screened out should be made. Consideration should be given to all the potential impacts of neighbouring sources on the site; - the traffic data used in the modelling should be approved by TFL and evidence provided to the council and - The Air quality impacts of the entire development site, including nearby junctions, developments - including site wide gas boilers should ideally be re-modelled using ADMS-Urban providing source apportionment and indication of the re-circulating flow around the proposed buildings. The air quality is generally acceptable. However, the report should be updated to reflect the comments made. Contaminated land: Desk Study Report, referenced GE17944-DSR-FEB19, dated February 2019 by Geo-Environmental Services Limited for Land Off Downhills Way & Crawley Road, Wood Green, London, N22 6AG. The report comprises a desk study of geotechnical and geo-environmental factors pertaining to the site, including a review of available historic maps and an examination of other available sources of geo-environmental information. The historic and current trade entries indicate that several industrial or potentially contaminative land uses have been identified on or near the site within the desk study, including the adjacent land to the immediate south of the site	

Stakeholder	Comments	Response
	(e.g. Barber and Wilsons Co., a garage, engineering works and a ground mounted electrical transformer located c.25m to the southwest). An intrusive investigation work was recommended in the report to identify the possible presence, nature and extent of any contamination within the ground and to assess contamination risk to the receptors identified such as human health, controlled waters, built environment, soft landscaping. The investigation should be designed to provide clarity on the geological and hydrogeological setting and any associated liabilities and constraints to development. The findings and recommendations made in the report are generally acceptable. I recommend the following conditions: Air Quality: Part A: All measures identified within the approved air quality assessment that are to be installed during the course of the development will be fully implemented. No occupation will take place until a report demonstrating that each measure is fully implemented has been provided to the satisfaction of and approved in writing by the Planning Authority. Part B: All measures identified within the approved air quality assessment that will be implemented or continue to be implemented after the completion of the development will be completed within agreed timescales. A report demonstrating that all such measures set out within the approved air quality assessment has been installed will be provided to the satisfaction of and approved in writing by the Planning Authority. Part C: No development works will take place until a travel plan in line with practice guidance and other guidance provided by the Council has been submitted and approved in writing by the Local Planning Authority.	

Stakeholder	Comments	Response
	Reason: To protect air quality and people's health by ensuring that the production of air pollutants, such as nitrogen dioxide and particulate matter, are kept to a minimum during the course of building works and during the lifetime of the development. To contribute towards the maintenance or to prevent further exceedances of National Air Quality Objectives. Contaminated land: (CON1 & CON2) CON1: Before development commences, other than for investigative work and demolition: a) Using information obtained from 2019 Desk Study Report by Geo-Environmental Services Limited plus maps an intrusive site investigation, sampling and analysis shall be undertaken. The investigation must be comprehensive enough to enable: - a risk assessment to be undertaken, refinement of the Conceptual Model, and the development of a Method Statement detailing the remediation requirements. The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority. b) If the approved risk assessment and approved refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site. Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.	

Stakeholder	Comments	Response
	And CON2: - Where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied. Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety. Management and Control of Dust: - No works shall be carried out on the site until a detailed Air Quality and Dust Management Plan (AQDMP), detailing the management of demolition and construction dust, has been submitted and approved by the LPA. The plan shall be in accordance with the GLA SPG Dust and Emissions Control and shall also include a Dust Risk Assessment. Reason: To Comply with Policy 7.14 of the London Plan - Prior to the commencement of any works the site or Contractor Company is to register with the Considerate Constructors Scheme. Proof of registration must be sent to the LPA. Reason: To Comply with Policy 7.14 of the London Plan Combustion and Energy Plant: - Prior to installation details of the gas boilers to be provided for space heating and domestic hot water should be forwarded to the Local Planning Authority. The boilers to be provided for space heating and domestic hot water shall have dry NOx emissions	

Stakeholder	Comments	Response
	not exceeding 40 mg/kWh (0%). Reason: As required by The London Plan Policy 7.14. NRMM - No works shall commence on the site until all plant and machinery to be used at the demolition and construction phases have been submitted to, and approved in writing by, the Local Planning Authority. Evidence is required to meet Stage IIIA of EU Directive 97/68/ EC for both NOx and PM. No works shall be carried out on site until all Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW has been registered at http://nrmm.london/. Proof of registration must be submitted to the Local Planning Authority prior to the commencement of any works on site. Reason: To protect local air quality and comply with Policy 7.14 of the London Plan and the GLA NRMM LEZ. - An inventory of all NRMM must be kept on site during the course of the demolitions, site preparation and construction phases. All machinery should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment. This documentation should be made available to local authority officers as required until development completion. Reason: To protect local air quality and comply with Policy 7.14 of the London Plan and the GLA NRMM LEZ. As an informative: Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.	

Stakeholder	Comments	Response
Waste Management Officer	This application will need the following BLOCK A: 1 x 1100L waste receptacle for refuse 1 x 1100L waste receptacle for dry recycling 1 x 140L food waste external box 7 x food waste kitchen caddy BLOCK B: 2 x 1100L waste receptacles for refuse 1 x 1100L waste receptacle for dry recycling 1 x 140L food waste external box 12 x food waste kitchen caddy Houses: Each house will require the following 1 x 240L refuse bin 1 x 240L recycling bin 1 x 25 litter food waste container 1 x garden/green waste receptacle (This is a subscription service) Any Commercial enterprise must make arrangements for a scheduled waste collection with a Commercial Waste Contractor will be required. The business owner will need to ensure that they have a cleansing schedule in place and that all waste is always contained.	Comments noted. Waste provision appears to match or exceed these requirements but further details shall be secured by condition.

Stakeholder	Comments	Response
	Waste storage and collection must be separated from residential requirements Commercial Business must ensure all waste produced on site are disposed of responsibly under their duty of care within Environmental Protection Act 1990. It is for the business to arrange a properly documented process for waste collection from a licensed contractor of their choice. Documentation must be kept by the business and be produced on request of an authorised Council Official under section 34 of the Act. Failure to do so may result in a fixed penalty fine or prosecution through the criminal Court system. All 1100L waste receptacles must be with 10 metres and wheelie bins within 25 metres of waste collection vehicle on day of collection. The above planning application has been given a RAG traffic light status of GREEN for waste storage and collection.	
Building Control	No comments to make.	Noted.
Regeneration	No comments to make.	Noted.
Noise Specialist	I have examined the acoustic assessment report (Ref: PP1457/NA/CR/201903-RT) dated 14th March 2019 produced by Mr Ryan Thrower of NRG Consulting. The document confirms the following; 1) Internal noise levels within habitable rooms will be designed in accordance with BS8233:2014. 2) Both standard gas fired boilers and the mechanical extract/ventilation systems will have a low noise impact on the nearest noise sensitive receptors.	Comments noted. A condition has been included to secure these requirements and Agent of Change

Stakeholder	Comments	Response
	There are no objections made in principle to this development. Advisory As the proposed development involves a change of use adjacent to commercial garages, the applicant should be mindful of their responsibilities under the “agent of change principles”. Additional comments: I have reviewed the Lighting Report provided in respect of the attached and have no concerns regarding the potential for light nuisance from the scheme proposed.	principles were considered during the assessment of the application.
Economic Development	In principle, I have no objection to the proposed redevelopment as the site is not a designated employment site. However, I wish you to note my wider concern that the proposed redevelopment entails loss of employment space. Nonetheless, in compliance with the Borough Plan, we need to secure socio-economic benefits from the redevelopment by requiring the developer to use local contractors and to offer opportunities for skilling, training and take up of apprenticeships. In addition, to meet the Council priority of providing digital infrastructure which facilitates regeneration and economic development all new developments in regeneration areas need to provide ultrafast infrastructure and connections to comply with Planning Policy DM54. Developers should therefore include appropriately designed ducts/risers/access points to their sites and across their sites. The Economic Development Team can provide the developer with a list of specialist consultants that could provide advice new build/broadband infrastructure related matters	Comments noted. Local labour initiatives are secured through legal agreement.
Emergency	I have no comments on this application.	Noted.

Stakeholder	Comments	Response
Planning		
Nature and Conservation team	No comments to make.	Noted.

EXTERNAL		
Financial Viability Consultant (DVS)	Initial comments (Summary and Conclusion only – full report online): 6.0 Development Viability 6.1 The position presented by the agent of the viability of the proposed scheme (22x Private units and 7x Affordable units) demonstrates a residual land value of £2,108,130 which has been compared to a Benchmark Land Value of £2,750,000. The agent therefore states that in addition to S106 and CIL obligations the site is unable to support Affordable Housing in excess of what has already been offered. 6.2 Adopting the inputs I have outlined above, my residual value of the proposed scheme with 7 Affordable units (20% Affordable Housing) demonstrates a residual land value of £2,950,457 which compared to a Benchmark Site Value of £2,750,000 demonstrates the scheme can viably support the provision of 7 Affordable units and provide a surplus of £200,457 which the Council may wish to consider. 7.0 Conclusion 7.1 The main areas of difference in our report are the sales values, ground rents, build costs, contingency and Profit. This leads to the proposed scheme being more viable in my appraisal than the agent contends. 7.2 I trust that the above viability review is clear. You may have queries on a number of the issues I have raised, and I would be pleased to provide further information if you require this. Additional comments (Summary only – full report online): Summary	Comments noted. The Council has negotiated improvements to the affordable housing provision above the ‘maximum viable’ position.

	Based on the amendments above, my residual value of the proposed scheme with 7 Affordable units (20% Affordable Housing) demonstrates a residual land value of £2,789,631, which compared to a Benchmark Land Value of £2,750,000 demonstrates the scheme can viably support the provision of 7 Affordable units and provide a surplus of £39,631 which the Council may wish to consider. Based on the further reasoning outlined in this addendum, I consider that the scheme can support the provision of 7 Affordable units. If the agent wishes to provide additional supporting information, I am happy to review this.	
Environment Agency	We object to this application as it involves building within 8 metres of the culverted Moselle Brook. As submitted, it is unlikely that we would grant a flood risk activity permit for this application. Reasons 1. Flood Risk The proposed development is likely to adversely affect the construction and stability of the culvert which will compromise its function. The proposal will therefore increase the risk of flooding to properties within the vicinity of the site, including Downhills Way, Crawley Road, and Boundary Road. 2. Biodiversity The proposed development may prevent the reversal of a substantial loss of watercourse habitat due to the existing culvert. There is a significant risk that the development will prevent achievement of good ecological potential in the Moselle Brook water body. The proposals have failed to restore the value of the watercourse or explore the feasibility of de-culverting the Moselle Brook.	Comments noted. Conditions included.

	This objection is supported by paragraphs 170 and 175 of the National Planning Policy Framework (NPPF) which recognise that the planning system should conserve and enhance the environment by minimising impacts on and providing net gains for biodiversity. If significant harm resulting from a development cannot be avoided, adequately mitigated, or as a last resort compensated for, planning permission should be refused. Opportunities to incorporate biodiversity in and around developments should be encouraged. Supporting Policy This application forms the central part of Site Allocation 60 (SA60) of your adopted Site Allocations Development Plan Document (2017). A site requirement of SA60 is to 'Have regard to the opportunity to deliver the objectives of the Thames River Basin Plan, in accordance with Regulation 17 of the Water Environment Regulations 2013.' The development guidelines state 'The Moselle river runs in a culvert along the eastern boundary of the site. The opportunity to deculvert this should be explored in line with SP5.' Your adopted Local Plan Strategic Policy SP5 states that 'the Council will require all development in Haringey to be water efficient during construction and operation and to reduce all forms of flood risk. All development shall: Restore and enhance the Blue Ribbon Network including Pymmes Brook, Moselle Brook, the River Lee and its tributaries, de-culverting wherever feasible, to improve water quality and amenity of these waterways and to help reduce flood risk (in line with London River Action Plan).' The adopted Local Plan Development Management Policy DM28 states (...) 'all major development will be required to and minor development should: (...) Investigate and secure the implementation of measures to restore culverted sections of the river or watercourse.' Furthermore, your Biodiversity Action Plan states that "There are limited opportunities to improve or increase this habitat due to the built up nature of the Borough but planning policy offers a degree of protection from further development along watercourses and the Council seeks to promote river corridors as important areas of open land. This includes seeking to	

	restore and enhance natural elements of the river environment through actions such as de-culverting and/or naturalisation, and contributing towards the conservation and enhancement of the ecology of all rivers and the floodplain.” The Thames River Basin Management Plan (RBMP) states that the water environment should be protected and enhanced to prevent deterioration and promote the recovery of water bodies. Additionally, the Water Framework Directive has a specific action attached to this watercourse “Seek de-culverting on the Moselle Brook as part of development where feasible.” In light of the above we believe the applicant should assess the feasibility of de-culverting the Moselle Brook through this section. Overcoming our objection 1. Flood Risk The applicant can overcome this element of our objection by either relocating the proposed structures 8m away from the edge of the culvert; OR demonstrating that the culvert defence structure can withstand any loading from the proposed new structure. This requires both a structural assessment of the current condition of the culvert, demonstrating that either it will be safe for the life of the development or stating what repair works will be necessary to make it safe for the life of the development. A loading assessment should also be submitted, demonstrating no load will be placed on the culvert by the proposed development. 2. Biodiversity The applicant can overcome this element of our objection by initially submitting a feasibility study into the de-culverting of the Moselle Brook. This initial study will inform future decisions regarding the development. Advice to Applicant Regarding future applications, if you would like us to review a revised technical report prior to a formal submission, outside of a statutory consultation, and/or meet to discuss our position, this will be chargeable in line with our planning	

	advice service. If you wish to request a document review or meeting, please contact our team email address at HNLsustainableplaces@environment-agency.gov.uk. Final Comments Thank you for contacting us regarding the above application. Our comments are based on our available records and the information submitted to us. Please quote our reference number in any future correspondence. If you are minded to approve this planning application, contrary to our advice, please contact us prior to doing so. Additional Comments: We have received and reviewed the following additional information in association with the above referenced planning application. ☐ Document titled: Existing Moselle Culvert, Wood Green. Revision – B. Options for De-culverting. Prepared by DOA consulting structural engineers. Dated: 16/05/19. ☐ Document titled: Culvert Inspections – Thames Region. Prepared by Harclow. Dated: 15/06/09. We also attended a meeting with the applicant and their agents on Thursday 5 September 2019 to discuss issues we raised with the proposals. Where it is relevant we will make reference to this meeting in our response. Based on the information submitted to date, and discussions we've had with the applicant, subject to conditions, we withdraw our previous objection, dated 23 April 2019. The submitted feasibility study looks at two options for de-culverting the Moselle Brook and concludes it is not feasible to de-culvert at this location. The reasons	

	given for this are land take requirements, interface issues with existing buildings and increased risk of flooding. The conclusions of the feasibility study we find convincing are the land requirements because the proposed options would require significant works to land outside of the applicants control. We do not agree that de-culverting the river would increase flood risk, so do not accept that aspect of the feasibility assessment. Taking the river out of culvert will reduce the risk of flooding from blockages and failures of the existing culvert. Additionally, the study has not considered just taking the top off the culvert, or re-profiling just the bank on their side of the culvert, both of which would be easier options, and would forego the need to take any land from the opposite bank. We believe the feasibility study could look at more options which may be more viable given the specific site constraints but respect that this is a decision for you, the Local Planning Authority to make in line with Policy DM28 of the Haringey Development Management Development Plan Document (DPD). The submitted culvert inspections document provides some information on the condition of the culvert at this location. However the report is from 2009 and does not provide an accurate representation of the condition of the culvert today. We understand the applicant has requested additional information on the condition of the culvert from our enquiries team but unfortunately we don't hold any data for the Moselle Brook at this location. Additional information will be required on the condition of the culvert prior to development to ensure it is in satisfactory condition which is commensurate with the lifetime of the development. We feel it would be an unreasonable burden to ask the applicant to carry out a condition survey at this stage and accept it could be sought by way of planning conditions. We therefore believe the proposed development will be acceptable if the following three planning conditions are included on the planning permissions decision notice. Without these conditions we would object to the proposal due to its adverse impact on the culverted Moselle Brook, designated a main river.	

	Condition 1- Culvert Condition Survey (pre-development) No development approved by this planning permission shall commence until a strategy for maintaining and improving the culvert has been submitted to, and approved in writing by, the Local Planning Authority. This strategy will include the following components: 1. A condition survey of the existing culvert. 2. A scheme, based on the condition survey in (1), to undertake any required improvements or repairs to the culvert prior to the construction works. The scheme shall include a plan for any required long term monitoring and maintenance and a program for the improvements or repairs completion. The scheme shall be fully implemented and subsequently maintained, in accordance with the scheme's timing/phasing arrangements, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority. Reasons To prevent flooding on site and elsewhere by ensuring that the Moselle Brook culvert is in satisfactory condition which is commensurate with the lifetime of the development. This condition is in line with the following national and local policies: ☐ Paragraph 163 of the NPPF 'When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere'. ☐ Policy DM28 of the Haringey Development Management Development Plan Document (DPD) 'Where appropriate the Council will require proposals to include a condition survey of existing watercourse infrastructure to demonstrate that it will adequately function for the lifetime of the development, and if necessary, make provision for repairs or improvements.' Condition 2 - Culvert Condition Survey (post-development)	

	Within three months of completion of the permitted development and prior to any part of the permitted development being occupied (whichever comes first) an updated condition survey of the culvert, to identify any adverse impacts resulting from the construction works, shall be undertaken, submitted to, and approved in writing by the local planning authority. Any damage that may have arisen during construction is to be remediated by the applicant within an agreed timeframe at no cost to the Environment Agency. Reasons To ensure the structural integrity of the culvert is not compromised and to prevent flooding on site and elsewhere. This condition is in line with the following national and local policies: • Paragraph 163 of the NPPF 'When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere'. • Policy DM28 of the Haringey Development Management Development Plan Document (DPD) 'Where appropriate the Council will require proposals to include a condition survey of existing watercourse infrastructure to demonstrate that it will adequately function for the lifetime of the development, and if necessary, make provision for repairs or improvements.' Condition 3 – Piling Method Statement No work on site shall take place until a detailed method and design for the piling works, or any other foundation designs within 8 metres of the Moselle Brook, has been submitted to, and approved in writing by, the Local Planning Authority. Reasons To ensure the structural integrity of the culvert is not compromised and to prevent flood risk on site and elsewhere. This condition is in line with the following national and local policies:	

	• Paragraph 163 of the NPPF 'When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere'. • Policy DM28 of the Haringey Development Management Development Plan Document (DPD) 'Where appropriate the Council will require proposals to include a condition survey of existing watercourse infrastructure to demonstrate that it will adequately function for the lifetime of the development, and if necessary, make provision for repairs or improvements.' Informative – Flood Risk Activity Permit The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place: • on or within 8 metres of a main river (16 metres if tidal) • on or within 8 metres of a flood defence structure or culvert (16 metres if tidal) • on or within 16 metres of a sea defence • involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert • in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission. For further guidance please visit https://www.gov.uk/guidance/flood-risk-activities-environmental-permits or contact our National Customer Contact Centre on 03702 422 549. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity. Final Comments	

	If you have any queries please don't hesitate to contact me on the details below.	
Thames Water	Waste Comments 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. https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewaterservices 'We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission: "A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality." 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	Observations have been taken into account and conditions and informatives included as appropriate.

	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. https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-nearor-diverting-our-pipes. Thames Water would recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses. The proposed development is located within 15m of a strategic sewer. Thames Water request that the following condition be added to any planning permission. No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement. Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. Please read our guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. https://developers.thameswater.co.uk/Developing-a-large-site/Planning-yourdevelopment/Working-near-or-diverting-our-pipes. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB 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 Water Comments There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-nearor-diverting-our-pipes 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 thameswater.co.uk/buildingwater. 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.	
London Fire Service	The London Fire Commissioner (the Commissioner) is the fire and rescue authority for London. The Commissioner is responsible for enforcing the Regulatory Reform (Fire Safety) Order 2005 (The Order) in London. The Commissioner has been consulted with regard to the above-mentioned	Comments noted.

	premises and makes the following observations: The Commissioner is satisfied with the proposals. Other comments: As per Approved Document B B5 for access and facilities for the fire service. Any queries regarding this letter should be addressed to the person named below. If you are dissatisfied in any way with the response given, please ask to speak to the Team Leader quoting our reference.	
Metropolitan Police	Dear Haringey Planning, Section 1 - Introduction: Thank you for allowing us to comment on the above planning proposal. With reference the above application we have now had an opportunity to examine the details submitted and would like to offer the following comments, observations and recommendations. These are based on relevant information to this site (Please see Appendices), including my knowledge and experience as a Designing Out Crime Officer and as a Police Officer. It is in our professional opinion that crime prevention and community safety are material considerations because of the mixed use, complex design, layout and the sensitive location of the development. To ensure the delivery of a safer development in line with L.B. Haringey DMM4 and DMM5 (See Appendix), we have highlighted some of the main comments we have in relation to Crime Prevention (Appendices 1). We have met favourably with the project Architects to discuss Crime Prevention and Secured by Design (SBD) for the overall site and advice has been incorporated into the initial stages of the design, with the Architect stating that SbD accreditation will be undertaken. At this point it can be difficult to design out any	Comments noted and condition included.

	issues identified. At best crime can only be mitigated against, as it does not fully reduce the opportunity of offences. Whilst in principle we have no objections to the site, we have recommended the attaching of suitably worded conditions and an informative. This can be achieved by the below Secured by Design conditions being applied (Section 2). If the Conditions are applied, we request the completion of the relevant SBD application forms at the earliest opportunity. The project has the potential to achieve a Secured by Design Accreditation if advice given is adhered to. Section 2 - Secured by Design Conditions and Informative: In light of the information provided, we request the following Conditions and Informative: Conditions: (1) Prior to the first occupation of each building or part of a building or use, a 'Secured by Design' accreditation shall be obtained for such building or part of such building or use and thereafter all features are to be permanently retained. (2) Accreditation must be achieved according to current and relevant Secured by Design guide lines at the time of above grade works of each building or phase of said development. Informative: The applicant must seek the continual advice of the Metropolitan Police Service Designing Out Crime Officers (DOCOs) throughout the development process to achieve accreditation. The services of MPS DOCOs are available free of charge and can be contacted via docomailbox.ne@met.police.uk or 0208 217 3813. Section 3 - Conclusion: We would ask that our department's interest in this planning application is noted	

	and that we are advised of the final Decision Notice, with attention drawn to any changes within the development and subsequent Condition that has been implemented with crime prevention, security and community safety in mind. Should the Planning Authority require clarification of any of the recommendations/comments given in the appendices please do not hesitate to contact us at the above office.	

LOCAL REPRESENTATIONS: LETTERS FROM 20 INDIVIDUAL ADDRESSES 18 IN OBJECTION 1 IN SUPPORT 1 COMMENTS	Land Use, Employment and Housing • Lack of employment space • Lack of community facilities • Insufficient affordable housing provision	The site allocation designates this area for residential use and the existing buildings are in an unsuitable condition for new employment use. There are numerous existing community facilities in the local area. Affordable housing provision is above the maximum viability-tested level.
	Size, Scale and Design • Excessive height and scale • Inappropriate detailed design • Overdevelopment of the site • Out of keeping with local character • Loss of openness	The maximum height is only a storey about neighbouring houses. Detailing is of a high quality using durable materials. The development density is only slightly above the indicative site capacity of the site allocation. The brick finish accords with existing houses surrounding the site, and the height and scale is not excessive. The site is not a designated open space,

		and the height and scale of the development is not excessive.
	Parking, Transport and Highways • Main vehicle access is in an inappropriate location • Pedestrian crossing must be fully assessed • Parking spaces are poorly located • Difficult access to and from residential garages • Insufficient parking provision • Increased road congestion • Lack of detail over site entrance access controls • Loss of local road safety • No consideration of electric vehicle installations	An existing vehicle access would be used. An existing pedestrian crossing would be used. Most parking spaces have a traditional layout. Others are located so as not to obstruct the new route. Access to garages is sufficiently clear. Parking provision meets expected demand. Car use in and around the site is not expected to increase significantly. Details of access controls can be secured by condition. Vehicle movement numbers locally are not expected to be substantial. In time this employment zone is likely to become entirely residential. All spaces will have electric vehicle

		charging points.
	Residential Amenity • Excessive overshadowing • Increased overlooking • Increased air pollution • Loss of day/sunlight • Increased noise • Increased sense of enclosure • Existing building contains asbestos	The daylight report shows that overshadowing of adjacent properties would be minimal. Overlooking across residential gardens is common in this area, and overlooking to the north would be minimised through obscure glazing to be secured by condition. Air pollution from the development is noted to be insignificant. Impacts on daylight and sunlight would be within acceptable limits. Noise from a residential development is not expected to be significant. There will be larger buildings than currently exist, but the height is only a storey above existing houses. An element of enclosure is not unusual for residential properties. Asbestos must be securely removed before works commence. This is covered by non-planning legislation.

	• Disturbance from construction works • Increased anti-social behaviour	An element of disturbance is expected during construction. Works will be controlled by condition to minimise this. The development has been reviewed by the Met Police to their satisfaction.
	Park, Environment and Public Heath • Loss of wildlife • Conflict with existing commercial operations	The existing site has no wildlife, and improvements will be secured by condition. Businesses on surrounding sites are not particularly noise-creating and should be able to co-exist with residential development as per rest of the existing neighbourhood.

Appendix 2: Plans and Images

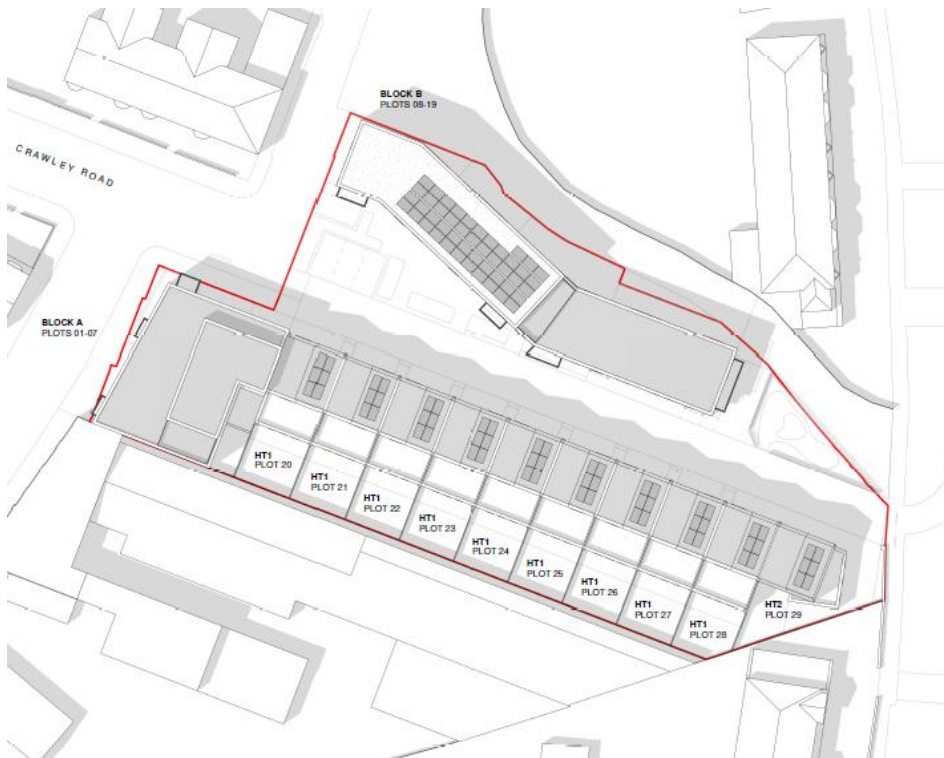
Existing Site Location Plan



Ground Floor Layout Plan



Roof Layout Plan



Site and Public Realm Landscaping



View from West on Crawley Road



View from East End of Site close to Downhills Way



Appendix 3: Quality Review Panel Reports

First Review – 26th September 2018

Summary

The Quality Review Panel welcomes the opportunity to review the indicative masterplan at a pre-application stage, and feels the broad principles of the development are well considered. The northern section of the masterplan is well resolved, but the panel thinks there is scope to improve the area to the south, especially with regard to the layout of buildings and spaces between them. In general, the panel would like to know more about the strategic approach to soft and hard landscape, and links to green spaces beyond the site. The design of the central linear space will be important to the success of the scheme. The panel encourages further work to explore the integration of vehicular movement and parking, and how ground floor accommodation can generate activity and natural surveillance, whilst also affording the dwellings' adequate privacy. The architectural expression of the scheme has a welcome simplicity, and the panel offered some detailed comments to support its continuing design development.

Massing and indicative masterplan

- The panel feels that the northern section of the indicative masterplan is well-resolved.
- In the planning application site (the central area of the masterplan), the simple layout and plot coverage seems to work well.
- The proposed density of the scheme seems appropriate for the site, and the panel feels that the massing has been handled well.
- There remains scope to improve the southern section of the masterplan, in terms of the layout of buildings, the nature of spaces between them, access and movement.
- The relationships between residential and employment uses, and between new and existing buildings would also benefit from more thought.
- The panel notes that anticipated adjacent sites within the indicative masterplan may not come forward for development, so the current proposals should make allowance for this.

Place-making, public realm and landscape design

- In terms of the proposed application site (centrally located within the indicative masterplan), the panel would encourage the design team to clarify whether the aim is for the central space to have the character of a 'mews' or a 'green' link.
- The panel would encourage the early involvement of an experienced landscape architect, to help resolve the character and use of streets and spaces.
- A vehicular through-route is not currently proposed, which creates an opportunity to explore alternative vehicle access arrangements. For example, parking areas

could be located centrally in which case the carriageway could occupy a smaller area of the site.

- This could allow for a different balance of hard and soft landscape, and different approaches to defining public and private space.
- It would like to see the space within the central mews tightened up slightly, to create more generous back gardens.
- The panel questions whether the part-undercroft car-ports are a successful way of integrating cars into the scheme. It would encourage the design team to explore other options to improve the relationship between the homes and external spaces.
- Consideration of an appropriate strategy for visitor parking would also be welcomed, in addition to how fly-parking would be managed.
- The design team should explore the feasibility of opening up a section of the Moselle river. Council officers could help to facilitate discussions with the Environment Agency in this regard.
- The panel would also like to see how the connection to the park might be able to work.

Scheme layout, and architectural expression

- The panel welcomes the simplicity of the architecture proposed. However, it questions whether the 'bookend' elements need to stand forward of the central wings of accommodation, and would encourage the design team to explore adjusting this aspect of the design.
- The panel would encourage further work to enhance privacy and defensibility of ground floor accommodation, particularly in prominent corner locations. In addition, consideration should be given to the quality of outlook and daylight to the rear of the mews houses.
- The panel notes that in current proposals, the ground floor elevations are lacking in articulation and activity; the view from the public realm is of undercroft parking areas and dead frontages, and this needs further consideration.
- It would encourage the design team to achieve a greater consistency across the scheme through simplifying the palette of brick types, and ensuring that the materials are high quality and detailed well.
- Where a dark palette of materials is currently shown at ground level, the panel thinks lighter tones could help to enliven the streetscene.
- The outlook of the top floor flats in Blocks A and B would benefit from further consideration as they overlook large expanses of flat roof.

Sustainable design

- The panel would like to know more about the strategic approach to energy efficiency and environmental sustainability for the scheme as a whole.
- The roofscape holds potential as a location for PV panels; in addition, identifying parts of the development to have living roofs can help with environmental

sustainability. The panel would like to see these issues considered as the scheme progresses.

- It would also like to know more information about how the development will support biodiversity.

Next steps

The panel would welcome a further opportunity to consider the proposals at a chair's review. It highlights a number of action points for consideration by the design team, in consultation with Haringey officers.

Second Review – 18th March 2018

Summary

The Quality Review Panel feels that the scheme is significantly improved since the previous review on 26 September 2018. The planning of the scheme seems very well ordered, and the nature and clarity of the central space is welcomed. Scope for improvement remains within the layout and configuration of the eastern section and 'knuckle' of Block B in order to improve the entrance, circulation arrangements and cycle storage for the flats, in addition to minimising the amount of blank frontage at ground floor. Exploring a different typology of units in this location may be helpful. The western end of Block A would also benefit from additional work to improve the generosity of the amenity space to the rear. Further details of the panel's views are provided below.

Place-making, public realm and landscape design

- At the previous review, the panel requested clarification of the nature of the central space. It feels that within the current scheme this central space now appears as well considered residential public realm and works much better. It will also provide a very useful pedestrian connection to Downhills Park from neighbouring streets.
- The panel welcomes the appointment of a landscape architect, and supports the emerging design principles for the hard and soft landscape. It also welcomes the introduction of trees in addition to planted areas adjacent to the front of the townhouses in Block A. These planting areas can support climbing plants (such as Virginia creeper) which can help to soften the whole scheme, and will help to establish a defensible zone near the entrance to each house.
- The panel notes that reducing the dimension of the mews space can sometimes help with the control of fly-parking; if it is narrow enough, parking on the shared space will not be possible.
- Careful consideration is also required of the detailed design of the external space in order to minimise clutter within the mews. Street lighting can be successfully located on the walls of buildings if considered at an early stage.

- The panel acknowledges the difficulties encountered within the aspiration to open up a section of the culverted Moselle River, including questions over land ownership.
- It considers that, within a comprehensive masterplan approach to the site and its surroundings, the area of land with the culverted stream poses a number of issues, and should be considered strategically in terms of how this narrow strip of land interfaces with the northernmost block (Block B) of the proposed development. It understands that Council officers intend to discuss this issue further with the Environment Agency.

Scheme layout and architectural expression

- The panel considers that the overall layout and architectural expression of the proposals are generally much improved since the previous review.
- Visually, the scheme now appears more elegant and well considered. The panel supports the shift from undercroft parking to garages – but notes that a greater generosity may be required within the design of the garages to enable them to function well. The open space to the rear of the houses also seems to have improved as a result of adjustments to the layout.
- Scope for improvement remains in the layout of the angled block (Block B), especially in terms of the ‘knuckle’, and the easternmost part of the block. The ground floor of this part of the site is visually sterile, with refuse and cycle stores occupying a prominent location, alongside garage doors and narrow entrances to the flats above.
- The eastern section of Block B (from the knuckle onwards) would benefit from a rethink of the layout in order to minimise the blank walls fronting onto the central space in this area, and to create an attractive and generous entrance to the flats within the block.
- In this regard, the panel would encourage the design team to explore providing a generous ‘wet lobby’ entrance for the flats, which would have space for deliveries and letterboxes, in addition to providing direct access to the cycle store.
- It also considers that situating flats on top of garages at the east of Block B creates a number of problems, including a visually bleak ground floor and a long access corridor to the flats at the first floor.
- The panel would encourage the design team to rethink this section of accommodation; situating townhouses at the eastern end of Block B may reduce some of these problems – the length of corridor to first floor flats could then be reduced, and the provision of dual aspect flats could potentially be increased.
- The western end of Block A at Crawley Road would also benefit from further work to increase the generosity of the amenity space provided. This L-shaped element results in severely constrained rear external space to the end units. The panel would support adjustments to the building lines and layout of these units to improve the quality of amenity space.
- The panel welcomes the simplicity of the architecture proposed, and feels that the lighter tones work well. While the previous proposals lacked visual coherence, the current scheme utilises only a single brick colour. Further thought

about the tones of brickwork specified could help to strike a balance between simplicity and coherence and a degree of variety to enliven the façade.

- The panel stresses that high quality brickwork and careful detailing are necessary to ensure a high quality development.

Next Steps

The panel is confident that the project team will be able to address the points above successfully, in consultation with Haringey officers.

Appendix 4: Development Management Forum (26th November 2018) – Briefing Note

Attendees

Seventeen members of the public were present.

Overview

The Forum was advertised to residents by Haringey Council via A4 notices posted by the site and in the local area. The Forum was held at Belmont Junior School.

The Forum was led by the Majors Team Leader for this area.

Generally, the discussion was robust and attendees had the chance to raise any concerns or questions and have them answered by officers, the applicant, their architects or other representatives.

Issues

Issues raised broadly covered the following areas:

- Detailed design – whether properties are in keeping with their surroundings
- Height – in terms of specific no. of metres, and comparison to existing buildings, and whether this could be reduced
- Density
- Layout
- Tenure – will units be for sale or rent
- Landscaping – what type of planting and when would it be planted
- Masterplanning – what is likely to come forward on adjacent site allocation designations in the future
- Site ownership – ownership of adjacent sites and site accesses
- Employment uses – whether any retained on site, or likely to be retained on neighbouring sites
- Pedestrian link – whether this a fundamental aspect of the development proposal
- Vehicle access and highway safety – potential conflict between existing business and future cyclists and pedestrians
- Parking – lack of provision
- Construction works
- Impact on neighbouring properties – in terms of loss of privacy
- Public consultation – lack of advertisement

These matters will be responded to as appropriate in the case officer's committee report.

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Report for:	Planning Sub Committee Date: 07 October 2019	Item Number:	
Title:	Update on major proposals		
Report Authorised by:	Dean Hermitage		
Lead Officers:	John McRory & Robbie McNaugher		
Ward(s) affected: All	Report for Key/Non Key Decisions:		

1. Describe the issue under consideration

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

2. Recommendations

- 2.1 That the report be noted.

3. Background information

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



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

4. Local Government (Access to Information) Act 1985

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

Site	Description	Timescales/comments	Case Officer	Manager
APPLICATIONS DETERMINED AWAITING 106 TO BE SIGNED				
Iceland, Land at Brook Road, N22 HGY/2017/2886	Redevelopment of site and erection of four independent residential blocks providing 148 residential units.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed but final draft is near completion. S106 sent to GLA for Stage 2. Awaiting confirmation that this is ready to be considered.	Samuel Uff	John McRory
Former BHS, 22-42 High Road HGY/2018/3145	Demolition of the existing buildings and redevelopment to provide part 3-8 storey buildings providing mixed use development, comprising residential accommodation (197 units), flexible retail units, flexible workspaces, a hotel, and a public courtyard, with associated site access, car and cycle parking, and landscaping works.	Members resolved to grant planning permission. S106 is complete but needs final confirmation from TfL. Stage 2 sent to GLA and awaiting confirmation that it is ready to be considered.	Samuel Uff	John McRory
423-435 West Green Road (former Red House Care Home) HGY/2018/1126	Proposed erection of four buildings of a maximum 6 storeys in height, and conversion of former public house, to provide a relocated Church and nursery, café, flexible use commercial unit (Use Class A1/A2/B1/D1/D2) and 88 residential units, associated car and cycle parking spaces (including within new basement) and improved connections to adjacent park	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement.	Chris Smith	John McRory

19 Bernard Road N15 4NE	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.	Approved at September 9 th Planning Committee subject to s106 agreement.	Martin Cowie	Robbie McNaugher
APPLICATIONS SUBMITTED TO BE DECIDED				
Former Taxi Care Centre, 38 Crawley Road	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).	To be presented to members at Planning Sub Committee on 7 th October.	Chris Smith	John McRory
Clarendon Gasworks (Eastern Quarter)	Reserved Matters application for Blocks D3 and D4 forming Phase 2 of the Eastern Quarter, including the construction of 101 residential units, commercial floorspace and District Energy Centre.	To be presented to members at Planning Sub Committee on 7 th October.	Valerie Okeiyi	John McRory
1-6 Crescent Mews, N22	Redevelopment of site to create residential development comprising approximately 30 residential units	Under consideration.	Tobias Finlayson	John McRory
56-68 Stamford Road HGY/2019/1401	Variation of Condition 2 of HGY/2017/0426 to enable the installation of a sub-station, accommodate new structural columns, reduction of the number of parking spaces from 17 to 13 and amendments to the cycle and refuse storage arrangements, all at ground floor level, plus minor changes to other elevations and floor plans	Report being finalised.	Chris Smith	John McRory
Former Newstead's Nursing Home, Broadlands Road HGY/2018/3205	Demolition of existing building and erection of three buildings between two and three storeys in heights to provide 10 residential dwellings, private and communal amenity space and other associated development.	Revisions currently being worked on	Valerie Okeiyi	John McRory
67 Lawrence	Variation of Condition 2 pursuant to planning	Legal agreement being	Valerie Okeiyi	John McRory

Road N15 HGY/2018/3655	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)	negotiated		
45-63 Lawrence Road N15 HGY/2018/3654	Variation of Condition 2 pursuant to planning permission dated 17 January 2018 (ref: HGY/2016/1213) to substitute drawings involving reduction of number of units to 75, rearrangement of bicycle storage, slight reduction of building mass, alterations to dwelling layouts and sizes, slight amendments to the public realm, and other minor amendments to the approved scheme	Legal agreement being negotiated	Valerie Okeiyi	John McRory
Mowlem Trading Estate HGY/2018/0683	Section 73 planning application - Variation of a Condition 2 (plans and specifications) attached to planning application ref. HGY/2014/1648 to: increase car parking to Unit A from 13 to 17; decrease no. of disabled parking bays from 2 to 1; secure parking area; external storage up to 5m proposed along the northern and eastern boundaries and parking island; and amendment to servicing.	Under consideration	Laurence Ackrill	John McRory
IN PRE-APPLICATION DISCUSSIONS				
44 Hampstead Lane	Use Class C2 high quality specialist dementia care with 45 en-suite bedrooms and communal facilities	Pre-app held 22 March and subsequently seen by QRP. Likely taking to pre-app ctte in November	Samuel Uff	John McRory

(Site Formerly known as 76-84 Mayes Road, N22) Caxton Road PFS	Re-development of vacant site to provide a residential led mixed use development comprising circa 75 C3 units and 1000sqm of commercial floorspace	Meeting scheduled for 08/10/2019.	Samuel Uff	John McRory
139-141 Crouch Hill	Redevelopment of 139 - 131 Crouch Hill to provide 9 residential units (6 x 2bed & 3 x3bed) and 319sqm of retail floorspace across two shops (class A1) in a four storey building over basement.	9 unit scheme at present but better tenure mix could make over 10 units. Potential for less retail use too.	Samuel Uff	John McRory
Pool Motors, 7 Cross Lane	Demolition of existing development and mixed use development comprising new high quality commercial floorspace and new homes.	Acceptable in principle	Valerie Okeiyi	John McRory
Lockkeepers Cottage, Ferry Lane	Mixed use development providing flexible office space, café, five 1 bed flats, four 2 bed flats and one 3 bed flat are proposed.	Pre-app letter issued. Next pre-app meeting arranged for end of September.	Chris Smith	Robbie McNaugher
22, 22a & 24 Broadlands Road and 13 Denewood Road	Revised scheme for circa 29 over 55 'downsizing' apartments that now retains buildings based on previous advice as they positively contribute to the Highgate CA.	Further revisions required by officers	Tobias Finlayson	John McRory
175 Willoughby Lane	Provision of 4,530 sqm (GIA) of industrial floor space, provided at ground and mezzanine level, with HGV access incorporated through the floorplan. The upper levels propose to include two levels totalling 3,160 sqm (GIA) of commercial (B1) floorspace and 188 residential units, reaching up to eleven storeys (above ground industrial level).	Pre-app letter issued.	Chris Smith	Robbie McNaugher
30- 32 Summerhill	Redevelop to provide 21 new homes. The scheme	Pre-application meeting 26 th Sept	Liz Reynolds	Robbie

Road N17	provides underground parking for 20 cars with 2 further spaces accessed direct from Summerhill Road. The scheme provides a range of home sizes and types from studio up to 3-bedroom / 5-Person with a mix of private and shared external amenity space.			McNaugher
867-869 Road High N17 8EY (Former Sainsbury's supermarket site)	Hybrid planning application - 300 residential units + approximately 120m ² 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.	Pre-application guidance issued. Application expected soon.		Robbie McNaugher
78-92 Stamford Road	Demolition of existing two storey buildings and erection of part 3 storey and part 7 storey mixed use building consisting of 1997sqm of commercial space (including 5no tethered residential units) and 34 residential flats (17x1bed, 10x2bed, 7x3bed).	QRP Chair's Review completed. Second pre-app letter to be drafted. Discussions on hold.	Chris Smith	Robbie McNaugher
48-54 High Road, Wood Green	Redevelopment of the site to create a part 6 storey and part 8 storey mixed use development over the existing retail units at ground floor to provide 76 residential dwellings, 2,800sqm of ground floor retail, 868sqm of first floor retail and office space.	Principle acceptable – pre-app letter issued. Revised scheme to be submitted.	Chris Smith	John McRory
48-50 Park Avenue, N22	Demolition of existing buildings and redevelopment of the site to provide 18 residential units, arranged of a single block of accommodation.	Demolition requires justification before principle of development is accepted.	Chris Smith	John McRory
Braemar Avenue Baptist Church,	Demolition of dilapidated church hall, to allow construction of part 3, part 4 storey building (over	Pre-application discussions taking place	Valerie Okeiyi	John McRory

Braemar Avenue.	basement) comprising new church hall extensions (204m2) and 16 flats. Internal and minor external alterations to adjacent listed church, together with landscaping improvements.			
25-27 Clarendon Road off Hornsey Park Road	Redevelopment of the site to provide new commercial floorspace, 66 flats over in 9 storey high building with associated parking, and amenity space.	Pre-application discussions taking place – principle acceptable. Applicant to consider masterplanned approach.	Martin Cowie	John McRory
300-306 West Green Road N15	Demolition of existing buildings and erection of a part three/ part four / part five storey building comprising 868.4sqm of retail/builder's 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	Valerie Okeiyi	John McRory
Warehouse living proposals: Overbury/Eade Road, Arena Design Centre, Omega Works sites, Haringey Warehouse District	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. Discussions ongoing for Omega Works.	Liz Reynolds	Robbie McNaugher
157-159 Hornsey Park Road	Redevelopment of existing dilapidated construction yard to provide 40 new-build self-contained flats.	Early pre-application discussions taking place	Valerie Okeiyi	John McRory
311 Roundway	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

High Road West	Comprehensive redevelopment of site for residential led mixed-use scheme	Ongoing pre-application discussions taking place.	Martin Cowie	Robbie McNaugher
90 Fortis Green N2 9EY	Demolition of the existing buildings and redevelopment to provide circa 50 residential units with associated open space, disabled car parking and landscaping.	Pre-application meeting held – principle likely acceptable although further design revisions required by officers.	Tobias Finlayson	John McRory
42 Oakleigh Hampstead Lane London N6 4LL	Erection of replacement dwelling	Pre-application meeting held – principle acceptable although conservation, design and arboriculture issues to be resolved.	Gareth Prosser	John McRory
Gladstone House, N22	Demolition of existing buildings and erection of 15 storey mixed use commercial and residential for 44 dwellings	Pre-app issued.	Samuel Uff	John McRory
36-38 Turnpike Lane London N8 0PS	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
1 Farrer Mews London N8 8NE	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
Mansfield Heights Great North Road London N2 0NY	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

Hornsey Parish Church, Cranley Gardens, N10	Retention of church and creation of additional community space and 15 residential units	Pre-application discussions taking place – principle acceptable.	Valerie Okeiyi	John McRory
Cranwood 100 Woodside Avenue Muswell Hill	Council's own development for residential development of approx 60 units.	Pre-application discussions commenced	Robbie McNaugher	Robbie McNaugher
Major Application Appeals				
423-435 Lordship Lane (Westbury Court) HGY/2017/3679	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. Process underway but no date has been set for Hearing yet.	Chris Smith Manager: John McRory	
Kerswell Close	Pocket housing scheme	Inquiry held 20 th – 23 rd August. Awaiting Decision.	Chris Smith Manager: Robbie McNaugher	
Ashley Park	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 (overturn) at committee in February. To be a Hearing on 11 th December.	Chris Smith	

HARINGEY COUNCIL

PLANNING COMMITTEE

APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 23/06/2019 AND 20/09/2019

BACKGROUND PAPERS

For the purpose of the Local Government (Access to Information) Act 1985, the background papers in respect of the following items comprise the planning application case file.

In addition application case files are available to view print and download free of charge via the Haringey Council website:
www.haringey.gov.uk

From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility.
Enter the application reference number or site address to retrieve the case details.

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

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

Application Type codes:

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

Recommendation Type codes:

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

WARD: **Alexandra****ADV Applications Decided: 2**

Application No: **HGY/2019/1440** Officer: Samuel Uff
 Decision: GTD Decision Date: 24/06/2019
 Location: Shop 10 Crescent Road N22 7RS
 Proposal: Advertisement consent for display of non-illuminated fascia sign

Application No: **HGY/2019/2019** Officer: Samuel Uff
 Decision: REF Decision Date: 18/09/2019
 Location: 263 Victoria Road N22 7XH
 Proposal: Advertisement consent for 3 x non illuminated signs

CLUP Applications Decided: 2

Application No: **HGY/2019/1898** Officer: Mercy Oruwari
 Decision: PERM DEV Decision Date: 02/08/2019
 Location: 40 Winton Avenue N11 2AT
 Proposal: Certificate of lawfulness for the erection of a single storey rear extension: proposed use.

Application No: **HGY/2019/2228** Officer: Mercy Oruwari
 Decision: PERM DEV Decision Date: 13/09/2019
 Location: 51 Grasmere Road N10 2DH
 Proposal: Certificate of lawfulness for the formation of a rear dormer including the insertion of 3 x front rooflights.

COND Applications Decided: 1

Application No: **HGY/2019/1492** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 02/07/2019
 Location: 96 Alexandra Park Road N10 2AE
 Proposal: Variation of condition 2 (approved plans) of planning permission ref. HGY/2018/3780 to recess and amend first floor rear elevation to create balcony.

FUL Applications Decided: 21

Application No: **HGY/2019/0978** Officer: Samuel Uff
 Decision: GTD Decision Date: 16/07/2019
 Location: 18 Rosebery Road N10 2LH
 Proposal: Erection of single storey rear and side infill extension and insertion of one front rooflight.

Application No: **HGY/2019/0983** Officer: Samuel Uff
 Decision: GTD Decision Date: 12/07/2019
 Location: 2 Cranbourne Road N10 2BT
 Proposal: Retrospective application to partially demolish the rear facade, a chimney stack, and roof, remove front windows; demolition and replacement of front facade and roof; conversion from 2 x flats into a single dwellinghouse; and proposed erection of part ground, first and second floor rear extensions; enlargement of the existing basement and lightwells.

Application No:	HGY/2019/1180	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	24/06/2019
Location:	First Floor Flat 39 Dagmar Road N22 7RT		
Proposal:	Erection of roof extensions.		
Application No:	HGY/2019/1285	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	28/06/2019
Location:	33 Muswell Road N10 2BS		
Proposal:	Demolition of existing single storey ground floor lean-to and erection of new single-storey rear infill extension. Replacement of existing timber sash with double-glazed timber sash windows.		
Application No:	HGY/2019/1347	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	25/06/2019
Location:	10 Thirlmere Road N10 2DN		
Proposal:	Erection of rear dormer roof extensions and insertion of roof lights on front roof slope		
Application No:	HGY/2019/1385	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	24/06/2019
Location:	Shop 10 & 12 Crescent Road N22 7RS		
Proposal:	Amalgamation of two units to one, including change of use from A3 to A1 to no.10 and shopfront alterations.		
Application No:	HGY/2019/1388	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	06/08/2019
Location:	30 Curzon Road N10 2RA		
Proposal:	Single storey rear and rear infill extensions; alterations and enlargement of existing rear dormer and installation of rooflights.		
Application No:	HGY/2019/1453	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	19/07/2019
Location:	9 The Avenue N10 2QE		
Proposal:	Erection of a rear dormer for a loft conversion and insertion of 3 x rooflights to front roofslope		
Application No:	HGY/2019/1540	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	26/07/2019
Location:	121 Albert Road N22 7AG		
Proposal:	Erection of single storey side extension and outbuilding in rear garden.		
Application No:	HGY/2019/1611	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	30/07/2019
Location:	Flat A 153 Victoria Road N22 7XH		
Proposal:	Erection of rear dormer roof extension with associated roof terrace and screening & installation of two front rooflights.		
Application No:	HGY/2019/1631	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	06/08/2019
Location:	32 Grove Avenue N10 2AR		
Proposal:	Erection of single storey rear extension and conversion of garage to habitable accommodation and works to rear garden.		

Application No:	HGY/2019/1656	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	22/07/2019
Location:	71 Dukes Avenue N10 2PY		
Proposal:	Proposed roof extensions involving two rear dormers and front rooflights to facilitate a loft conversion. Proposed internal alterations to basement area and replacement door and window alterations to basement entrance.		
Application No:	HGY/2019/1659	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	09/08/2019
Location:	14 Dagmar Road N22 7RT		
Proposal:	Construction of a rear dormer roof extension and installation of 3 rooflights on front elevation.		
Application No:	HGY/2019/1765	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	19/08/2019
Location:	15 Elgin Road N22 7UE		
Proposal:	Alterations to hard landscaping and steps in front garden to form replacement hard landscaped frontage with associated alterations to levels and access steps (retrospective: as currently completed)		
Application No:	HGY/2019/1808	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	20/08/2019
Location:	76 Muswell Avenue N10 2EL		
Proposal:	Erection of single storey rear extension, terrace extension and enlargement and alterations to the existing dormer doors.		
Application No:	HGY/2019/1885	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	05/09/2019
Location:	33 Grasmere Road N10 2DH		
Proposal:	Single storey rear infill extension		
Application No:	HGY/2019/2050	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	05/09/2019
Location:	260 Albert Road N22 7UW		
Proposal:	Proposed single storey front side and rear extension.		
Application No:	HGY/2019/2062	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	16/09/2019
Location:	39 Albert Road N22 7AA		
Proposal:	Dormer window extension onto rear outrigger and re cladding of existing rear dormer to match. Internal alterations to create an additional bedroom.		
Application No:	HGY/2019/2064	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	12/09/2019
Location:	37 Albert Road N22 7AA		
Proposal:	Formation of dormer roof extensions to the main rear roof slope & to the outrigger roof slope, to create a Loft Conversion to existing first floor flat.		
Application No:	HGY/2019/2078	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	18/09/2019
Location:	65 Victoria Road N22 7XA		
Proposal:	Formation of rear roof terrace on part of existing flat roof.		

Application No: **HGY/2019/2122** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 17/09/2019
 Location: 30 Muswell Road N10 2BG
 Proposal: Conversion of HMO into 5 no self-contained residential units involving rear dormer roof extension and part single, part two storey rear extension.

LCD Applications Decided: 1

Application No: **HGY/2019/1622** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 06/08/2019
 Location: Bowling pavilion Albert Road Recreation Ground Albert Road N22
 Proposal: Erection of a 1.7m high statue mounted on a concrete plinth.

NON Applications Decided: 2

Application No: **HGY/2019/2159** Officer: Roland Sheldon
 Decision: GTD Decision Date: 22/08/2019
 Location: Flat A 97 Rosebery Road N10 2LD
 Proposal: Non-material amendment following a grant of planning permission HGY/2019/0124 to apply a render finish to the external facade of the proposed extension.

Application No: **HGY/2019/2372** Officer: Samuel Uff
 Decision: GTD Decision Date: 09/09/2019
 Location: Flat A 153 Victoria Road N22 7XH
 Proposal: Non material amendment for the replacement of approved window within dormer window with proposed door and associated balustrade (Original permission HGY/2019/1611).

RES Applications Decided: 2

Application No: **HGY/2019/1230** Officer: Matthew Gunning
 Decision: GTD Decision Date: 24/07/2019
 Location: Garage Court Rear of 59-81 Alexandra Road N10
 Proposal: Approval of details pursuant to condition 7 (remediation of contamination) attached to planning permission HGY/2016/1159.

Application No: **HGY/2019/1982** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 27/08/2019
 Location: 119 Durnsford Road N11 2EL
 Proposal: Approval of details pursuant to conditions 3 (materials) and 4 (secure cycle spaces) attached to planning permission HGY/2018/1587.

TEL Applications Decided: 1

Application No: **HGY/2019/1749** Officer: Kwaku Bossman-Gyamera
 Decision: RNO Decision Date: 03/07/2019
 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

Total Applications Decided for Ward: 32**WARD: Bounds Green****CLDE Applications Decided: 2**

Application No: **HGY/2019/1673** Officer: Laina Levassor
 Decision: GTD Decision Date: 25/06/2019
 Location: 9 Truro Road N22 8EH
 Proposal: Certificate of Lawfulness for existing use of five self-contained flats

Application No: **HGY/2019/2296** Officer: Mercy Oruwari
 Decision: REF Decision Date: 04/09/2019
 Location: 105 Whittington Road N22 8YR
 Proposal: Certificate of lawfulness: for the existing use of an outbuilding in the rear garden (Gym, Hobby and Storage room).

CLUP Applications Decided: 1

Application No: **HGY/2019/2287** Officer: Tobias Finlayson
 Decision: PERM DEV Decision Date: 02/09/2019
 Location: 37 Woodfield Way N11 2NR
 Proposal: Certificate of lawfulness (proposed) for provision of a hip to gable roof extension together with a rear facing dormer roof extension and insertion of two front rooflights.

FUL Applications Decided: 21

Application No: **HGY/2018/3522** Officer: Matthew Gunning
 Decision: NOT DET Decision Date: 17/09/2019
 Location: 147-155 Station Road N22 7ST
 Proposal: Change of Use to a section of the mini cab car park into an A3 use.

Application No: **HGY/2019/0091** Officer: Samuel Uff
 Decision: GTD Decision Date: 16/08/2019
 Location: 74-76 Bounds Green Road N11 2EU
 Proposal: Erection of 3 storey residential building for use as 5 self-contained flats, with associated gated entrance, landscaping, cycle parking and refuse storage.

Application No: **HGY/2019/0335** Officer: Roland Sheldon
 Decision: REF Decision Date: 02/07/2019
 Location: 105 Whittington Road N22 8YR
 Proposal: Conversion of dwelling house to three self contained flats, retention of outbuilding to be used as communal store/playroom.

Application No: **HGY/2019/1425** Officer: Tania Skelli
 Decision: GTD Decision Date: 24/06/2019
 Location: Flat A 52 Myddleton Road N22 8NW
 Proposal: Insertion of dormer window to rear roofslope.

Application No: **HGY/2019/1430** Officer: Tania Skelli
 Decision: GTD Decision Date: 03/07/2019
 Location: 4 Buckingham Road N22 7SR
 Proposal: Insertion of rear dormer and replacement windows to front and rear elevations.

Application No:	HGY/2019/1433	Officer:	Tania Skelli
Decision:	REF	Decision Date:	04/07/2019
Location:	Land R/O Electricity sub-station adjoining 2 Lascotts Road N22 8JN		
Proposal:	Erection of a 3 storey building with undercroft parking to create 4no. self-contained flats with associated parking cycle and refuse storage.		
Application No:	HGY/2019/1511	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	05/07/2019
Location:	2A Truro Road N22 8EL		
Proposal:	Demolition of the existing building and erection of 4 x 2bed self-contained maisonettes and a B1 commercial unit and associated cycle storage, refuse storage and landscaping. (Amendment to extant planning permission reference HGY/2017/3670 which is currently under construction, to feature 1 additional maisonette and minor alterations to the B1 commercial unit).		
Application No:	HGY/2019/1627	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	17/07/2019
Location:	38 Myddleton Road N22 8NR		
Proposal:	Change of use of single dwellinghouse to 1 x 3 bedroom and 2 x 1 bedroom self-contained flats; erection of a single storey side and rear extensions; alterations to side and rear fenestration.		
Application No:	HGY/2019/1628	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	15/07/2019
Location:	18 Northbrook Road N22 8YQ		
Proposal:	Erection of part single-storey (as approved under extant planning permission reference: HGY/209/0749), part two-storey rear extension to existing maisonette.		
Application No:	HGY/2019/1696	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	25/07/2019
Location:	66 Durnsford Road N11 2EJ		
Proposal:	Construction of a rear garden outbuilding and new rear fence		
Application No:	HGY/2019/1701	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	19/07/2019
Location:	56 Milan Court Bailey Close N11 2JN		
Proposal:	Replacement of all white single glaze timber framed windows with white double glaze PVCu windows.		
Application No:	HGY/2019/1717	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	25/07/2019
Location:	46 Braemar Avenue N22 7BY		
Proposal:	Construction of a single storey rear extension		
Application No:	HGY/2019/1790	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	30/07/2019
Location:	137 Bounds Green Road N11 2ED		
Proposal:	Erection of single storey rear extension incl. side infill, to replace existing conservatory.		
Application No:	HGY/2019/1811	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	30/07/2019
Location:	4 Manor Road N22 8YJ		
Proposal:	Loft conversion with rear dormer window.		

Application No:	HGY/2019/1890	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	22/08/2019
Location:	75 Myddleton Road N22 8LZ		
Proposal:	Erection of single storey ground floor side and single storey rear infill extension to shop, installation of new shopfront incorporating new residential entrance to upper floor flat, removal of metal staircase to rear, infill of redundant door to first floor rear flank wall.		
Application No:	HGY/2019/1969	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	19/08/2019
Location:	137 Myddleton Road N22 8NG		
Proposal:	Retrospective application for change of use from retail (A1) to mixed use of hairdresser (A1) and manicure/ pedicure/ waxing salon (Sui Generis).		
Application No:	HGY/2019/2084	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	11/09/2019
Location:	32 Brownlow Road N11 2DE		
Proposal:	Erection of two storey rear extension and first floor side extension, and excavation of new basement with front and rear lightwells, in association with the creation of 5 additional studio flats; enlargement (x3) and retention (x3) of existing studio flats; associated works including hard and soft landscaping and bin and cycle stores.		
Application No:	HGY/2019/2096	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	10/09/2019
Location:	Land adjacent to 17 Shropshire Road N22 8LX		
Proposal:	Demolition of existing garages, erection of a single storey detached dwellinghouse.		
Application No:	HGY/2019/2103	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	09/09/2019
Location:	134 Myddleton Road N22 8NQ		
Proposal:	Change of use from from shop to hot food takeaway.		
Application No:	HGY/2019/2153	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	19/09/2019
Location:	6 Richmond Road N11 2QR		
Proposal:	Erection of single storey rear extension		
Application No:	HGY/2019/2171	Officer:	Conor Guilfoyle
Decision:	REF	Decision Date:	17/09/2019
Location:	Shop 123 Bounds Green Road N11 2PP		
Proposal:	Change of use from A1 to A5 (Take-away) installation of an extractor ventilation system (with ESP) and associated shopfront alterations.		
NON Applications Decided: 1			
Application No:	HGY/2019/1615	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	04/07/2019
Location:	35 Maidstone Road N11 2TR		
Proposal:	Non-material amendment to maintain existing external ground levels on site of application HGY/2017/0035 (allowed under appeal APP/Y5420/W/17/3191445).		

Application No:	HGY/2019/1497	Officer:	Laina Levassor
Decision:	PN REFUSED	Decision Date:	12/07/2019
Location:	101 Bounds Green Road N22 8DF		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 4m and for which the height of the eaves would be 3m		
Application No:	HGY/2019/1650	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	30/07/2019
Location:	21 Torrington Gardens N11 2AB		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 4.5m, for which the maximum height would be 2.85m and for which the height of the eaves would be 2.66m		
Application No:	HGY/2019/2047	Officer:	Laina Levassor
Decision:	PN GRANT	Decision Date:	09/09/2019
Location:	9 Woodfield Way N11 2NP		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 4m, for which the maximum height would be 4m and for which the height of the eaves would be 2.85m.		

RES Applications Decided: 9

Application No:	HGY/2018/3252	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	09/09/2019
Location:	2A Truro Road N22 8EL		
Proposal:	Approval of details pursuant to condition 6 (contamination- site investigation) attached to planning permission HGY/2017/3670.		
Application No:	HGY/2019/0384	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	27/06/2019
Location:	Lock Up Garages Cline Road N11		
Proposal:	Details pursuant to conditions 4 (c) (Method Statement detailing remediation requirements), 5 (completion and verification of remediation) & 9 (gas boilers to be provided for space heating and domestic hot water) attached to planning permission HGY/2016/0558 dated 26th September 2016.		
Application No:	HGY/2019/2054	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	11/09/2019
Location:	26 Brownlow Road N11 2DE		
Proposal:	Approval of details pursuant to condition 3 (samples of materials) attached to planning permission HGY/2016/3130.		
Application No:	HGY/2019/2055	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	11/09/2019
Location:	26 Brownlow Road N11 2DE		
Proposal:	Approval of details pursuant to condition 4 (treatment of the surroundings) attached to planning permission HGY/2016/3130.		
Application No:	HGY/2019/2056	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	11/09/2019
Location:	26 Brownlow Road N11 2DE		
Proposal:	Approval of details pursuant to condition 5 (refuse and waste storage and recycling facilities) attached to planning permission HGY/2016/3130.		

Application No:	HGY/2019/2079	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	12/08/2019
Location:	Lock up Garages Cline Road N11 2LX		
Proposal:	Approval of details pursuant to condition 23 (central dish / aerial system) attached to planning permission HGY/2016/0558.		
Application No:	HGY/2019/2116	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	28/08/2019
Location:	Site adjoining 31-34 Corbett Grove N22 8DE		
Proposal:	Approval of details pursuant to condition 3 (proposed external materials including a sample panel specifying colours and textures) attached to planning permission HGY/2016/2692.		
Application No:	HGY/2019/2117	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	28/08/2019
Location:	Site adjoining 31-34 Corbett Grove N22 8DE		
Proposal:	Approval of details pursuant to condition 4 (detailed boundary treatment and external landscaping) attached to planning permission HGY/2016/2692.		
Application No:	HGY/2019/2261	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	05/09/2019
Location:	51 Clarence Road N22 8PG		
Proposal:	Approval of revised details pursuant to condition 4 (scheme for the details and treatment of the gardens and boundary treatment of the proposed development) and 5 (full details of the enclosures and screening of recycling containers, wheeled refuse bins and/or other refuse storage containers) attached to planning permission c and following previous approval of details for this condition granted under HGY/2018/1924.		
TEL Applications Decided: 2			
Application No:	HGY/2019/1888	Officer:	Kwaku Bossman-Gyamera
Decision:	RNO	Decision Date:	23/07/2019
Location:	Thomas Hardy House Commerce Road N22 8EE		
Proposal:	Notification under the Electronic Communications Code Regulations 2003 (as amended) to utilise permitted development rights for the replacement of 3No existing antenna with 3No similar antenna in the same locations as existing attached to existing support poles, installation of associated ancillary equipment attached to antenna support poles and new freestanding frames, internal works to existing rooftop cabin, associated ancillary works		
Application No:	HGY/2019/1894	Officer:	Kwaku Bossman-Gyamera
Decision:	RNO	Decision Date:	23/07/2019
Location:	Bounds Green Court Bounds Green Road N11 2EX		
Proposal:	Notification under the Electronic Communications Code Regulations 2003 (as amended) to utilise permitted development rights for the replacement of 3No antenna with 3No similar antenna in the same locations as existing and utilising the existing support poles, additional associated ancillary equipment to be attached to plantroom wall, works internal to equipment room, associated ancillary works		

Total Applications Decided for Ward: 39

WARD: Bruce Grove

CLDE Applications Decided: 2

Application No:	HGY/2019/1556	Officer:	Mercy Oruwari
Decision:	REF	Decision Date:	26/07/2019
Location:	Flat E 136 Arnold Road N15 4JH		
Proposal:	Certificate of lawfulness: for the existing residential use of an outbuilding in the rear garden.		

Application No: **HGY/2019/1818** Officer: Laina Levassor
 Decision: GTD Decision Date: 09/07/2019
 Location: 79 Sperling Road N17 6UJ
 Proposal: Certificate of Lawfulness for existing use as two self-contained flats

CLUP Applications Decided: 4

Application No: **HGY/2019/1733** Officer: Neil McClellan
 Decision: PERM DEV Decision Date: 24/07/2019
 Location: 69 Arnold Road N15 4JQ
 Proposal: Certificate of Lawfulness for proposed rear dormer and 2 front rooflights to facilitate loft conversion.

Application No: **HGY/2019/1857** Officer: Mercy Oruwari
 Decision: PERM DEV Decision Date: 31/07/2019
 Location: 65 Greyhound Road N17 6XP
 Proposal: Certificate of lawfulness for the formation of a rear L shaped dormer extension including the insertion of 3 front rooflights and 1 side elevation window.

Application No: **HGY/2019/2008** Officer: Gareth Prosser
 Decision: PERM DEV Decision Date: 29/07/2019
 Location: 8 Downhills Avenue N17 6LG
 Proposal: Certificate of lawfulness for a rear dormer window

Application No: **HGY/2019/2364** Officer: Mercy Oruwari
 Decision: PERM DEV Decision Date: 13/09/2019
 Location: 119 Sperling Road N17 6UJ
 Proposal: Certificate of lawfulness for the formation of a rear dormer and roof extension.

FUL Applications Decided: 9

Application No: **HGY/2019/1374** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 02/07/2019
 Location: Flat A 28 Bruce Grove N17 6RG
 Proposal: Formation of a rear outbuilding (Garden studio)

Application No: **HGY/2019/1375** Officer: Kwaku Bossman-Gyamera
 Decision: REF Decision Date: 05/07/2019
 Location: 22 Moorefield Road N17 6PY
 Proposal: Installation of mezzanine floor with dormer window.

Application No: **HGY/2019/1415** Officer: Kwaku Bossman-Gyamera
 Decision: REF Decision Date: 03/07/2019
 Location: 104 Napier Road N17 6YH
 Proposal: Proposed loft extension with rear dormers

Application No:	HGY/2019/1498	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	22/07/2019
Location:	4 Hamilton Place 29A Woodside Gardens N17 6UN		
Proposal:	Replacement of the back door and 2 casement windows at the rear elevation with uPVC units.		
Application No:	HGY/2019/1777	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	20/08/2019
Location:	1 Skillington 35 Mount Pleasant Road N17 6TR		
Proposal:	Existing casement windows at rear of building to be replaced with sash windows. Dimensions of existing openings to be altered.		
Application No:	HGY/2019/1825	Officer:	Kwaku Bossman-Gyamera
Decision:	REF	Decision Date:	29/08/2019
Location:	Guzel House 549 High Road N17 6SP		
Proposal:	Change of use of the ground and first floor extension located to the rear the main building to A2 Office Use, proposal includes the erection of the first floor element of the extension (part retrospective application).		
Application No:	HGY/2019/2032	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	03/09/2019
Location:	Ground Floor Flat 45 Dongola Road N17 6EB		
Proposal:	Erection of garden studio (retrospective application)		
Application No:	HGY/2019/2067	Officer:	Kwaku Bossman-Gyamera
Decision:	REF	Decision Date:	11/09/2019
Location:	104 Napier Road N17 6YH		
Proposal:	Proposed loft extension with rear dormers on the main rear roof slope and onto rear outrigger projection. Loft extension to an existing first floor flat.		
Application No:	HGY/2019/2168	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	13/08/2019
Location:	153 Mount Pleasant Road N17 6TQ		
Proposal:	Erection of a single storey rear extension and external staircase (Retrospective Application).		

FULM Applications Decided: 1

Application No:	HGY/2018/1582	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	26/06/2019
Location:	399-401 High Road N17 6QN		
Proposal:	Refurbishment of existing premises and extensions to provide 24 flats		

LBC Applications Decided: 3

Application No:	HGY/2018/1584	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	26/06/2019
Location:	399-401 High Road N17 6QN		
Proposal:	Listed building consent for refurbishment of existing premises and extensions to provide 24 flats		

Application No:	HGY/2018/3305	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	23/08/2019
Location:	7 Bruce Grove N17 6RA		
Proposal:	Listed building consent for changes to application HGY/2012/0563 including: - The layout of the new partitions at second and third floors, - The layout of rooflights and reduction to 5, located so there are no more than two per roof slope, sized to provide lighting and ventilation to current Building Regulations requirements, - The layout of the attic stair to follow that of the adjoining house, Number 8, consistent with Building Regulations and safe access (AMENDED DESCRIPTION)		
Application No:	HGY/2019/0431	Officer:	Neil McClellan
Decision:	GTD	Decision Date:	23/08/2019
Location:	24 Old School Court Drapers Road N17 6LY		
Proposal:	Listed building consent for replacement of existing rotten suspended timber floor within Flat 24 living room and new air brick vents installed to basement below. Proposed replacement with like for like materials. Repairs to external brickwork walls and damp remediation works to be undertaken to 2. flats.		

NON Applications Decided: 1

Application No:	HGY/2018/3304	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	21/08/2019
Location:	7 Bruce Grove N17 6RA		
Proposal:	Amendment of the scheme approved under application reference HGY/2012/0563 including: - Alteration of the layout of the new partitions at second and third floors; - Alteration to the layout of the rooflights and their reduction to 5, located so there are no more than two per roof slope, sized to provide lighting and ventilation to current Building Regulations requirements; - Alteration to the layout of the attic stair to follow that of the adjoining house, Number 8, consistent with Building Regulations and safe access.		

PNE Applications Decided: 2

Application No:	HGY/2019/1994	Officer:	Laina Levassor
Decision:	PN REFUSED	Decision Date:	02/09/2019
Location:	40 Morrison Avenue N17 6TU		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 2.5m.		
Application No:	HGY/2019/2020	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	21/08/2019
Location:	60 Philip Lane N15 4JE		
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 3.175m and for which the height of the eaves would be 2.85m.		

RES Applications Decided: 9

Application No:	HGY/2019/0044	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	09/09/2019
Location:	Construction House 579C High Road N17 6SB		
Proposal:	Approval of details pursuant to condition 3 (Materials/Conservation) attached to planning permission HGY/2017/0670		

Application No:	HGY/2019/0046	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	09/09/2019
Location:	Construction House 579C High Road N17 6SB		
Proposal:	Approval of details pursuant to condition 4 (Transportation - Travel Plan) attached to planning permission HGY/2017/0670.		
Application No:	HGY/2019/0048	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	18/07/2019
Location:	Construction House 579C High Road N17 6SB		
Proposal:	Approval of details pursuant to condition 6 (Transportation - Car Park Management Plan) attached to planning permission HGY/2017/0670		
Application No:	HGY/2019/0052	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	18/07/2019
Location:	Construction House 579C High Road N17 6SB		
Proposal:	Approval of details pursuant to condition 10 (Thames Water - Piling Method Statement) attached to planning permission HGY/2017/0670.		
Application No:	HGY/2019/0054	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	18/07/2019
Location:	Construction House 579C High Road N17 6SB		
Proposal:	Approval of details pursuant to condition 12 (Green Roof) attached to planning permission HGY/2017/0670.		
Application No:	HGY/2019/1171	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	02/08/2019
Location:	73 Broadwater Road N17 6EP		
Proposal:	Approval of details (Condition 3 - Materials) attached to planning permission HGY/2019/0152		
Application No:	HGY/2019/1217	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	27/06/2019
Location:	1 Bruce Grove N17 6RA		
Proposal:	Approval of details pursuant to conditions 3 (1. repair works and methodology statement, 2. Details of all joinery) attached to applications HGY/2016/0171 & HGY/2016/0172 (CONSERVATION) Approval of details pursuant to conditions 6 (samples of the types and colours of the external finishes to the rear Mews Houses) attached to planning permission HGY/2016/0171 (CONSERVATION)		
Application No:	HGY/2019/2169	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	04/09/2019
Location:	60 Greyhound Road N17 6XW		
Proposal:	Approval of details pursuant to conditions 3 (materials) and 8 (landscaping) attached to planning permission HGY/2018/2921		
Application No:	HGY/2019/2174	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	15/08/2019
Location:	60 Greyhound Road N17 6XW		
Proposal:	Approval of details pursuant to condition 10 (Considerate Constructors Scheme Registration) attached to planning permission HGY/2018/2921.		

Application No: **HGY/2019/2217** Officer: Kwaku Bossman-Gyamera
 Decision: RNO Decision Date: 20/08/2019
 Location: Communication Station 19511, Tottenham Fire Station 49 St Loys Road N17 6UE
 Proposal: Formal notification in writing of 28 days notice in advance, in accordance with Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 (as amended). The proposed upgrade consists of the replacement of 6No. existing antennas with 6No. new antennas and ancillary works thereto. This option has been chosen as it utilises an existing installation which will improve coverage with minimal changes to the equipment, reducing the visual impact on the surrounding area as far as technically possible.

Total Applications Decided for Ward: 32

WARD: Crouch End

ADV Applications Decided: 1

Application No: **HGY/2019/1605** Officer: Tania Skelli
 Decision: GTD Decision Date: 09/07/2019
 Location: 38 The Broadway N8 9SU
 Proposal: Display of replacement internally illuminated fascia sign, internally illuminated projecting sign and non-illuminated ATM signage (class use A2)

CLDE Applications Decided: 2

Application No: **HGY/2019/1706** Officer: Neil McClellan
 Decision: GTD Decision Date: 23/07/2019
 Location: 20 Fairfield Road N8 9HG
 Proposal: Certificate of Lawfulness for existing use of Flat 9 as two self-contained flats

Application No: **HGY/2019/2312** Officer: Mercy Oruwari
 Decision: PERM DEV Decision Date: 06/09/2019
 Location: 133 Park Road N8 8JN
 Proposal: Certificate of lawfulness for existing use of a hip to gable extension, rear dormer and roof extension including the insertion of 3 front rooflights and a Juliet balcony.

COND Applications Decided: 2

Application No: **HGY/2019/0654** Officer: Roland Sheldon
 Decision: GTD Decision Date: 02/08/2019
 Location: 11 Park Road N8 8TE
 Proposal: Variation of condition 2 (approved plans) of planning permission HGY/2015/2132 (as varied by non-material amendment permission HGY/2016/3056) to make alterations to proposed front and rear elevations and sections to show the accurate height of the building in relation to neighbouring buildings.

Application No: **HGY/2019/1690** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 23/07/2019
 Location: 135 Ferme Park Road N8 9SG
 Proposal: Variation of condition 2 (approved plans) & 6 (restrict extension roof used as terrace) attached to planning permission HGY/2018/1819 to include first and second floor rear terrace areas.

CONM Applications Decided: 1

Application No: **HGY/2019/0748** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 24/06/2019
 Location: 163 Tottenham Lane N8 9BT

Proposal: Variation of conditions 2 and 3 attached to planning permission HGY/2017/2001, as amended by HGY/2018/1874, to include the demolition of the existing rear southern boundary wall and erection of new wall with 1.2m high trellis above.

FLEX Applications Decided: 1

Application No: **HGY/2019/2118** Officer: Matthew Gunning
 Decision: FLEXGTD Decision Date: 07/08/2019
 Location: 56 Crouch End Hill N8 8AA
 Proposal: Flexible Change of use under Class D of Part 4 of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 starting from 25/09/2019: Existing Use Class A1 (retail) - Proposed Use Class A1 (retail) / A3 (cafe/restaurant)

FUL Applications Decided: 20

Application No: **HGY/2017/3413** Officer: Matthew Gunning
 Decision: NOT DET Decision Date: 06/08/2019
 Location: 69 Priory Gardens N6 5QU
 Proposal: Retrospective planning application for alterations to front driveway to include new steps with handrail, new access ramp, repaving of driveway and associated landscaping

Application No: **HGY/2018/1464** Officer: Samuel Uff
 Decision: GTD Decision Date: 13/08/2019
 Location: 69 Priory Gardens N6 5QU
 Proposal: Retrospective application for re-terracing rear garden, including series of stepped areas of decking and a children's slide and playhouse structure (amended plans with scale and topography).

Application No: **HGY/2019/1026** Officer: Samuel Uff
 Decision: GTD Decision Date: 09/08/2019
 Location: Earl Haig Memorial Hall Elder Avenue N8 9TH
 Proposal: Conversion of the Earl Haig Hall Memorial Hall (Sui Generis) to a childrens nursery (Use Class D1), plus associated works.

Application No: **HGY/2019/1219** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 26/06/2019
 Location: Flats 1A and 1B 28 Coolhurst Road N8 8EL
 Proposal: Construction of single storey rear extensions to flats 1A and 1B.

Application No: **HGY/2019/1325** Officer: Tania Skelli
 Decision: GTD Decision Date: 18/09/2019
 Location: 36 Glasslyn Road N8 8RH
 Proposal: Removal of rear conservatory. Erection of full-width single storey rear extension (Class C3)

Application No: **HGY/2019/1545** Officer: Tania Skelli
 Decision: GTD Decision Date: 16/07/2019
 Location: 62 Crouch Hall Road N8 8HJ
 Proposal: Erection of outbuilding in rear garden (Class use C3)

Application No: **HGY/2019/1589** Officer: Tania Skelli
 Decision: GTD Decision Date: 16/07/2019
 Location: 5 Coleridge Road N8 8EH
 Proposal: Erection of rear ground floor extension to replace existing conservatory.

Application No:	HGY/2019/1633	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	01/08/2019
Location:	177 Ferme Park Road N8 9BP		
Proposal:	Erection of outbuilding at end of rear garden (following demolition of existing)		
Application No:	HGY/2019/1634	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	09/08/2019
Location:	Flat 4 23 Shepherds Hill N6 5QJ		
Proposal:	Replacement of 4 first floor windows in front elevation and 1 window in west elevation with similar UPVC windows.		
Application No:	HGY/2019/1732	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	01/08/2019
Location:	Unit 3 44-54 Coleridge Road N8 8ED		
Proposal:	Change of use from Beauty Salon (Sui Generis) to Nursery (Class use D1)		
Application No:	HGY/2019/1739	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	12/08/2019
Location:	27 Womersley Road N8 9AP		
Proposal:	Installation of terrace by replacement of rear rooflight with double door and installation of balustrade at roof level (Class use C3)		
Application No:	HGY/2019/1797	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	08/08/2019
Location:	30 Landrock Road N8 9HL		
Proposal:	Erection of rear dormer roof extension and insertion of roof lights on front roof slope.		
Application No:	HGY/2019/1798	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	15/08/2019
Location:	183 Ferme Park Road N8 9BP		
Proposal:	Conversion of existing single dwelling house into two flats (1x3 bed & 1x4bed); erection of single storey side extension at rear of property to infill side passage to match existing rear projection depth; installation of external rear access steps to rear garden.		
Application No:	HGY/2019/1799	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	12/08/2019
Location:	22 Bryanstone Road N8 8TN		
Proposal:	Ground floor side infill extension and replacement of current french doors with Crittal style doors.		
Application No:	HGY/2019/1851	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	21/08/2019
Location:	48 Glasslyn Road N8 8RH		
Proposal:	Erection of single storey rear and side 'wraparound' extension.		
Application No:	HGY/2019/1934	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	20/08/2019
Location:	Flats 3 & 4 10 Hatherley Gardens N8 9JH		
Proposal:	Construction of single storey rear extensions to both ground floor flats with terrace and balustrade above.		

Application No:	HGY/2019/1940	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	20/08/2019
Location:	22 Bryanstone Road N8 8TN		
Proposal:	Replacement of existing loft dormer.		
Application No:	HGY/2019/2029	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	04/09/2019
Location:	1 Crouch End Hill N8 8GA		
Proposal:	Removal of 1no. ATM and reinstatement of elevation to match existing (Class use A2)		
Application No:	HGY/2019/2033	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	12/09/2019
Location:	83 Shepherds Hill N6 5RG		
Proposal:	Demolition of existing single storey pool shed and replacement with single storey garden studio in rear garden of 83 Shepherds Hill		
Application No:	HGY/2019/2110	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	19/09/2019
Location:	Flat 1 60 Coolhurst Road N8 8EU		
Proposal:	Single storey rear extension, comprising of alteration to part of existing rear extension roof. Installation of extract vent to front elevation. Replacement of existing windows.		
NON Applications Decided: 8			
Application No:	HGY/2019/1459	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	11/09/2019
Location:	45 Birchington Road N8 8HP		
Proposal:	Non-material amendment following a grant of planning permission HGY/2018/3475 to reduce the glazing area / fenestration to elevations of side return.		
Application No:	HGY/2019/1643	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	15/07/2019
Location:	135 Ferme Park Road N8 9SG		
Proposal:	Non-material amendment following a grant of planning permission HGY/2018/1819 involving alterations to front and rear elevations.		
Application No:	HGY/2019/1687	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	22/07/2019
Location:	Adjacent to 1 Crouch Hall Road N8 8HT		
Proposal:	Non-material amendment sought to planning application HGY/2016/2734 (alteration to design of structure).		
Application No:	HGY/2019/1693	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	25/06/2019
Location:	Coolhurst Lawn Tennis and Squash Racquets Club Courtside N8 8EY		
Proposal:	Non-material amendment following a grant of planning permission HGY/2018/2826 in order to increase the size of the porous asphalt court area		
Application No:	HGY/2019/2086	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	12/08/2019
Location:	24 Landrock Road N8 9HL		
Proposal:	Non-material amendment following a grant of planning permission HGY/2019/1218 for the insertion of 2 x rooflight glazing at roof level on first floor outrigger.		

Application No:	HGY/2019/2152	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	08/08/2019
Location:	Flat A 29 Haringey Park N8 9JD		
Proposal:	Non-material amendment following a grant of planning permission HGY/2018/2594 involving alterations to placement of side and rear elevation windows.		
Application No:	HGY/2019/2154	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	09/08/2019
Location:	20 Crescent Road N8 8AX		
Proposal:	Non-material amendment following a grant of planning permission HGY/2019/0085 for the addition of 3no windows, 2no to the front elevation and 1no to the side elevation.		
Application No:	HGY/2019/2185	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	19/08/2019
Location:	Hornsey Town Hall The Broadway N8 9JJ		
Proposal:	Non-material amendment to the wording of condition 14 (Secured by Design Accreditation) of planning permission ref: HGY/2017/2220 to split the trigger points for submission of details.		

RES Applications Decided: 19

Application No:	HGY/2019/0921	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	11/09/2019
Location:	163 Tottenham Lane N8 9BT		
Proposal:	Approval of details pursuant to condition 13 (Contaminated land risk assessment & method statement) attached to planning permission HGY/2018/1874.		
Application No:	HGY/2019/1435	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	03/07/2019
Location:	Hornsey Town Hall The Broadway N8 9JJ		
Proposal:	Approval of details pursuant to condition 5 (details of materials of the roof extension to the east roof of the Hornsey Town Hall) attached to planning permission HGY/2017/2220		
Application No:	HGY/2019/1437	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	19/08/2019
Location:	Hornsey Town Hall The Broadway N8 9JJ		
Proposal:	Approval of details pursuant to condition 26 (details of the supply air ventilation and NOx filters) attached to planning permission HGY/2017/2220.		
Application No:	HGY/2019/1438	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	11/07/2019
Location:	Hornsey Town Hall The Broadway N8 9JJ		
Proposal:	Approval of details pursuant to condition 34 (Combined Heat and Power (CHP) facility) attached to planning permission HGY/2017/2220		
Application No:	HGY/2019/1439	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	28/06/2019
Location:	Hornsey Town Hall The Broadway N8 9JJ		
Proposal:	Approval of details pursuant to condition 35 (Overheating Strategy) attached to planning permission HGY/2017/2220		
Application No:	HGY/2019/1442	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	09/08/2019
Location:	Hornsey Town Hall The Broadway N8 9JJ		
Proposal:	Approval of details pursuant to condition 11 (full schedule of all historic items) attached to Listed Building Consent HGY/2017/2222.		

Application No:	HGY/2019/1443	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	02/07/2019
Location:	Hornsey Town Hall The Broadway N8 9JJ		
Proposal:	Approval of details pursuant to condition 12 (structural engineers' drawings and a method statement) attached to Listed Building Consent HGY/2017/2222.		
Application No:	HGY/2019/1444	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	02/07/2019
Location:	Hornsey Town Hall The Broadway N8 9JJ		
Proposal:	Approval of details pursuant to condition 16 (details of materials of the roof extension to the east roof of the Hornsey Town Hall) attached to Listed Building Consent HGY/2017/2222.		
Application No:	HGY/2019/1448	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	09/08/2019
Location:	Broadway Annexe Hornsey Town Hall The Broadway N8 9JJ		
Proposal:	Approval of details pursuant to condition 11 (full schedule of all historic items) attached to Listed Building Consent HGY/2017/2223.		
Application No:	HGY/2019/1449	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	11/07/2019
Location:	Broadway Annexe Hornsey Town Hall The Broadway N8 9JJ		
Proposal:	Approval of details pursuant to condition 12 (structural engineers' drawings and a method statement) attached to Listed Building Consent HGY/2017/2223		
Application No:	HGY/2019/1695	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	25/06/2019
Location:	Coolhurst Lawn Tennis and Squash Racquets Club Courtside N8 8EY		
Proposal:	Approval of details pursuant to condition 5 (details of the precise colour of the porous asphalt surface proposed for the surface of the tennis courts) attached to planning permission HGY/2018/2826		
Application No:	HGY/2019/1844	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	09/08/2019
Location:	Hornsey Town Hall The Broadway N8 9JJ		
Proposal:	Approval of details pursuant to condition 4 (phased programme for carrying out the approved works to the Town Hall) attached to listed building consent HGY/2017/2222.		
Application No:	HGY/2019/1845	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	27/08/2019
Location:	Broadway Annexe Hornsey Town Hall The Broadway N8 9JJ		
Proposal:	Approval of details pursuant to condition 4 (phased programme for carrying out the approved works to the Broadway Annexe) attached to listed building consent HGY/2017/2223		
Application No:	HGY/2019/1850	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	05/09/2019
Location:	9 Crescent Road N8 8AZ		
Proposal:	Approval of details pursuant to condition number 4 (tree protection) of planning permission HGY/2018/0797 for a single storey side extension.		
Application No:	HGY/2019/1881	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	03/09/2019
Location:	1 Dashwood Road N8 9AD		
Proposal:	Approval of details pursuant to condition 3 (samples of materials to be used for the external surfaces) attached to planning permission HGY/2018/3481.		

Application No: **HGY/2019/1919** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 14/08/2019
 Location: Hornsey Town Hall The Broadway N8 9JJ
 Proposal: Approval of details pursuant to conditions 8 (Tree Protection Method Statement), 9 (site meeting) and 10 (tree protection measures inspected) attached to planning permission HGY/2017/2220.

Application No: **HGY/2019/1922** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 19/07/2019
 Location: Hornsey Town Hall The Broadway N8 9JJ
 Proposal: Approval of details pursuant to condition 42 (Considerate Constructors Scheme) attached to planning permission HGY/2017/2220

Application No: **HGY/2019/2200** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 14/08/2019
 Location: 20 Claremont Road N6 5BY
 Proposal: Approval of details pursuant to condition 3 (Privacy screen) attached to planning permission HGY/2019/1232

Application No: **HGY/2019/2253** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 04/09/2019
 Location: Hornsey Town Hall The Broadway N8 9JJ
 Proposal: Approval of details pursuant to condition 44 (nrmm registration) attached to planning permission HGY/2017/2220

TEL Applications Decided: 1

Application No: **HGY/2019/2216** Officer: Kwaku Bossman-Gyamera
 Decision: RNO Decision Date: 20/08/2019
 Location: Rosebery House 165 Tottenham Lane N8 9BY
 Proposal: 28 Day Notification under the Electronic Communications Code Regulations 2003 to utilise permitted development rights.
 The proposed installation comprises: the removal and replacement of the existing SAMO RD10003 cabinet, measuring 750 x 600 x 2100mm, with an APM5930 cabinet and Outdoor OFSOI L Rack, measuring 640 x 600 x 2165mm, and ancillary development thereto

TPO Applications Decided: 3

Application No: **HGY/2019/1324** Officer: Matthew Gunning
 Decision: GTD Decision Date: 22/07/2019
 Location: 6 Haslemere Road N8 9QX
 Proposal: T1 - Sycamore Tree by house - Re-reduce back to previous reduction points of approx 1-2m as a general maintenance procedure for a previously reduced tree. T2 - Horse Chestnut - Crown Reduce by 3 - 4m to reduce weight and wind resistance. The horse chestnut has extensive decay in the stump of the smaller trunk. That has not spread into the larger one, but the tree leans heavily over the road and root growth on the other side will have been restricted to some degree by the roots of the sycamores.

Application No: **HGY/2019/1327** Officer: Matthew Gunning
 Decision: GTD Decision Date: 30/07/2019
 Location: 32 Avenue Road N6 5DW
 Proposal: Works to trees protected by a TPO. T1 and T2- Lime trees in front garden-Crown reduction back to most recent pruning points, Lift crowns to five metres from ground level.

Application No: **HGY/2019/1458** Officer: Matthew Gunning
 Decision: GTD Decision Date: 24/06/2019
 Location: 3 Fairfield Road N8 9HG
 Proposal: Works to tree protected by a TPO. T1 Tilia sp. (Lime) - Fair/Poor: Some decay, obstructs solar panels, recently reduced by SHT - Pollard to 12m above ground level.

Total Applications Decided for Ward: 58

WARD: Fortis Green

CLUP Applications Decided: 5

Application No: **HGY/2019/1713** Officer: Mercy Oruwari
 Decision: PERM DEV Decision Date: 16/07/2019
 Location: 66 Steeds Road N10 1JD
 Proposal: Certificate of lawfulness for the formation of a rear dormer including the insertion of one rooflight at the front and one at the rear.

Application No: **HGY/2019/1868** Officer: Mercy Oruwari
 Decision: PERM DEV Decision Date: 31/07/2019
 Location: 14 Osier Crescent N10 1QU
 Proposal: Certificate of lawfulness for the formation of a rear dormer and hip to gable extension.

Application No: **HGY/2019/1906** Officer: Mercy Oruwari
 Decision: PERM DEV Decision Date: 29/08/2019
 Location: 57 Barrenger Road N10 1HU
 Proposal: Certificate of lawfulness for the replacement and enlargement of an existing single storey rear extension: proposed use

Application No: **HGY/2019/1949** Officer: Martin Cowie
 Decision: PERM DEV Decision Date: 20/08/2019
 Location: 51 Ringwood Avenue N2 9NT
 Proposal: Certificate of lawfulness (proposed use) for the enlargement of the dwellinghouse consisting of an addition and alteration to its roof.

Application No: **HGY/2019/2345** Officer: Conor Guilfoyle
 Decision: PERM DEV Decision Date: 02/09/2019
 Location: 71 Fordington Road N6 4TH
 Proposal: Certificate of lawfulness for the formation of hip-to-gable roof extensions and a rear dormer roof extension and the installation of roof lights on the front and rear roof slopes.

COND Applications Decided: 1

Application No: **HGY/2019/1518** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 19/07/2019
 Location: 14 Woodside Avenue N6 4SS
 Proposal: Variation of condition 11a of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)) attached to prior approval reference HGY/2017/1078 to replace the original proposed plans with new amended proposed plans, in order to introduce the following amendments: To the east of the extension (the non-attached side) the main elevation has been brought in, making the extension (aside from the roof) narrower: the span width of the roof lights has increased. The area closest to the boundary will be covered to avoid light from within the dwelling having an adverse impact on the neighbour: a gradient has been introduced to the roof, the maximum eaves height remains at 3m (resubmission of previous proposal to vary condition 1)

FUL Applications Decided: 22

Application No:	HGY/2019/0714	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	21/08/2019
Location:	76-78 Great North Road N2 0LL		
Proposal:	Demolition of existing properties and erection of new building containing 7 self-contained flats, erection of new dwelling within rear garden, with associated car parking and landscaping.		
Application No:	HGY/2019/1370	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	26/06/2019
Location:	4 Shakespeare Gardens N2 9LJ		
Proposal:	Demolition of outbuildings and erection of single storey dwelling.		
Application No:	HGY/2019/1405	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	03/07/2019
Location:	Flat A 11 Muswell Road N10 2BJ		
Proposal:	Construction of a single storey rear extension.		
Application No:	HGY/2019/1424	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	28/06/2019
Location:	37 Marriott Road N10 1JJ		
Proposal:	Construction of a part single, part two storey rear extension		
Application No:	HGY/2019/1427	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	02/07/2019
Location:	51 Ringwood Avenue N2 9NT		
Proposal:	Roof alteration consisting of a 'half hip' and rear and side dormers, two storey side extension, single storey rear extension and alterations to front porch.		
Application No:	HGY/2019/1428	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	03/07/2019
Location:	78 Creighton Avenue N10 1NT		
Proposal:	Part single, part two storey side and rear extension following removal of existing garage and existing rear extension. Roof extension involving the creation of side dormers.		
Application No:	HGY/2019/1521	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	11/07/2019
Location:	Flat B 22 Queens Avenue N10 3NR		
Proposal:	Replacement of existing white single glazed steel external windows with white double-glazed steel external windows on a 'like-for-like' basis		
Application No:	HGY/2019/1538	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	11/07/2019
Location:	326 Dukes Mews N10 2QN		
Proposal:	External alterations to the existing Block A building involving new and replacement openings and amenity space		
Application No:	HGY/2019/1624	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	19/07/2019
Location:	291-293 Muswell Hill Broadway N10 1BY		
Proposal:	Replacement of existing extraction flue to the rear elevation (same location) and upgrade of the existing extraction system.		

Application No:	HGY/2019/1632	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	30/07/2019
Location:	First Floor Flat 25 Coppetts Road N10 1HR		
Proposal:	Formation of hip-to-gable roof extension and rear roof dormer extension across enlarged rear roof slope; insertion of roof lights on front roof slope.		
Application No:	HGY/2019/1662	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	30/07/2019
Location:	Flat A 39 Leaside Avenue N10 3BT		
Proposal:	Demolition of existing rear conservatory and erection of (larger) single storey rear extension in its place.		
Application No:	HGY/2019/1664	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	26/07/2019
Location:	Storage Unit between Blaenavon, Fortis Green, and 60 Eastern Road N2 9LA		
Proposal:	Change of use of existing single storey building in storage use to a self-contained studio flat (following approval in principle under prior approval application reference: HGY/2019/0616) and associated external alterations to the building including; alterations to front (west) elevation to increase its height and replace the front door with glazed frontage; replacement roofing; replacement and relocation of windows on north side elevation.		
Application No:	HGY/2019/1689	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	19/07/2019
Location:	3 Sussex Gardens N6 4LY		
Proposal:	Construction of a single storey rear extension following the demolition of the existing extension.		
Application No:	HGY/2019/1698	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	14/08/2019
Location:	77 Creighton Avenue N10 1NR		
Proposal:	Demolition of existing building and redevelopment of site involving the construction of a part 3, part 4-storey block of 9no.flats, with associated car parking and amenity space.		
Application No:	HGY/2019/1779	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	02/08/2019
Location:	20 Coldfall Avenue N10 1HS		
Proposal:	Erection of single storey side and rear extension to existing original rear outrigger projection; associated works including raising of existing raised terrace, alterations to existing rear boundary treatment, and formation of stepped access to rear garden.		
Application No:	HGY/2019/1823	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	09/08/2019
Location:	8 Springcroft Avenue N2 9JE		
Proposal:	Erection of single storey rear extension and rear dormer roof extension; Insertion of roof lights in front roof slope.		
Application No:	HGY/2019/1853	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	05/09/2019
Location:	1 Pages Lane N10 1PU		
Proposal:	Erection of single storey extension to adjoin existing.		

Application No:	HGY/2019/1929	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	20/08/2019
Location:	58-60 Tetherdown N10 1NG		
Proposal:	Erection of 'full-width' single storey rear extension (replacing existing centrally sited single storey rear projection) and partial-depth roof terrace above; erection of rear garden outbuildings.		
Application No:	HGY/2019/2012	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	09/09/2019
Location:	Dorchester Court Colney Hatch Lane N10 1BU		
Proposal:	Erection of a single storey roof extension to provide 4 x one bed and 2 x two bed self contained flats (class C3a) with installation of rooflights and roof terraces with glass balustrade at fourth floor level.		
Application No:	HGY/2019/2108	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	03/09/2019
Location:	91 Fordington Road N6 4TH		
Proposal:	Single storey rear extension and conversion of existing integral garage to a habitable room.		
Application No:	HGY/2019/2191	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	11/09/2019
Location:	82 Greenham Road N10 1LP		
Proposal:	Single storey rear infill extension		
Application No:	HGY/2019/2323	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	20/09/2019
Location:	1 Fortis Green Cottages Fortis Green N2 9HH		
Proposal:	Erection of single storey rear and side 'wraparound' extensions and first floor rear extension; insertion of slate porch roof 'overhang' above side entrance.		
NON Applications Decided: 4			
Application No:	HGY/2019/1590	Officer:	Jake Atkins
Decision:	GTD	Decision Date:	11/09/2019
Location:	15 Beech Drive N2 9NX		
Proposal:	Non-material amendment following a grant of Prior Notification HGY/2018/3733 to allow for changing the roof pitch.		
Application No:	HGY/2019/1734	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	30/07/2019
Location:	The Lodge Manor Court Aylmer Road N2 0PJ		
Proposal:	Non-material amendment following a grant of planning permission HGY/2017/2691 for an alteration of front parapet and extension and partial timber cladding.		
Application No:	HGY/2019/2031	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	30/07/2019
Location:	56 Great North Road N6 4LT		
Proposal:	Non-material amendment following a grant of planning permission HGY/2019/0217 to increase rear extension height by 200mm.		
Application No:	HGY/2019/2219	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	15/08/2019
Location:	494 Archway Road N6 4NA		
Proposal:	Non-material amendment following a grant of planning permission HGY/2019/0437 for resized windows, proposed new windows and relocated door.		

PNE Applications Decided: 2

Application No: **HGY/2019/1595** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 11/07/2019
 Location: 57 Barrenger Road N10 1HU
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 4m and for which the height of the eaves would be 3m

Application No: **HGY/2019/2097** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 13/09/2019
 Location: 8 Twyford Avenue N2 9NJ
 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 3m.

RES Applications Decided: 6

Application No: **HGY/2019/1162** Officer: Christopher Smith
 Decision: GTD Decision Date: 27/06/2019
 Location: Coppetts Wood Hospital Coppetts Road N10 1JN
 Proposal: Approval of details pursuant to condition 28 (Air Quality and Dust Management Plan) attached to planning permission HGY/2018/1643.

Application No: **HGY/2019/1603** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 01/07/2019
 Location: 109 Fortis Green N2 9HR
 Proposal: Approval of details pursuant to condition 19 (drainage strategy) attached to planning permission HGY/2017/0432

Application No: **HGY/2019/1610** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 12/09/2019
 Location: Dorchester Court Colney Hatch Lane N10 1BU
 Proposal: Approval of details pursuant to condition 3 (Materials), 4 (Cycle parking facilities), 5 (Refuse storage), 6 (Construction Management Plan) attached to planning permission HGY/2019/2012

Application No: **HGY/2019/1937** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 02/09/2019
 Location: 25 Dukes Avenue N10 2PS
 Proposal: Approval of details pursuant to conditions 4, 5, 6 and 8 of planning permission HGY/2017/2827

Application No: **HGY/2019/2028** Officer: Christopher Smith
 Decision: GTD Decision Date: 17/09/2019
 Location: Coppetts Wood Hospital Coppetts Road N10 1JN
 Proposal: Approval of details pursuant to condition 9 (piling method statement) attached to planning permission HGY/2018/1643.

Application No: **HGY/2019/2076** Officer: Christopher Smith
 Decision: GTD Decision Date: 09/09/2019
 Location: Coppetts Wood Hospital Coppetts Road N10 1JN
 Proposal: Approval of details pursuant to condition 8 (cycle parking) attached to planning permission HGY/2018/1643.

TEL Applications Decided: 1

Application No:	HGY/2019/2215	Officer:	Kwaku Bossman-Gyamera
Decision:	RNO	Decision Date:	20/08/2019
Location:	Barrington Court Colney Hatch Lane N10 1QG		
Proposal:	28 Day Notification under the Electronic Communications Code Regulations 2003 to utilise permitted development rights. The proposed installation comprises: the removal and replacement of the existing SAMO RD10003 cabinet, measuring 750 x 600 x 2100mm, with an APM5930 cabinet and Outdoor OFSOI L Rack, measuring 640 x 600 x 2165mm, and ancillary development thereto		
TPO Applications Decided: 9			
Application No:	HGY/2018/3701	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	08/07/2019
Location:	Whitehall Lodge Pages Lane N10 1NY		
Proposal:	T1- Horse Chestnut tree- Thirty percent crown reduction, thin by ten percent and lift crown to approximately five metres from ground level. T2- Horse Chestnut tree- Thirty percent crown reduction, thin by ten percent and lift crown to approximately five metres from ground level. T3- Norwegian Maple tree-Thirty percent crown reduction, thin by ten percent and lift crown to approximately five metres from ground level. T4- Sycamore tree-A large section of the tree is dead- Remove dead branches and reduce remainder of tree by up to three metres.		
Application No:	HGY/2019/1328	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	05/07/2019
Location:	76 Tetherdown N10 1NG		
Proposal:	Works to tree protected by a TPO. T1 Horse Chestnut: raise the crown by 1.5m over garage roof		
Application No:	HGY/2019/1552	Officer:	Matthew Gunning
Decision:	REF	Decision Date:	30/08/2019
Location:	Chester House 30 Pages Lane N10 1PR		
Proposal:	Works to tree protected by an Area TPO. T1: Lime: Pollard to 50% of present height due to die back and decay in upper crown		
Application No:	HGY/2019/1553	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	08/07/2019
Location:	51 Ringwood Avenue N2 9NT		
Proposal:	Works to tree protected by a TPO. T1 Oak: thin throughout the crown by 15%, remove the low branches over the garden to a height of 3m, remove the low branches over the road to a height of 5m and reduce the crown spread by 1.5m - 2m all round		
Application No:	HGY/2019/1874	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	30/07/2019
Location:	122 Osier Crescent N10 1RE		
Proposal:	Works to tree protected by a TPO: Oak T1 crown reduction to previous cutting points as part of routine maintenance Group of 7 cherry Trees crown reduction to previous cutting points as part of routine maintenance Works have not been conducted for many years and the trees are overgrown and contain dead wood, blocking light, abscising leaf litter and debris over buildings and car parks.		
Application No:	HGY/2019/2119	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	11/09/2019
Location:	Chester House 30 Pages Lane N10 1PR		
Proposal:	Works to tree protected by an Area TPO: T243: Plane: Reduce overextending limbs as they are encroaching into the neighbouring property. The overhang needs to be reduced back by around 3-4m as it extends quite far into the adjacent property.		

Application No:	HGY/2019/2120	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	27/08/2019
Location:	40 Church Vale N2 9PA		
Proposal:	Works to trees protected by a TPO. 3 x Lombardy Poplars: pollarding all three crowns down to approximately 6m from ground level, close to lower old pollard points (amended following discussion with the agent)		
Application No:	HGY/2019/2121	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	28/08/2019
Location:	28 Tetherdown N10 1NB		
Proposal:	Works to tree protected by a TPO. T1-Oak tree in garden of number 28 Tetherdown- Crown reduction back to most recent pruning points (approximately two metres crown reduction).		
Application No:	HGY/2019/2123	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	28/08/2019
Location:	The Paddock Meadow Drive N10 1PL		
Proposal:	Works to trees protected by an Area TPO. Various tree works outlined in the attached Arb report with specification, photos and mapping.		

Total Applications Decided for Ward: 50

WARD: Harringay

ADV Applications Decided: 1

Application No:	HGY/2019/2319	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	27/08/2019
Location:	Dental Surgery 401 Green Lanes N4 1EU		
Proposal:	Removal of existing advertising for commercial premises and replacement of existing fascia sign with internally illuminated LED back lit fascia sign.		

CLDE Applications Decided: 2

Application No:	HGY/2019/1678	Officer:	Laina Levassor
Decision:	REF	Decision Date:	11/09/2019
Location:	54 Effingham Road N8 0AB		
Proposal:	Certificate of Lawfulness for existing use of five self-contained flats.		
Application No:	HGY/2019/2196	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	12/09/2019
Location:	Rear of 20 Fairfax Road N8 0NG		
Proposal:	Certificate of lawfulness: for the existing residential use of an outbuilding in the rear garden.		

CLUP Applications Decided: 8

Application No:	HGY/2019/1641	Officer:	Neil McClellan
Decision:	PERM DEV	Decision Date:	16/07/2019
Location:	75 Fairfax Road N8 0NJ		
Proposal:	Certificate of Lawfulness for proposed rear dormer and outrigger extension to single-family dwellinghouse including rooflights to the front roof slope.		

Application No:	HGY/2019/1711	Officer:	Mercy Oruwari
Decision:	PERM DEV	Decision Date:	10/07/2019
Location:	201 Wightman Road N8 0BB		
Proposal:	Certificate of lawfulness for the formation of a rear dormer and the insertion of 2 front rooflights.		
Application No:	HGY/2019/1904	Officer:	Mercy Oruwari
Decision:	PERM DEV	Decision Date:	08/08/2019
Location:	98 Hewitt Road N8 0BN		
Proposal:	Certificate of lawfulness for the formation of a rear L shaped dormer extension.		
Application No:	HGY/2019/1950	Officer:	Martin Cowie
Decision:	PERM DEV	Decision Date:	23/08/2019
Location:	68 Beresford Road N8 0AJ		
Proposal:	Certificate of lawfulness for a proposed loft conversion to the existing terraced house including alterations to the front and rear elevations.		
Application No:	HGY/2019/1954	Officer:	Gareth Prosser
Decision:	PERM DEV	Decision Date:	18/07/2019
Location:	20 Lothair Road South N4 1EL		
Proposal:	Certificate of lawfulness: Construction of dormer window to rear roof slope and installation of rooflights (proposed)		
Application No:	HGY/2019/2106	Officer:	Neil McClellan
Decision:	PERM DEV	Decision Date:	06/08/2019
Location:	22 Hewitt Road N8 0BL		
Proposal:	Certificate of lawfulness for the proposed conversion of the loft including the erection of an 'L' shaped dormer extension to the rear and the installation of two rooflights to the front roofslope.		
Application No:	HGY/2019/2231	Officer:	Mercy Oruwari
Decision:	PERM DEV	Decision Date:	19/09/2019
Location:	135 Effingham Road N8 0AE		
Proposal:	Certificate of lawfulness for the formation of a rear dormer and roof extension including the insertion of 2 front windows in the roof and Juliet balcony.		
Application No:	HGY/2019/2292	Officer:	Tobias Finlayson
Decision:	PERM DEV	Decision Date:	03/09/2019
Location:	26 Lothair Road South N4 1EL		
Proposal:	Certificate of lawfulness for roof alterations including rear dormer and installation of 3 rooflights to front.		

CONM Applications Decided: 1

Application No:	HGY/2019/0185	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	14/08/2019
Location:	Railway Approach Hampden Road N8 0HG		
Proposal:	Variation of condition 2 of Planning Permission HGY/2016/1573 in order to substitute drawing 6538-D9200 Rev 05 for drawing 6538-D9200 Rev 06.		

FUL Applications Decided: 26

Application No:	HGY/2019/1179	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	30/08/2019
Location:	457 Green Lanes N4 1HE		
Proposal:	Erection of two roof dormers and rear second floor extension, insertion of rooflights and associated alterations to facilitate the conversion from single flat to 2 x 1-bed units and 1 x 3-bed flat at upper floor above existing shop (Class use C3) and alterations to existing shopfront (Class use A1).		
Application No:	HGY/2019/1365	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	02/07/2019
Location:	26 Frobisher Road N8 0QX		
Proposal:	Erection of single storey ground floor rear extension.		
Application No:	HGY/2019/1389	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	11/07/2019
Location:	48 Falkland Road N8 0NX		
Proposal:	Demolition of existing ground floor rear extension, erection of single storey ground floor side to rear infill extension, lowering of existing lower ground floor level, creation of front lightwell, replacement of aluminium windows to the front elevation with timber sash windows.		
Application No:	HGY/2019/1494	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	10/07/2019
Location:	33a Falkland Road N8 0NS		
Proposal:	Erection of rear dormer with linked roof extension, insertion of 2 front rooflights.		
Application No:	HGY/2019/1495	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	22/07/2019
Location:	Flat B 76 Falkland Road N8 0NP		
Proposal:	Erection of outbuilding in rear garden.		
Application No:	HGY/2019/1522	Officer:	Roland Sheldon
Decision:	REF	Decision Date:	27/06/2019
Location:	52 Wightman Road N4 1RU		
Proposal:	Erection of rear dormer, insertion of 2 front rooflights to facilitate creation of studio flat in the loft space.		
Application No:	HGY/2019/1536	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	28/06/2019
Location:	3 Raleigh Road N8 0JB		
Proposal:	Single storey ground floor side infill extension.		
Application No:	HGY/2019/1537	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	05/08/2019
Location:	22 Hewitt Road N8 0BL		
Proposal:	Erection of single storey ground floor side and rear extension.		
Application No:	HGY/2019/1577	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	04/07/2019
Location:	574 Green Lanes N8 0RP		
Proposal:	Erection of rear dormer and installation of 2 front rooflights.		

Application No:	HGY/2019/1581	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	12/07/2019
Location:	Ground Floor Flat 143 Effingham Road N8 0AE		
Proposal:	Erection of single storey ground floor side to rear infill/rear extension.		
Application No:	HGY/2019/1584	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	02/08/2019
Location:	52 Raleigh Road N8 0HY		
Proposal:	Proposed single storey ground floor side infill/rear extension.		
Application No:	HGY/2019/1598	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	25/07/2019
Location:	Flat B 145 Lothair Road North N4 1ER		
Proposal:	Erection of hip to gable roof extension, and rear dormer with linked extension above outrigger roof, insertion of 1 front rooflight.		
Application No:	HGY/2019/1619	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	06/08/2019
Location:	Flat B 62 Frobisher Road N8 0QX		
Proposal:	Erection of rear dormer and installation of 2 front rooflights.		
Application No:	HGY/2019/1752	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	14/08/2019
Location:	Rear of 519 Green Lanes N4 1AN		
Proposal:	Conversion of first floor storage area to a 1 person self-contained studio flat incorporating a first floor infill extension.		
Application No:	HGY/2019/1758	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	08/08/2019
Location:	54 Frobisher Road N8 0QX		
Proposal:	Replacement of existing rear ground floor conservatory with a new single storey ground floor rear extension.		
Application No:	HGY/2019/1780	Officer:	Conor Guilfoyle
Decision:	REF	Decision Date:	05/08/2019
Location:	4 Endymion Road N4 1EE		
Proposal:	Formation of a mansard roof extension and erection of external fire escape staircase at rear.		
Application No:	HGY/2019/1783	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	06/08/2019
Location:	Flat A 15 Lausanne Road N8 0HJ		
Proposal:	Erection of single storey side extension and alterations to existing single storey rear extension.		
Application No:	HGY/2019/1972	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	03/09/2019
Location:	Flats 1 & 2 73 Effingham Road N8 0AA		
Proposal:	Erection of single storey rear extension and associated alterations to gates and height of side boundary wall.		

Application No:	HGY/2019/1981	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	02/09/2019
Location:	First Floor Flat 58 Frobisher Road N8 0QX		
Proposal:	Erection of rear dormer roof extension and installation of front roof light.		
Application No:	HGY/2019/1998	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	03/09/2019
Location:	54 Wightman Road N4 1RU		
Proposal:	Conversion of basement and ground floor from ancillary A1 storage to provide one 1 x bedroom self-contained flat with rear terrace area and privacy screening.		
Application No:	HGY/2019/2026	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	13/09/2019
Location:	290 Wightman Road N8 0LT		
Proposal:	Change of use from restaurant (use class A3) to hot food takeaway (use class A5).		
Application No:	HGY/2019/2083	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	10/09/2019
Location:	Flat A 26 Falkland Road N8 0NX		
Proposal:	Erection of external staircase to ground floor rear elevation and associated relocation and alterations to ground floor rear door; installation of roof lights.		
Application No:	HGY/2019/2098	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	09/09/2019
Location:	3 Mattison Road N4 1BG		
Proposal:	Erection of a rear dormer with inset balcony and 2 front roof lights.		
Application No:	HGY/2019/2163	Officer:	Laurence Ackrill
Decision:	REF	Decision Date:	12/09/2019
Location:	638 Green Lanes N8 0SD		
Proposal:	Creation of new 2 bedroom town house in place of existing office space (involving change of use to class C3)		
Application No:	HGY/2019/2190	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	16/09/2019
Location:	618 Green Lanes N8 0SD		
Proposal:	Change of use of ground floor doctor surgery (D1) use to residential (C3) use		
Application No:	HGY/2019/2203	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	16/09/2019
Location:	135 Effingham Road N8 0AE		
Proposal:	Erection of single storey side to rear ground floor infill extension.		

NON Applications Decided: 3

Application No:	HGY/2019/0184	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	14/08/2019
Location:	Railway Approach Hampden Road N8 0HG		
Proposal:	Non-material amendment following a grant of planning permission HGY/2016/1573 in order to amend the use classes in the approved description of the development to "A1, A2, A3, A4, B1 (flexible) and D1"		

Application No: **HGY/2019/1785** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 04/07/2019
 Location: Dental Surgery 401 Green Lanes N4 1EU
 Proposal: Non material amendment following a grant of planning permission HGY/2019/0134 involving alterations to location of front door.

Application No: **HGY/2019/2260** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 19/08/2019
 Location: Finsbury Park Green Lanes N4
 Proposal: Non-material amendment following a grant of planning permission HGY/2016/1937 change of approved light fitting from metal halide box fittings to LED panels.

PNC Applications Decided: 1

Application No: **HGY/2019/1626** Officer: Roland Sheldon
 Decision: PN GRANT Decision Date: 29/07/2019
 Location: 559 Green Lanes N8 0RL
 Proposal: Prior approval for proposed Change of Use of a upper floors from office Use (Class B1(a)) to residential (Class C3).

RES Applications Decided: 2

Application No: **HGY/2019/1400** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 08/07/2019
 Location: Railway Approach Hampden Road N8 0HG
 Proposal: Approval of details pursuant to conditions 21 and 25 (both concerning remediation of contamination) attached to planning permission HGY/2016/1573

Application No: **HGY/2019/1736** Officer: Samuel Uff
 Decision: GTD Decision Date: 15/08/2019
 Location: 37A-C Colina Mews N15 3HS
 Proposal: Approval of details pursuant to condition 3 (samples of materials) attached to planning permission HGY/2019/0655.

TEL Applications Decided: 2

Application No: **HGY/2019/1747** Officer: Kwaku Bossman-Gyamera
 Decision: RNO Decision Date: 03/07/2019
 Location: Railway Approach Hampden Road N8 0HG
 Proposal: EE Ltd and H3G UK Ltd have utilised their permitted development rights, as defined in Part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), at the above site to install 6no. pole mounted antennas, 4no. 600mm dishes and 5no. cabs at roof level, and ancillary works thereto.

Application No: **HGY/2019/1750** Officer: Kwaku Bossman-Gyamera
 Decision: RNO Decision Date: 03/07/2019
 Location: Opposite 37 Willoughby Road N8 0JG
 Proposal: Notification under Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 to the Local Planning Authority, 28 days in advance, of the intention to install: 1x DSLAM equipment cabinet olive green, the dimensions of which are: Height 1600mm x Length 1200mm x Depth 450mm

Total Applications Decided for Ward: 46**WARD: Highgate****CLDE Applications Decided: 2**

Application No: **HGY/2019/1512** Officer: Laina Levassor
 Decision: GTD Decision Date: 25/06/2019
 Location: 7A Wembury Mews and 176 Archway Road N6 5BB
 Proposal: Certificate of Lawfulness for existing use of Flats A, B, C, D & E, 176 Archway Road and Flat 7A Wembury Mews as self-contained

Application No: **HGY/2019/2193** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 09/09/2019
 Location: 443 Archway Road N6 4HT
 Proposal: Certificate of lawfulness: existing use of 5 self-contained flats

CLUP Applications Decided: 2

Application No: **HGY/2019/1903** Officer: Mercy Oruwari
 Decision: PERM DEV Decision Date: 07/08/2019
 Location: 28 Sheldon Avenue N6 4JT
 Proposal: Certificate of lawfulness for the erection of a proposed outbuilding at the rear of the garden (Garden Shed).

Application No: **HGY/2019/2044** Officer: Laurence Ackrill
 Decision: PERM DEV Decision Date: 30/07/2019
 Location: 34 Hampstead Lane N6 4NT
 Proposal: Certificate of lawfulness to confirm that the works as part of application reference HGY/2016/1915 have commenced.

COND Applications Decided: 2

Application No: **HGY/2019/0891** Officer: Samuel Uff
 Decision: GTD Decision Date: 30/08/2019
 Location: The Bull 13 North Hill N6 4AB
 Proposal: Proposed variation of Condition 4 of planning permission HGY/2017/2617 (hours of use of the outdoor seating area to the rear of the site) with new hours proposed up to 9pm everyday of the week (previously restricted to 8pm on Sundays and weekdays)

Application No: **HGY/2019/0944** Officer: Matthew Gunning
 Decision: GTD Decision Date: 24/06/2019
 Location: 9 Grange Road N6 4AR
 Proposal: Variation of condition 2 (plans and specifications) attached to planning permission HGY/2014/2145 in order to introduce amendments to roof, fenestration, balconies and street scene, and omission of one chimney to South East elevation

FUL Applications Decided: 24

Application No: **HGY/2019/0020** Officer: Matthew Gunning
 Decision: GTD Decision Date: 31/07/2019
 Location: 10 Wood Lane N6 5UB
 Proposal: Internal alterations including removal of non-original spiral staircase and creation of a new French door to rear garden at basement level.

Application No: **HGY/2019/0209** Officer: Jake Atkins
 Decision: GTD Decision Date: 25/07/2019
 Location: 14 Muswell Hill Road N6 5UG
 Proposal: Erection of a mansard extension to the roof to provide an additional 1 x 1-bedroom and 1 x 2- bedroom self-contained flat.

Application No:	HGY/2019/0462	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	29/07/2019
Location:	Jacksons Lane Community Centre 269A Archway Road N6 5AA		
Proposal:	Alterations including re-opening old church porch as main entrance, new ramp to south-western side of porch, new two-storey roof to replace existing over existing entrance foyer, alterations to Archway Road stairs, new plant and internal alterations to improve accessibility and circulation, installation of lift, new WC provision, and new internal staircase, in association with existing community centre (Class use D2).		
Application No:	HGY/2019/0850	Officer:	Roland Sheldon
Decision:	REF	Decision Date:	23/08/2019
Location:	206 Archway Road N6 5BA		
Proposal:	The change of use of the rear ground floor pub space (Class A4) into a 1 bed dwelling (Class C3); with the associated internal reconfiguration of the remaining ground and basement level pub floorspace, with additional access and external rear flue. External fenestration alterations.		
Application No:	HGY/2019/1108	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	28/08/2019
Location:	9 North Hill N6 4AB		
Proposal:	Erection of outbuilding in rear garden.		
Application No:	HGY/2019/1292	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	02/07/2019
Location:	435 Archway Road N6 4HT		
Proposal:	Erection of single storey side infill extension, single storey rear extension and conversion of existing ground floor flat into 2 x self-contained flats (Class use C3).		
Application No:	HGY/2019/1299	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	09/07/2019
Location:	88-90 North Hill N6 4RL		
Proposal:	A full Planning application following a recent Prior Approval granted for Change of Use from Class B1 (offices) to C3 (units) consisting of 5 new residential units. The current Planning application is for minor external alterations and improvement works to the rear element of the existing locally listed building including a part single storey rear extension, first floor rear addition, minor roof alterations with two roof dormer windows and new openings throughout the existing envelope to form 4 x 1 bedroom self-contained residential units with an additional private side gate and separate private entrance with associated internal alterations.		
Application No:	HGY/2019/1377	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	28/06/2019
Location:	Highgate School 5 Bishopswood Road N6 4NY		
Proposal:	Part demolition of existing bin store; new electrical substation and bin store extension to existing substation, with external landscaping.		
Application No:	HGY/2019/1525	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	11/07/2019
Location:	311 Archway Road N6 5AA		
Proposal:	Construction of a rear roof extension involving a partial mansard roof		
Application No:	HGY/2019/1527	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	15/07/2019
Location:	6 Sheldon Avenue N6 4JT		
Proposal:	Reconstruction of roof over existing garage to create habitable space including raising the roof. Fenestration alterations to the front involving widening garage door and to rear windows. Removal and addition of rooflights and a single storey rear extension.		

Application No:	HGY/2019/1529	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	16/07/2019
Location:	30 Northwood Road N6 5TP		
Proposal:	Insertion of two roof lights to the front roof slope, rear dormer extension and replacement of the existing rear conservatory at ground level.		
Application No:	HGY/2019/1530	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	30/07/2019
Location:	32 Milton Avenue N6 5QE		
Proposal:	Proposed rear dormer roof extension to existing self-contained flat		
Application No:	HGY/2019/1587	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	17/07/2019
Location:	Flat 22 2 Elmcroft Stanhope Road N6 5LP		
Proposal:	Replace of timber windows with uPVC frames		
Application No:	HGY/2019/1625	Officer:	Conor Guilfoyle
Decision:	REF	Decision Date:	12/07/2019
Location:	Existing Mast Highcroft North Hill N6 4RD		
Proposal:	The replacement of 6 no antenna with 3 no roof pod structures each supporting 4 no antenna apertures, 4 no dishes together with the installation of 8 no MBNL equipment cabinets to be installed on new freestanding grillage on roof level and ancillary development thereto.		
Application No:	HGY/2019/1781	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	06/08/2019
Location:	27 Milton Park N6 5QB		
Proposal:	Erection of single storey garage extension to side of existing building; associated alterations to front boundary treatment and frontage to reinstate driveway.		
Application No:	HGY/2019/1786	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	05/08/2019
Location:	Flat C 7 Northwood Road N6 5TL		
Proposal:	Addition of a rear roof terrace		
Application No:	HGY/2019/1807	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	02/09/2019
Location:	22 Southwood Avenue N6 5RZ		
Proposal:	Single storey rear extensions (following demolition of existing extension); rear dormer roof extension (following demolition of existing); alteration of front gable window and insertion of side and rear rooflight.		
Application No:	HGY/2019/1970	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	29/08/2019
Location:	Rooftop Communications Station Southwood Park Southwood Lawn Road N6		
Proposal:	Replacement of 6No. antennas and 2No. guyed masts with 6No. antenna apertures and 3No. 600mm diameter dishes, plus ancillary works.		
Application No:	HGY/2019/2035	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	13/09/2019
Location:	8 Winchester Road N6 5HW		
Proposal:	Construction of rear extension and small first floor shower room extension to single family dwellinghouse, insertion of 2 front rooflights and alterations to fenestration.		

Application No:	HGY/2019/2082	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	13/09/2019
Location:	Ground Floor Flat 292 Archway Road N6 5AU		
Proposal:	Retention of enlarged rear basement opening to replace existing window with full-length rear basement window and retention of ground floor rear external staircase from ground floor to garden.		
Application No:	HGY/2019/2155	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	16/09/2019
Location:	63 Cromwell Avenue N6 5HP		
Proposal:	Demolition of existing ground floor rear conservatory and erection of single storey extension on the same footprint with partial roof terrace above with associated balustrades and replacement of first floor window with timber door; replacement ground floor doors; insertion of bay window to side of rear of property.		
Application No:	HGY/2019/2156	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	18/09/2019
Location:	30 Wood Lane N6 5UB		
Proposal:	Erection of balustrade to existing terrace on roof of lower ground floor extension.		
Application No:	HGY/2019/2166	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	18/09/2019
Location:	16 Maybury Mews N6 5YT		
Proposal:	Erection of single storey rear extension and alterations to existing first floor rear balcony; formation of canopy over front entrance door.		
Application No:	HGY/2019/2188	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	19/09/2019
Location:	12 Broadlands Close N6 4AF		
Proposal:	Erection of new outbuilding following part demolition of the existing outbuilding.		

FULM Applications Decided: 2

Application No:	HGY/2019/1168	Officer:	Laurence Ackrill
Decision:	REF	Decision Date:	15/07/2019
Location:	Guildens Courtenay Avenue N6 4LP		
Proposal:	Demolition of existing dwelling with retention of front facade and erection of replacement two-storey dwelling and associated extension to lower ground floor and the creation of a basement level.		
Application No:	HGY/2019/1481	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	12/09/2019
Location:	Somerlese Courtenay Avenue N6 4LP		
Proposal:	Construction of a new replacement house with a detached garage and UKPN substation.		

LBC Applications Decided: 8

Application No:	HGY/2019/0470	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	29/07/2019
Location:	Jacksons Lane Community Centre 269A Archway Road N6 5AA		
Proposal:	Alterations including re-opening old church porch as main entrance, new ramp to south-western side of porch, new two-storey roof to replace existing over existing entrance foyer, alterations to Archway Road stairs, new plant and internal alterations to improve accessibility and circulation, installation of lift, new WC provision, and new internal staircase, in association with existing community centre (Class use D2).		

Application No:	HGY/2019/1161	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	31/07/2019
Location:	10 Wood Lane N6 5UB		
Proposal:	Listed Building Consent for Internal alterations including removal of non-original spiral staircase and creation of a new French door to rear garden at basement level.		
Application No:	HGY/2019/1213	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	30/07/2019
Location:	Cholmeley Lodge Cholmeley Park N6 5EN		
Proposal:	Listed building consent for the installation of CCTV cameras.		
Application No:	HGY/2019/1276	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	09/09/2019
Location:	Cholmeley Lodge Cholmeley Park N6 5EN		
Proposal:	Listed building consent for the replacement of all flat entrance doors with fire doors.		
Application No:	HGY/2019/1532	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	17/07/2019
Location:	30 High Point 1 North Hill N6 4BA		
Proposal:	Listed Building Consent for internal refurbishment and alterations to existing apartment, including changes to the bathroom and kitchen.		
Application No:	HGY/2019/1535	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	07/08/2019
Location:	High Point 1 North Hill N6 4BA		
Proposal:	Listed Building Consent to remove and replace the building's gas fired central heating boiler plant.		
Application No:	HGY/2019/1578	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	05/08/2019
Location:	Ireton House 106 Highgate Hill N6 5HE		
Proposal:	Listed Building Consent for the near identical replacement of existing rotten wooden double-glazed third floor dormer windows with new wooden double-glazed (dormer windows on front of building).		
Application No:	HGY/2019/2101	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	06/09/2019
Location:	Penthouse High Point 2 North Hill N6 4AZ		
Proposal:	Listed building consent for internal refurbishment of Kitchen and bathrooms with associated minor works reversing changes made in the 1980s and 1990s.		
NON Applications Decided: 5			
Application No:	HGY/2019/1759	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	03/07/2019
Location:	Service Station 513 Archway Road N6 4HX		
Proposal:	Non-material amendment following a grant of planning permission HGY/2019/0387 involving alterations to the roof of the approved extension to a pitched roof.		
Application No:	HGY/2019/2073	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	27/08/2019
Location:	Ground Floor Flat 101 Talbot Road N6 4QX		

Proposal: Non-material amendment following a grant of planning permission HGY/2017/0941 for the change to the existing kitchen window to French doors by dropping the window sill to ground level, retaining window width, and inserting double French doors (with smaller opening windows above).

Application No: **HGY/2019/2327** **Officer:** Conor Guilfoyle

Decision: GTD **Decision Date:** 27/08/2019

Location: 15 Sheldon Avenue N6 4JS

Proposal: Non material amendment for modification of proposed permitted roof permitted under planning permission reference HGY/2018/2555.

Application No: **HGY/2019/2343** **Officer:** Laurence Ackrill

Decision: GTD **Decision Date:** 02/09/2019

Location: 65-67 North Road N6 4BQ

Proposal: Non-material amendment following a grant of planning permission HGY/2017/3071 involving the addition of a lift overrun.

Application No: **HGY/2019/2416** **Officer:** Laurence Ackrill

Decision: GTD **Decision Date:** 16/09/2019

Location: 6 Stormont Road N6 4NL

Proposal: Non-material amendment following a grant of planning permission HGY/2018/0929 involving the addition of front and rear elevation rooflights and the removal of side elevation rooflights

RES Applications Decided: 10

Application No: **HGY/2019/1148** **Officer:** Laurence Ackrill

Decision: GTD **Decision Date:** 04/07/2019

Location: 34 Hampstead Lane N6 4NT

Proposal: Approval of details pursuant to condition 3 (materials), 4 (Air Quality and Dust Management Plan), 5 (Considerate Contractors Scheme) & 7 (Construction Management Plan) & 8 (Cycle Storage) pursuant to attached to planning permission HGY/2016/1915

Application No: **HGY/2019/1606** **Officer:** Matthew Gunning

Decision: GTD **Decision Date:** 29/07/2019

Location: Garages rear of 269A Archway Road N6 5AA

Proposal: Approval of details pursuant to condition 3 (samples of materials) attached to planning permission HGY/2018/2764

Application No: **HGY/2019/1697** **Officer:** Laurence Ackrill

Decision: GTD **Decision Date:** 08/08/2019

Location: Highgate School Dining Hall Bishopswood Road N6 4PP

Proposal: Approval of details pursuant to condition 4 (details of the species and location of replacement trees) attached to planning permission HGY/2018/1551.

Application No: **HGY/2019/1782** **Officer:** Conor Guilfoyle

Decision: GTD **Decision Date:** 19/08/2019

Location: Oak Lawn Compton Avenue N6 4LB

Proposal: Approval of details pursuant to conditions 3 (samples of materials), 4 (Construction Management Plan and Construction Logistics Plan) and 5 (cycle parking) attached to planning permission HGY/2016/1930.

Application No: **HGY/2019/1848** **Officer:** Valerie Okeiyi

Decision: GTD **Decision Date:** 17/07/2019

Location: Site adjacent to Philip Court Hornsey Lane Gardens N6 5LN

Proposal: Approval of details pursuant to condition 3 (details of the external materials) attached to planning permission HGY/2018/1660

Application No:	HGY/2019/1849	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	15/08/2019
Location:	Site adjacent to Philip Court Hornsey Lane Gardens N6 5LN		
Proposal:	Approval of details pursuant to condition 7 (method statement to specify the design and installation method for the foundations) attached to planning permission HGY/2018/1660.		
Application No:	HGY/2019/1962	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	07/08/2019
Location:	65-67 North Road N6 4BQ		
Proposal:	Approval of details pursuant to condition 9 (Construction Management Plan) attached to planning permission HGY/2017/3071.		
Application No:	HGY/2019/1963	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	22/07/2019
Location:	65-67 North Road N6 4BQ		
Proposal:	Approval of details pursuant to condition 3 (Materials) attached to planning permission HGY/2017/3071		
Application No:	HGY/2019/2221	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	28/08/2019
Location:	Far End Compton Avenue N6 4LH		
Proposal:	Approval of details pursuant to condition 3 (Materials) attached to planning permisison HGY/2016/1595.		
Application No:	HGY/2019/2222	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	06/09/2019
Location:	Far End Compton Avenue N6 4LH		
Proposal:	Approval of details pursuant to condition 4 (Construction Management Plan and Construction Logistics Plan) attached to planning permisison HGY/2016/1595		

TPO Applications Decided: 12

Application No:	HGY/2019/0818	Officer:	Matthew Gunning
Decision:	REF	Decision Date:	08/07/2019
Location:	Elmcroft 2 Stanhope Road N6 5LP		
Proposal:	Works to trees protected by a Group TPO T11 London Plane This tree is growing over the road and public footpath and has elongated branches that have history of losing limbs/branches. Reduce crown by up to 2.5 meters and reduce x 1 limb growing heavily over the road by up to 6 meters to contain, crown lift to up to 5 meters to allow buses and lorries to pass safely, remove dead/dying/ crossing branches, check for massaria. T14 London Plane Reduce tree away for T12 to give at least 2 meters clearance. Reduce overlong limbs by up to 1.5 meters, raise crown up to 5 meters to allow buses and lorries pass safely, remove dead/dying/crossing branches, check fo massaria All works are to manage and contain crown and root-spread and for duty of care in public spaces PLEASE REFER TO TREE SURVEY PRODUCED FOR TREE NUMBERS		
Application No:	HGY/2019/1332	Officer:	Matthew Gunning
Decision:	REF	Decision Date:	23/07/2019
Location:	Three Oaks Courtenay Avenue N6 4LR		
Proposal:	Works to tree protected by an Area TPO. Oak (T1): Reduce to suitable points 3-4m from boundary over Heathways. Tree in decline and shedding large branches over front garden where children play. Oak (T2): Reduce to boundary. Tree encroaches by 1-2m over Heathways rear garden and sheds branches/debris.		

Application No:	HGY/2019/1475	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	24/07/2019
Location:	3 Jacksons Lane N6 5SR		
Proposal:	Works to tree protected by a TPO. T1 English Oak: Reduce Back to previous reduction points, clean out crown The work is being carried out to retard the trees growth as it is in close proximity to the building.		
Application No:	HGY/2019/1806	Officer:	Matthew Gunning
Decision:	REF	Decision Date:	24/07/2019
Location:	5 Sheldon Avenue N6 4JS		
Proposal:	Works to tree protected by a TPO. (T1) - English Oak Pollard in sections to a final height of 5m to allow regrowth. All works is for maintenance work to promote regrowth to the tree.		
Application No:	HGY/2019/1875	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	05/08/2019
Location:	21 Sheldon Avenue N6 4JS		
Proposal:	Works to trees protected by a Group TPO: Rear Garden by shed G1 Cypress x 2. Fell to as close to ground level as possible.		
Application No:	HGY/2019/1876	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	06/09/2019
Location:	Dyne House 14 Southwood Lane N6 5EE		
Proposal:	Works to trees protected by a TPO:		
	T4: Ash: Remove as it is leaning, suppressed specimen of little amenity value that should be removed on safety grounds		
	T5: Ash: Remove as it is leaning, suppressed specimen of little amenity value that should be removed on safety grounds		
	T7: Sycamore: Remove 2 branches as they are over extending, are encroaching significantly into neighbouring property and are at risk of failure		
	T8: Ash: Remove as it is leaning, suppressed specimen of little amenity value that should be removed on safety grounds		
	T9: Ash: Remove as it is leaning, suppressed specimen of little amenity value that should be removed on safety grounds		
	T10: Sycamore: Remove 3 branches as they are over extending, are encroaching significantly into neighbouring property and are at risk of failure		
	T11: Sycamore: Remove 3 branches as they are over extending, are encroaching significantly into neighbouring property and are at risk of failure (amended description)		
Application No:	HGY/2019/1877	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	05/08/2019
Location:	26 Southwood Lawn Road N6 5SF		
Proposal:	Works to tree protected by a TPO: T1 = 1 X Horse Chestnut Tree to Reduce by 2.5Mtrs & Thin by 20% & Reduce Lateral Spread Limb over garden by 3.0/4.0Mtrs to Shape.		
Application No:	HGY/2019/1879	Officer:	Matthew Gunning
Decision:	SPLIT	Decision Date:	28/08/2019
Location:	Red Gables Courtenay Avenue N6 4LR		
Proposal:	Works to trees protected by an Area TPO: Dismantle the following property items: G4 Catalpa located at the front of the property G4 Catalpa located at the front of the property See map attached. The reasons for removal are that the two Catalpa's are in decline and that we want to replace with three Pryus calleryana Chanticleer's at around 8 meters in height and 50-60cm in diameter		

Application No:	HGY/2019/2060	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	23/08/2019
Location:	2 Sheldon Avenue N6 4JT		
Proposal:	Works to trees protected by an Area TPO: T1: Beech: Reduce lateral spread overhanging neighbours by 2.5 meters to secondary growth points or suitable T2: Conifer (Right hand side of gardens) Reduce height by 4-5 meters to bring in line with (Conifer row)		
Application No:	HGY/2019/2124	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	11/09/2019
Location:	The Rydings Courtenay Avenue N6 4LP		
Proposal:	Works to trees protected by an Area TPO T1 – Sycamore Tree sapling – Self seeded in wrong location to mature beneath the Beech Tree - Fell and poison stump T2 – Hawthorn – Poor condition with decay and Fungal brackets - Fell and poison stump T3 – Oak – Historically reduced tree – Crown reduce back to previous reduction points by approx 1-2m and remove dead wood over 2" in diameter Front Garden - T4 – Oak - Historically reduced tree – Crown reduce back to previous reduction points by approx 1-2m and remove dead wood over 2" in diameter This work is based on the recommendations by Arboriculturalist Simon Pryce to manage the trees. These trees have been maintained for many years and this work is simply continuing the maintenance process/Cycle.		
Application No:	HGY/2019/2283	Officer:	Matthew Gunning
Decision:	REF	Decision Date:	11/09/2019
Location:	The Garth 46 Hampstead Lane N6 4LL		
Proposal:	Works to tree protected by an Area TPO: T1 Large Lawson Cypress: cut the entire tree to ground level		
Application No:	HGY/2019/2284	Officer:	Matthew Gunning
Decision:	REF	Decision Date:	11/09/2019
Location:	44 Hampstead Lane N6 4LL		
Proposal:	Works to tree protected by an Area TPO: T1 Leylandii Castlewellan: cut the entire tree to ground level		

Total Applications Decided for Ward: 67

WARD: Hornsey

CLUP Applications Decided: 2

Application No:	HGY/2019/1891	Officer:	Mercy Oruwari
Decision:	PERM DEV	Decision Date:	01/08/2019
Location:	48 Rathcoole Avenue N8 9NA		
Proposal:	Certificate of lawfulness for the formation of a rear dormer - proposed use		
Application No:	HGY/2019/2227	Officer:	Mercy Oruwari
Decision:	PERM DEV	Decision Date:	13/09/2019
Location:	65 Linzee Road N8 7RG		
Proposal:	Certificate of lawfulness for the formation of a rear dormer and roof extension including the insertion of 2 front and 1 rear rooflights and Juliet balcony.		

COND Applications Decided: 1

Application No: **HGY/2019/1931** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 15/08/2019
 Location: 48 Harvey Road N8 9PA
 Proposal: Variation of condition 2 (approved plans) attached to planning permission HGY/2017/2520 involving extension of first floor and terrace area (AMENDED PLANS)

FUL Applications Decided: 10

Application No: **HGY/2019/1411** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 06/08/2019
 Location: 29 Elder Avenue N8 8PS
 Proposal: Construction of a single storey rear extension and alterations involving the creation of a roof terrace and rear garden outbuilding.

Application No: **HGY/2019/1432** Officer: Tania Skelli
 Decision: GTD Decision Date: 24/06/2019
 Location: 17 Gisburn Road N8 7BS
 Proposal: Erection of single storey side infill extension

Application No: **HGY/2019/1457** Officer: Tania Skelli
 Decision: GTD Decision Date: 18/07/2019
 Location: Flat B 28 Harvey Road N8 9PA
 Proposal: Insertion of rear dormer to rear roofslope and rooflights into front and rear roof slopes.

Application No: **HGY/2019/1560** Officer: Matthew Gunning
 Decision: REF Decision Date: 12/07/2019
 Location: Flat 1 33 Church Lane N8 7BT
 Proposal: Rear ground floor extension comprising open plan Living/Dining/ Kitchen with associated patio. Side ground floor extension with new front entrance door. Internal alterations to incorporate an additional Master Bedroom with Ensuite bathroom, and access to new extension.

Application No: **HGY/2019/1680** Officer: Roland Sheldon
 Decision: GTD Decision Date: 02/08/2019
 Location: 72 Rathcoole Gardens N8 9NB
 Proposal: Erection of single storey ground floor rear side infill extension.

Application No: **HGY/2019/2022** Officer: Samuel Uff
 Decision: GTD Decision Date: 19/09/2019
 Location: 25 Gisburn Road N8 7BS
 Proposal: Proposed single storey rear infill extension.

Application No: **HGY/2019/2071** Officer: Tania Skelli
 Decision: GTD Decision Date: 16/09/2019
 Location: Hornsey YMCA 50 Tottenham Lane N8 7EE
 Proposal: Insertion of new window and door, installation of new fire escape to the south-west elevation, conversion of rooms to use as offices (Class use D2)

Application No: **HGY/2019/2072** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 12/09/2019
 Location: 26 Beechwood Road N8 7NG
 Proposal: Erection of single story rear extension

Application No: **HGY/2019/2145** Officer: Samuel Uff
 Decision: GTD Decision Date: 16/09/2019
 Location: 12 Church Lane N8 7BU
 Proposal: Conversion of existing house into 3 x self-contained units and single storey rear and rear infill extension (following demolition of existing); and associated front storage areas

Application No: **HGY/2019/2172** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 19/09/2019
 Location: Flat 1 48 Middle Lane N8 8PG
 Proposal: Erection of replacement rear garden outbuilding and installation of roof light to ground floor rear extension.

NON Applications Decided: 3

Application No: **HGY/2019/1704** Officer: Matthew Gunning
 Decision: GTD Decision Date: 10/07/2019
 Location: 46 Clovelly Road N8 7RH
 Proposal: Non-material amendment: change of material for the external cladding from approved Corten steel to black Zinc

Application No: **HGY/2019/1951** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 18/07/2019
 Location: 22 Hillfield Avenue N8 7DT
 Proposal: Non-material amendment following a grant of planning permission HGY/2018/2958 involving alterations to the fenestration replacing terrace access from single door to double door.

Application No: **HGY/2019/2125** Officer: Matthew Gunning
 Decision: GTD Decision Date: 20/08/2019
 Location: 101 Rathcoole Gardens N8 9PH
 Proposal: Non Material Amendment to add single rooflight over new bedroom.

PNE Applications Decided: 1

Application No: **HGY/2019/2011** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 21/08/2019
 Location: 23 Gisburn Road N8 7BS
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 4m and for which the height of the eaves would be 3m.

RES Applications Decided: 2

Application No: **HGY/2019/1725** Officer: Samuel Uff
 Decision: GTD Decision Date: 25/07/2019
 Location: Gisburn Mansions Tottenham Lane N8 7EB
 Proposal: Partial approval of remaining details pursuant to conditions 3 (external materials: details of the pre-cast GRP coping and window surrounds) subsequent to previous materials approved under planning reference HGY/2018/2650 and attached to Appeal reference APP/Y5420/W/17/3179754 (original Haringey planning reference HGY/2017/0698)

Application No: **HGY/2019/2017** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 28/08/2019
 Location: Land to the East of Cross Lane N8
 Proposal: Approval of details reserved by condition 13 (Delivery and Service Plan) attached to Appeal reference APP/Y5420/W/16/3165389 (Haringey planning reference HGY/2016/0086)

Total Applications Decided for Ward: 19

WARD: Muswell Hill

CLUP Applications Decided: 7

Application No: **HGY/2019/1555** Officer: Mercy Oruwari
 Decision: PERM DEV Decision Date: 31/07/2019
 Location: 7 Linden Road N10 3DH
 Proposal: Certificate of lawfulness for the formation of a rear dormer and hip to gable extension including the insertion of 3 front rooflights and Juliet balcony.

Application No: **HGY/2019/1737** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 28/06/2019
 Location: 173 Cranley Gardens N10 3AG
 Proposal: Certificate of Lawfulness for proposed replacement of existing rear dormer window with juliet balcony

Application No: **HGY/2019/1855** Officer: Mercy Oruwari
 Decision: PERM DEV Decision Date: 29/07/2019
 Location: 44 Park Avenue South N8 8LT
 Proposal: Certificate of lawfulness for the erection of a proposed outbuilding at the rear of the garden (Garden Room)

Application No: **HGY/2019/1872** Officer: Mercy Oruwari
 Decision: PERM DEV Decision Date: 31/07/2019
 Location: 90 Cranley Gardens N10 3AH
 Proposal: Certificate of lawfulness for the formation of a rear dormer

Application No: **HGY/2019/1905** Officer: Mercy Oruwari
 Decision: PERM DEV Decision Date: 09/08/2019
 Location: 135 Priory Road N8 8NA
 Proposal: Certificate of lawfulness for the erection of a single storey rear extension

Application No: **HGY/2019/1910** Officer: Mercy Oruwari
 Decision: PERM DEV Decision Date: 28/08/2019
 Location: 252 Park Road N8 8JX
 Proposal: Certificate of lawfulness for the proposed formation of a rear dormer, a partial hip to gable extension to the side, the insertion of 3 front rooflights and 2 x Juliet balconies (1x rear and 1x side).

Application No: **HGY/2019/2167** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 09/09/2019
 Location: 14 Cranley Gardens N10 3AP
 Proposal: Certificate of Lawfulness for proposed single storey rear extension, alterations to existing rear fenestration and insertion of rooflight.

COND Applications Decided: 2

Application No:	HGY/2019/1413	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	23/08/2019
Location:	Excel English School 8A Muswell Hill N10 3TD		
Proposal:	Variation of condition 9 (Use as a Language School) attached to planning permission HGY/052715 in order to include educational uses (D1).		
Application No:	HGY/2019/1620	Officer:	Roland Sheldon
Decision:	REF	Decision Date:	24/07/2019
Location:	33 Connaught Gardens N10 3LD		
Proposal:	Variation of condition 2 (approved plans) of planning application HGY/2019/0173 to make the following amendments:		
	- Increase depth of extension to 3.5 metres - Increase size of side window to rear extension.		

FUL Applications Decided: 22

Application No:	HGY/2019/0677	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	10/09/2019
Location:	12 Fortis Green Road N10 3HN		
Proposal:	Installation of 6 x pole mounted antennas, 2 x dishes and 6 x equipment cabinets on the rooftop, and ancillary development thereto.		
Application No:	HGY/2019/1248	Officer:	Roland Sheldon
Decision:	REF	Decision Date:	20/08/2019
Location:	Flat 1 5 Muswell Hill Road N10 3JB		
Proposal:	Proposed single storey ground floor side to rear extension.		
Application No:	HGY/2019/1351	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	17/07/2019
Location:	Land Rear Of Muswell Hill Library Queens Avenue N10 3NP		
Proposal:	Change of use of west part of Muswell Hill Library Car Park to brewery with placement of a temporary structure and outdoor seating.		
Application No:	HGY/2019/1456	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	02/07/2019
Location:	72 Onslow Gardens N10 3JX		
Proposal:	Erection of single storey side and rear extension; demolition of existing single storey rear conservatory extension and associated formation of terrace in its place; associated adjacent hard and soft landscaping; erection of replacement rear garden boundary fencing; formation of flat roofed dormer extension on front roof slope.		
Application No:	HGY/2019/1585	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	06/08/2019
Location:	21 Park Avenue South N8 8LU		
Proposal:	Erection of single-storey side return extension with new glazing to rear ground level.		
Application No:	HGY/2019/1596	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	24/07/2019
Location:	44 Park Avenue South N8 8LT		
Proposal:	Erection of a single storey outbuilding in the rear garden for use as a garden room.		

Application No:	HGY/2019/1599	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	06/09/2019
Location:	198 Muswell Hill Road N10 3NG		
Proposal:	Erection of single storey ground floor rear extension to flat 4 (retrospective application).		
Application No:	HGY/2019/1623	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	29/07/2019
Location:	57 Etheldene Avenue N10 3QD		
Proposal:	Replacement of front bay windows		
Application No:	HGY/2019/1630	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	16/07/2019
Location:	19 Muswell Hill Road N10 3JB		
Proposal:	Erection of ground floor rear extension and first floor balcony.		
Application No:	HGY/2019/1648	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	16/08/2019
Location:	10 Park Avenue South N8 8LT		
Proposal:	Enlargement and increase in footprint of lower ground floor towards front of property, creation of front lightwell with associated safety railings, demolition of existing and erection of replacement lower ground floor rear extension with roof terrace above, erection of rear dormer and insertion of 1 front rooflight, in association with increased floor space for existing 3 flats.		
Application No:	HGY/2019/1651	Officer:	Roland Sheldon
Decision:	REF	Decision Date:	02/08/2019
Location:	30 Church Crescent N10 3NE		
Proposal:	Creation of a single off-street parking space to the front of the property and accessed direct from Church Crescent, associated alterations to front garden.		
Application No:	HGY/2019/1654	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	01/08/2019
Location:	90 Cranley Gardens N10 3AH		
Proposal:	Erection of rear single storey extension (Class use C3)		
Application No:	HGY/2019/1760	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	30/07/2019
Location:	45 Ellington Road N10 3DD		
Proposal:	Erection of rear ground floor infill extension with rooflight and alterations to fenestration (Class use C3)		
Application No:	HGY/2019/1788	Officer:	Conor Guilfoyle
Decision:	REF	Decision Date:	02/08/2019
Location:	28 Linden Road N10 3DH		
Proposal:	Excavation of the existing basement (lower ground floor) and a front lightwell; erection of two storey rear extension (lower ground floor and ground floor); associated replacement rear balcony and rear garden access steps; works already approved as lawful under application ref HGY/2019/0136.		

Application No:	HGY/2019/1791	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	15/08/2019
Location:	7 Rookfield Close N10 3TR		
Proposal:	Demolition of existing and erection of single storey rear extension.		
Application No:	HGY/2019/1794	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	15/08/2019
Location:	18 Cascade Avenue N10 3PU		
Proposal:	Erection of single storey ground floor rear extension.		
Application No:	HGY/2019/1796	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	20/08/2019
Location:	5 Firs Avenue N10 3LY		
Proposal:	Demolition of and erection of replacement 2-storey part lower ground and ground floor rear extension, erection of rear dormer, replacement timber windows to front elevation, insertion of 2 front rooflights.		
Application No:	HGY/2019/1838	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	09/08/2019
Location:	135 Priory Road N8 8NA		
Proposal:	Erection of a single storey rear extension		
Application No:	HGY/2019/1882	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	16/08/2019
Location:	40 Barrington Road N8 8QS		
Proposal:	Erection of a ground floor rear full width extension.		
Application No:	HGY/2019/1986	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	13/09/2019
Location:	180 Park Road N8 8JT		
Proposal:	Conversion of dwelling house into two self contained flats (2x2bed)		
Application No:	HGY/2019/2048	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	16/09/2019
Location:	84 Woodland Gardens N10 3UB		
Proposal:	Excavation of existing basement floor to provide standard floor-to-ceiling height, replacement of existing single window at side of basement bay with three-part bay window grouping to match the existing ground floor bay windows above; associated excavation to form front lightwell in front of basement bay windows		
Application No:	HGY/2019/2158	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	17/09/2019
Location:	88 Muswell Hill Broadway N10 3RX		
Proposal:	Installation of CCTV Cameras		

Application No:	HGY/2019/1561	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	03/07/2019
Location:	Holly Bank Cottage Holly Bank Muswell Hill N10 3TH		
Proposal:	Non-material amendment application: House 1 only: Relocation of ground floor bi-fold doors from east to south elevation; provision of new non-openable slot window at ground floor south elevation; provision of new non-openable and obscure slot window at first floor south elevation together with relocation of chimney detail.		
Application No:	HGY/2019/2140	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	08/08/2019
Location:	97 Muswell Hill Broadway N10 3RS		
Proposal:	Non-material amendment following a grant of planning permission HGY/2017/3638 involving alteration to West elevation - replacing approved brick wall with timber cladding including refuse storage, relocating main entrance into North elevation and alterations to layout of basement and ground floors.		

RES Applications Decided: 1

Application No:	HGY/2019/0160	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	19/07/2019
Location:	Land To Rear of 3 New Road N8		
Proposal:	Approval of details pursuant to condition 19 (louvred screens and opaque glazing) attached to planning permission HGY/2016/1562		

TEL Applications Decided: 1

Application No:	HGY/2019/1493	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	24/06/2019
Location:	Telephone Exchange Grand Avenue N10 3AY		
Proposal:	Prior notification: Development by telecoms operators for: installation 1No. CSC Cabinet to be placed on an existing concrete plinth. In addition the installation of 12No. ERS units will be mounted on proposed free standing frames, 3 No. antennas to be installed on existing steel work at a height of 14.9m & 13.7m, to replace 3No. antennas be removed from a height of 14.9m & 13.7m. Additional ancillary works including cabling and cable trays		

TPO Applications Decided: 1

Application No:	HGY/2019/2126	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	28/08/2019
Location:	Excel English School 8A Muswell Hill N10 3TD		
Proposal:	Works to trees protected by an Area TPO. Ash (T1): Dying back significantly. Monolith to height of 12-14m Ash (T2): Excessive Lean. Fell		

Total Applications Decided for Ward: 36WARD: **Noel Park****ADV Applications Decided: 5**

Application No:	HGY/2019/1513	Officer:	Jake Atkins
Decision:	GTD	Decision Date:	26/06/2019
Location:	Unit 2, Wood Green Shopping City 88-96 High Road N22 6HE		
Proposal:	Advertisement consent to update corporate brand signage		

Application No:	HGY/2019/1953	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	29/07/2019
Location:	88 High Road N22 6HE		
Proposal:	Display of 1 x Internally illuminated fascia sign and 1 x AV Light box display		
Application No:	HGY/2019/1955	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	29/07/2019
Location:	2 Cheapside High Road N22 6HH		
Proposal:	Display of 1 x internally illuminated fascia sign, 1 x internally illuminated projecting sign and low level fascia sign		
Application No:	HGY/2019/1965	Officer:	Neil McClellan
Decision:	GTD	Decision Date:	08/08/2019
Location:	111-113 High Road N22 6BB		
Proposal:	Application for advertisement consent for the replacement of the premises' existing fascia with a new fascia incorporating a larger logo.		
Application No:	HGY/2019/2069	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	02/08/2019
Location:	183 High Road N22 6BA		
Proposal:	Display of 2x fascia and 1x projecting internally illuminated signs.		
CLUP Applications Decided: 7			
Application No:	HGY/2019/1476	Officer:	Laina Levassor
Decision:	PERM REQ	Decision Date:	25/06/2019
Location:	183 Hornsey Park Road N8 0JX		
Proposal:	Certificate of Lawfulness for proposed side facing dormers to facilitate a loft conversion		
Application No:	HGY/2019/1907	Officer:	Mercy Oruwari
Decision:	PERM DEV	Decision Date:	16/08/2019
Location:	55 Willingdon Road N22 6SE		
Proposal:	Certificate of lawfulness for the formation of a rear dormer including the insertion of 3 front rooflights and the removal of the chimney.		
Application No:	HGY/2019/1912	Officer:	Mercy Oruwari
Decision:	PERM DEV	Decision Date:	22/08/2019
Location:	27 Burghley Road N8 0QG		
Proposal:	Certificate of lawfulness for the formation of a rear dormer and roof extension including the insertion of 2 front rooflights proposed use.		
Application No:	HGY/2019/1946	Officer:	Tobias Finlayson
Decision:	PERM DEV	Decision Date:	24/07/2019
Location:	28 Park Ridings N8 0LD		
Proposal:	Certificate of lawfulness (proposed use) for construction of dormer roof extension.		
Application No:	HGY/2019/1952	Officer:	Martin Cowie
Decision:	PERM DEV	Decision Date:	23/08/2019
Location:	3 Lyttleton Road N8 0QB		
Proposal:	Certificate of lawfulness for a proposed loft conversion including the formation of a rear dormer extension.		

Application No: **HGY/2019/2075** Officer: Jake Atkins
 Decision: PERM REQ Decision Date: 02/08/2019
 Location: 35B Gladstone Avenue N22 6JX
 Proposal: Certificate of Lawfulness for a proposed loft conversion with a rear dormer having Juliet balcony as well as three roof-lights to the front roof slope.

Application No: **HGY/2019/2285** Officer: Tobias Finlayson
 Decision: PERM DEV Decision Date: 22/08/2019
 Location: 183 Hornsey Park Road N8 0JX
 Proposal: Certificate of lawfulness for proposed side facing dormer extensions to facilitate a loft conversion.

FUL Applications Decided: 18

Application No: **HGY/2019/1268** Officer: Jake Atkins
 Decision: GTD Decision Date: 25/06/2019
 Location: 140 High Road N22 6EH
 Proposal: Change of use from A2 to A3.

Application No: **HGY/2019/1337** Officer: Jake Atkins
 Decision: GTD Decision Date: 04/07/2019
 Location: 34 Malvern Road N8 0LA
 Proposal: Replace existing single storey rear extension with full width single storey rear extension.

Application No: **HGY/2019/1339** Officer: Neil McClellan
 Decision: GTD Decision Date: 11/07/2019
 Location: 71 Morley Avenue N22 6NG
 Proposal: Erection of a single story rear infill extension and alterations to the roof of the existing outrigger.

Application No: **HGY/2019/1342** Officer: Jake Atkins
 Decision: GTD Decision Date: 08/07/2019
 Location: 153 Willingdon Road N22 6SE
 Proposal: Single storey rear extension.

Application No: **HGY/2019/1402** Officer: Jake Atkins
 Decision: GTD Decision Date: 04/07/2019
 Location: 34 Boreham Road N22 6SP
 Proposal: Change of use C3 (single family dwelling house) to C4 (House in Multiple Occupation) for 5 occupants

Application No: **HGY/2019/1579** Officer: Jake Atkins
 Decision: GTD Decision Date: 01/08/2019
 Location: 35B Gladstone Avenue N22 6JX
 Proposal: Alterations to the existing extension's roof and the insertion of a new first floor window in the rear elevation.

Application No: **HGY/2019/1580** Officer: Jake Atkins
 Decision: REF Decision Date: 01/08/2019
 Location: 35B Gladstone Avenue N22 6JX
 Proposal: Full width 4-metre deep single storey rear extension with a pitched roof.

Application No:	HGY/2019/1582	Officer:	Jake Atkins
Decision:	REF	Decision Date:	19/07/2019
Location:	199 Farrant Avenue N22 6PG		
Proposal:	New single storey rear infill extension and rear dormer to main roof including 2 front roof lights.		
Application No:	HGY/2019/1635	Officer:	Neil McClellan
Decision:	GTD	Decision Date:	02/08/2019
Location:	233 Moselle Avenue N22 6EY		
Proposal:	Replacement of existing porch and new paving to the front garden.		
Application No:	HGY/2019/1666	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	19/07/2019
Location:	Library Arcade 187-197 High Road N22 6BA		
Proposal:	Relocation of entrance door		
Application No:	HGY/2019/1763	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	06/08/2019
Location:	49 Hewitt Avenue N22 6QH		
Proposal:	Installation of three velux roof lights 2 x to rear and 1 x to front to facilitate a loft conversion.		
Application No:	HGY/2019/1861	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	27/08/2019
Location:	80 Alexandra Road N8 0LJ		
Proposal:	Erection of rear extension to existing dwelling house.		
Application No:	HGY/2019/1967	Officer:	Neil McClellan
Decision:	GTD	Decision Date:	12/08/2019
Location:	Unit 12A Wood Green Shopping City High Road N22 6YD		
Proposal:	Change of use of premises from A1 to A5 and alterations to shop front.		
Application No:	HGY/2019/2034	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	03/09/2019
Location:	13 Cheapside High Road N22 6HH		
Proposal:	First & second floor rear extension providing 2 new self-contained studio flats, creation of a new stairwell to rear to service the new and existing residential units and ancillary lightwell and cycle storage.		
Application No:	HGY/2019/2037	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	04/09/2019
Location:	177 Hornsey Park Road N8 0JX		
Proposal:	Rear and infill rear single storey extension		
Application No:	HGY/2019/2042	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	09/09/2019
Location:	Supermarket 199-201 High Road N22 6DR		
Proposal:	Erection of store room		

Application No: **HGY/2019/2157** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 17/09/2019
 Location: 189 Farrant Avenue N22 6PG
 Proposal: Erection of single storey ground floor rear extension to replace existing.

Application No: **HGY/2019/2224** Officer: Gareth Prosser
 Decision: GTD Decision Date: 12/09/2019
 Location: 88 High Road N22 6HE
 Proposal: New replacement stainless steel framed and glazed shop front

LCD Applications Decided: 1

Application No: **HGY/2019/1803** Officer: Neil McClellan
 Decision: GTD Decision Date: 15/08/2019
 Location: 42 Lymington Avenue N22 6JD
 Proposal: Replacement of windows and doors to the front elevation with new timber framed windows and doors; and the replacement of windows and doors to rear with new upvc windows and doors.

NON Applications Decided: 4

Application No: **HGY/2019/1600** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 16/08/2019
 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 N22
 Proposal: This S96A submission seeks approval for amendments to 2no. units in Blocks C1 & A3, as detailed in the accompanying block plan. The modifications are shown in the supplementary drawings showing the originally approved layouts as well as the revised layouts.

Application No: **HGY/2019/1726** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 03/07/2019
 Location: 27 Alexandra Road N8 0PL
 Proposal: Non-material amendment following a grant of planning permission HGY/2019/0847 seeking the following: Addition of two windows to the side elevation as highlighted in red on the enclosed drawings A-100 and A-200.

Application No: **HGY/2019/1925** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 07/08/2019
 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 N22
 Proposal: S96A for amendments to the approved layout of the Community Park located central within the approved masterplan and revisions to the approved drawing list included in Condition 5 of the masterplan decision notice (HGY/2017/3117).

Application No: **HGY/2019/2092** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 16/08/2019
 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 N22
 Proposal: Amendment to North and East Elevation of Building C1 to replace approved Juliet balcony design to 4 no. windows

PNC Applications Decided: 1

Application No: **HGY/2019/2220** Officer: Gareth Prosser
 Decision: PN GRANT Decision Date: 20/09/2019
 Location: Second and Third Floors 142 High Road N22 6EB
 Proposal: Prior approval for change of use from office (B1) at second and third floors to a 1 bedroom flat (C3).

PNE Applications Decided: 3

Application No: **HGY/2019/1496** Officer: Laina Levassor
 Decision: PN REFUSED Decision Date: 04/07/2019
 Location: 4 Coombe Road N22 5LB
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 4m and for which the height of the eaves would be 3m.

Application No: **HGY/2019/1769** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 08/08/2019
 Location: 36 Pelham Road N22 6LN
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 4m, for which the maximum height would be 4m and for which the height of the eaves would be 3m.

Application No: **HGY/2019/1859** Officer: Laina Levassor
 Decision: PN REFUSED Decision Date: 01/08/2019
 Location: 80 Alexandra Road N8 0LJ
 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 3.175m and for which the height of the eaves would be 2.850m

RES Applications Decided: 11

Application No: **HGY/2019/0461** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 12/08/2019
 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, N22
 Proposal: Approval of details pursuant to condition 32 (updated air quality assessment - partial discharge of Part A of Condition 32 in relation to blocks D1-D4 and E1-E3) attached to planning permission HGY/2017/3117

Application No: **HGY/2019/1638** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 29/07/2019
 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, N22
 Proposal: Approval of details pursuant to condition 42 (piling method statement) attached to planning permission HGY/2017/3117 (Partial discharge of condition 42 in relation to Blocks B1-B4 only)

Application No: **HGY/2019/1820** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 12/08/2019
 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, N22
 Proposal: Approval of details pursuant to condition 20 (Electric Vehicle Charging Points) attached to planning permission HGY/2017/3117 (Partial discharge of condition 20 in relation to Blocks A1,2,3,4 and B1,2,3,4)

Application No: **HGY/2019/1821** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 28/08/2019
 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, N22
 Proposal: Approval of details (partial) pursuant to condition 46 (Fibre Broadband Strategy) attached to planning permission HGY/2017/3117 (Partial discharge in relation to Blocks A1-A4 and B1-B4).

Application No: **HGY/2019/1826** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 29/08/2019
 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, N22
 Proposal: Approval of details (partial) pursuant to condition 40 (Waste Management Scheme) attached to planning permission HGY/2017/3117 (Partial discharge in relation to Blocks A1-A4 and B1-B4)

Application No:	HGY/2019/1828	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	11/09/2019
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 N22		
Proposal:	Approval of details pursuant to condition 45 (Affordable Housing Strategy) attached to planning permission HGY/2017/3117 (Partial discharge in relation to Blocks A1-A4 and B1-B4)		
Application No:	HGY/2019/1832	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	12/08/2019
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 N22		
Proposal:	Approval of details pursuant to condition 56 (Cycle Parking Details) attached to planning permission HGY/2017/3117 (Partial discharge in relation to Blocks A1-A4 and B1-B4)		
Application No:	HGY/2019/1833	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	05/08/2019
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 N22		
Proposal:	Approval of details pursuant to partial discharge of condition 54 (Low NOx Boilers - Product Specification and Dry NOx Emissions Details) attached to planning permission HGY/2017/3117 (Partial discharge in relation to Blocks A1-A4 and B1-B4)		
Application No:	HGY/2019/1959	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	29/07/2019
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 N22		
Proposal:	Approval of details pursuant to condition 26 (groundwater management and maintenance) attached to planning permission HGY/2017/3117 (Partial discharge of condition 26 in relation to Blocks B1-B4 only)		
Application No:	HGY/2019/2099	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	20/08/2019
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 N22		
Proposal:	Approval of details pursuant to condition 57 (materials) attached to planning permission HGY/2017/3117 (Partial discharge in relation to Blocks A1-A4 and B1-B4 only)		
Application No:	HGY/2019/2254	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	19/08/2019
Location:	125 Farrant Avenue N22 6PE		
Proposal:	Approval of details pursuant to condition 3 (samples of materials) attached to planning permission HGY/2018/3727.		

TEL Applications Decided: 1

Application No:	HGY/2019/1748	Officer:	Kwaku Bossman-Gyamera
Decision:	RNO	Decision Date:	02/07/2019
Location:	Wood Green Shopping City High Road N22 6YD		
Proposal:	Notification under the Electronic Communications Code Regulations 2003 (as amended) to utilise permitted development rights for installation of a new 300mm dish at 48 metres and bearing 192.7 degrees.		

Total Applications Decided for Ward: 51**WARD: Northumberland Park****ADV Applications Decided: 3**

Application No:	HGY/2019/1719	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	06/08/2019
Location:	775 High Road N17 8AH		
Proposal:	Display of Adverts to shopfront		

Application No: **HGY/2019/1744** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 06/08/2019
 Location: 807 High Road N17 8ER
 Proposal: Proposed non-illuminated fascia sign.

Application No: **HGY/2019/1917** Officer: Gareth Prosser
 Decision: GTD Decision Date: 23/08/2019
 Location: 777 High Road N17 8AH
 Proposal: Display of Adverts to Shopfront

CLDE Applications Decided: 2

Application No: **HGY/2019/1594** Officer: Mercy Oruwari
 Decision: REF Decision Date: 19/08/2019
 Location: 96 Park Lane N17 0JP
 Proposal: Certificate of lawfulness: existing use of Flat 1, 2 and 3 on the first floor and 4, 5 and 6 on the ground floor.

Application No: **HGY/2019/1822** Officer: Laina Levassor
 Decision: GTD Decision Date: 02/08/2019
 Location: 21A St Pauls Road N17 0ND
 Proposal: Certificate of Lawfulness for existing use as 3 self-contained flats.

CLUP Applications Decided: 3

Application No: **HGY/2019/1900** Officer: Mercy Oruwari
 Decision: PERM DEV Decision Date: 06/08/2019
 Location: 64 Bruce Castle Road N17 8NJ
 Proposal: Certificate of lawfulness for the formation of a rear L shaped dormer extension including the insertion of 2 front rooflights.

Application No: **HGY/2019/1958** Officer: Gareth Prosser
 Decision: PERM DEV Decision Date: 18/07/2019
 Location: 48 Argyle Road N17 0BL
 Proposal: Certificate of lawfulness for a proposed single storey rear extension.

Application No: **HGY/2019/2313** Officer: Mercy Oruwari
 Decision: PERM DEV Decision Date: 12/09/2019
 Location: 11 Brantwood Road N17 0DT
 Proposal: Certificate of lawfulness for the formation of a rear dormer and erection of a single storey rear extension - proposed use

FUL Applications Decided: 9

Application No: **HGY/2019/1274** Officer: Neil McClellan
 Decision: GTD Decision Date: 12/07/2019
 Location: St Francis de Sales RC Church & Presbytery 729 High Road N17 8AG
 Proposal: Removal of the existing brick boundary wall and the erection of a new like-for like replacement brick boundary wall, reclaiming and reusing the existing railings and stone copings and as many of the existing bricks as possible. Replacement of the main pedestrian gate on the High Road and the vehicular gate on Brereton Road and the addition of a new pedestrian gate on Brereton Road.

Application No:	HGY/2019/1406	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	19/09/2019
Location:	Unit 4 Leaside Trading Estate Garman Road N17 0QH		
Proposal:	Installation of ventilation system (flues) to existing unit (4) to facilitate a commercial bakery including 24 hour operations and deliveries.		
Application No:	HGY/2019/1472	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	02/07/2019
Location:	Unit 16 Northumberland Park Industrial Estate Willoughby Lane N17 0YL		
Proposal:	Change of use from car workshop (B2) to a motor vehicle testing station.		
Application No:	HGY/2019/1474	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	04/07/2019
Location:	3 College Road N17 8EA		
Proposal:	Erection of a single storey rear and side infill extension.		
Application No:	HGY/2019/1501	Officer:	Neil McClellan
Decision:	GTD	Decision Date:	03/07/2019
Location:	13 Trulock Road N17 0PH		
Proposal:	Retrospective application for the erection of a rear dormer extension.		
Application No:	HGY/2019/1572	Officer:	Jake Atkins
Decision:	GTD	Decision Date:	16/07/2019
Location:	Flat 2 66 Northumberland Park N17 0TT		
Proposal:	Erection of a single-storey rear extension to ground floor flat.		
Application No:	HGY/2019/2006	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	02/09/2019
Location:	Flat 4 66 Northumberland Park N17 0TT		
Proposal:	Loft conversion to provide additional space for the top floor flat.		
Application No:	HGY/2019/2087	Officer:	Gareth Prosser
Decision:	REF	Decision Date:	13/09/2019
Location:	62 Willoughby Lane N17 0SS		
Proposal:	Erection of 2 No two bed dwellings.		
Application No:	HGY/2019/2113	Officer:	Neil McClellan
Decision:	GTD	Decision Date:	29/08/2019
Location:	667 High Road N17 8AD		
Proposal:	Change of Use of vacant laundrette (sui generis use) to a café/restaurant (A3 use).		

LBC Applications Decided: 1

Application No:	HGY/2019/1968	Officer:	Neil McClellan
Decision:	GTD	Decision Date:	15/08/2019
Location:	639 High Road N17 8AA		

Proposal: Application for listed building consent for the following remedial works:

- Installation of brick fix helical bar stitches to both the external and internal brick wall skins to the full height of the cracking;
- Removal of damaged bricks and installation of replacement bricks;
- Repair of external render;
- Installation of internal resin wall ties;
- Reconstruction of the internal wall skin adjacent to the crack;
- Finishing and decorating of the brickwork as existing.

LCD Applications Decided: 4

Application No: HGY/2019/1646 **Officer:** Sarah Madondo

Decision: GTD **Decision Date:** 06/08/2019

Location: 785 High Road N17 8AH

Proposal: Repair and restoration works to the upper facade and ground floor of the front elevation of 785 High Road as follows:

Re-routing rainwater down-pipe;
New double glazed sash windows to the 1st and 2nd floor; and
New timber shopfront and timber entrance door to shopfront access.

Application No: HGY/2019/1716 **Officer:** Gareth Prosser

Decision: GTD **Decision Date:** 06/08/2019

Location: 775 High Road N17 8AH

Proposal: The proposal consists of repair and restoration works to the upper facade and ground floor of the front elevation of 775 High Road as follows:- Repairs, cleaning and re-pointing to the brickwork facade- Reinstatement of parapet cornice- New enlarged double glazed sash windows to the 1st floor- New double glazed sash windows to the 2nd floor- Reinstatement of a new timber shopfront, timber stall riser and timber entrance doors to shopfront and residential access- Reinstatement of shopfront pilasters with new timber fascia, shopfront signage to suit original proportions with concealed LED illum

Application No: HGY/2019/1743 **Officer:** Kwaku Bossman-Gyamara

Decision: GTD **Decision Date:** 06/08/2019

Location: 807 High Road N17 8ER

Proposal: Repair and restoration works to the upper facade and ground floor of the front elevation of 807 High Road.

Application No: HGY/2019/1871 **Officer:** Gareth Prosser

Decision: GTD **Decision Date:** 22/08/2019

Location: 777 High Road N17 8AH

Proposal: Repair and restoration works to the upper facade and ground floor front elevation: - Repairs, cleaning and re-pointing to the brickwork facade - Redecorate parapet cornice- Redecorate sash windows to the 1st floor/ 2nd floor - Reinstatement of a new timber shopfront, tiled stall riser and timber entrance doors to shopfront and residential access double doors- Reinstatement of shopfront pilasters with new timber fascia, shopfront signage to suit original proportions with concealed LED illumination- Repairs and re decoration to existing pilaster head- Removal of satellite dishes, cables and timber battens

NON Applications Decided: 3

Application No: HGY/2019/1703 **Officer:** Gareth Prosser

Decision: GTD **Decision Date:** 25/06/2019

Location: First Floor Flat B 67 Brantwood Road N17 0DT

Proposal: Non Material Amendment to rear dormer granted permission under application (HGY/2018/3131)

Application No:	HGY/2019/1730	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	03/07/2019
Location:	1-36 Taylor Close N17 0UB		
Proposal:	Non-material amendment to the approved scheme at 1-36 Taylor Close, N17 0UB (HGY/2018/2263: Single storey roof extension to two identical buildings (new 3rd floor) comprising 9 additional residential accommodation (2no.1-bed, 4no.2-bed & 3no. 3-bed flats with terraces), associated waste & recycling enclosures, secure cycle storage and amenity space with landscaping, including overall building refurbishment.) New AOV rooflights proposed, removal of 3 rooflights and changes to the side gable end walls.		
Application No:	HGY/2019/1873	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	02/08/2019
Location:	Tottenham Hotspur Football Club 748 High Road N17 0AP		
Proposal:	Application under S.96A of the Town and Country Planning Act 1990 to apply for non-material amendments to the stadium seating bowl and a consequential amendment to the maximum seating capacity.		
PNE	Applications Decided:	1	
Application No:	HGY/2019/1544	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	11/07/2019
Location:	64 Bruce Castle Road N17 8NJ		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 3.3m, for which the maximum height would be 3m and for which the height of the eaves would be 2.5m		
RES	Applications Decided:	6	
Application No:	HGY/2019/0527	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	28/08/2019
Location:	Public House 102 Northumberland Park N17 0TS		
Proposal:	Approval of details pursuant to condition 11 (desktop study) attached to planning permission HGY/2017/2821.		
Application No:	HGY/2019/0745	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	15/07/2019
Location:	Public House 102 Northumberland Park N17 0TS		
Proposal:	Approval of details pursuant to condition 3 (materials) attached to planning permission HGY/2017/2821.		
Application No:	HGY/2019/1616	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	09/07/2019
Location:	655 High Road N17 8AA		
Proposal:	Approval of details pursuant to condition 3 (external materials and details) attached to planning permission HGY/2018/2186.		
Application No:	HGY/2019/1676	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	28/06/2019
Location:	White Hart Lane Railway Station White Hart Lane N17 8HH		
Proposal:	Approval of details pursuant to condition 6 (signage strategy) attached to planning permission HGY/2016/2573		
Application No:	HGY/2019/1700	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	09/09/2019
Location:	Public House 102 Northumberland Park N17 0TS		
Proposal:	Approval of details pursuant to conditions 6 (Construction Management Plan) and 13 (Air Quality & Dust Management Plan) attached to planning permission HGY/2017/2821.		

Application No: **HGY/2019/1997** Officer: Gareth Prosser
 Decision: GTD Decision Date: 22/08/2019
 Location: Public House 102 Northumberland Park N17 0TS
 Proposal: Approval of details pursuant to condition 4 (hard and soft landscaping) attached to planning permission HGY/2017/2821.

TEL Applications Decided: 3

Application No: **HGY/2019/1842** Officer: Kwaku Bossman-Gyamera
 Decision: REF Decision Date: 19/08/2019
 Location: Land At Public Convenience Adjacent 724-726 High Road N17 0AG
 Proposal: Retrospective planning permission to retain the existing 20m slimline monopole supporting 6no shrouded antennas, 3no equipment cabinets and ancillary development thereto for a further 6 months

Application No: **HGY/2019/1886** Officer: Kwaku Bossman-Gyamera
 Decision: RNO Decision Date: 23/07/2019
 Location: Kenneth Robbins House Northumberland Park N17 0QA
 Proposal: Notification under the Electronic Communications Code Regulations 2003 (as amended) to utilise permitted development rights for the replacement of 3No existing antenna with 3No similar antenna attached to existing support poles, installation of new ancillary equipment attached to existing antenna support poles and new freestanding frames, internal works to existing rooftop cabin, associated ancillary works

Application No: **HGY/2019/1924** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 29/08/2019
 Location: Corner of Tariff Road and Brantwood Road N17
 Proposal: Installation of a 20m monopole, 12 no. apertures, equipment cabinets, along with the removal of the existing 9.7m monopole, 3 no. antennas, redundant equipment cabinets and development ancillary thereto.

Total Applications Decided for Ward: 35WARD: **St Anns****ADV Applications Decided: 2**

Application No: **HGY/2019/2025** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 05/09/2019
 Location: 60 Grand Parade N4 1AF
 Proposal: Installation of externally illuminated fascia sign.

Application No: **HGY/2019/2105** Officer: Sarah Madondo
 Decision: GTD Decision Date: 09/09/2019
 Location: 65 Grand Parade N4 1AF
 Proposal: Display of externally illuminated fascia sign and an internally illuminated box sign.

CLDE Applications Decided: 4

Application No: **HGY/2019/1778** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 09/07/2019
 Location: 63 Cranleigh Road N15 3AH
 Proposal: Use of property as four self-contained flats (certificate of lawfulness for an existing use)

Application No:	HGY/2019/1899	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	05/08/2019
Location:	Flats 1-4 6 Ritches Road N15 3TB		
Proposal:	Certificate of lawfulness: existing use of 4 self-contained flat		
Application No:	HGY/2019/1901	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	06/08/2019
Location:	47 Rutland Gardens N4 1JN		
Proposal:	Certificate of lawfulness: existing use of 2 self-contained flats		
Application No:	HGY/2019/1915	Officer:	Mercy Oruwari
Decision:	REF	Decision Date:	23/08/2019
Location:	724 Seven Sisters Road N15 5NH		
Proposal:	Certificate of Lawfulness for the existing use of the 1st and 2nd floors of the property as 2 self-contained flats.		

CLUP Applications Decided: 5

Application No:	HGY/2019/1681	Officer:	Laina Levassor
Decision:	PERM DEV	Decision Date:	10/07/2019
Location:	46 Harringay Road N15 3JD		
Proposal:	Certificate of Lawfulness for proposed rear dormer and outrigger extension to facilitate a loft conversion.		
Application No:	HGY/2019/1856	Officer:	Mercy Oruwari
Decision:	PERM DEV	Decision Date:	30/07/2019
Location:	54 Avondale Road N15 3SH		
Proposal:	Certificate of lawfulness for the formation of a rear L shaped dormer extension including the insertion of 2 front rooflights and a window to the side elevation.		
Application No:	HGY/2019/1944	Officer:	Valerie Okeiyi
Decision:	PERM DEV	Decision Date:	21/08/2019
Location:	35 Harringay Road N15 3JB		
Proposal:	Certificate of lawfulness (proposed use) for loft extension.		
Application No:	HGY/2019/1956	Officer:	Gareth Prosser
Decision:	PERM DEV	Decision Date:	18/07/2019
Location:	20 Suffolk Road N15 5RN		
Proposal:	Certificate of lawfulness for a proposed outbuilding in rear garden.		
Application No:	HGY/2019/2164	Officer:	Laina Levassor
Decision:	PERM DEV	Decision Date:	16/09/2019
Location:	105 Roseberry Gardens N4 1JH		
Proposal:	Certificate of Lawfulness for proposed rear dormer and outrigger extension to facilitate a loft conversion		

FUL Applications Decided: 14

Application No:	HGY/2018/1498	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	23/07/2019
Location:	13-16 Grand Parade N4 1LA		
Proposal:	Reconfiguration to existing 7 flats on upper floors, together with rear extensions to first and second floors and rear dormer window to create 8 self-contained flats (2 x 1 bedroom, 4 x 2 bedrooms, 2 x 3 bedrooms). Alterations to external elevations. Extension to ground floor commercial retail unit with alterations to elevations to Salisbury Road involving new shopfront. Erection of a three - storey building to create 2 x 2 bedroom flats and ancillary facilities. Service area and refuse facilities fronting Salisbury Road.		
Application No:	HGY/2019/1319	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	21/08/2019
Location:	33a-33b Grand Parade N4 1LG		
Proposal:	Side extension to ground floor office unit and erection of mansard roof to extend a one bedroom flat.		
Application No:	HGY/2019/1396	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	01/08/2019
Location:	348 Hermitage Road N15 5RE		
Proposal:	Redevelopment of the MOT garage (amended scheme)		
Application No:	HGY/2019/1588	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	15/07/2019
Location:	75 Glenwood Road N15 3JS		
Proposal:	Erection of single storey side and rear extension.		
Application No:	HGY/2019/1592	Officer:	Gareth Prosser
Decision:	REF	Decision Date:	16/07/2019
Location:	449A West Green Road N15 3PL		
Proposal:	Erection of additional second storey to create extra living space to existing flat.		
Application No:	HGY/2019/1614	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	19/09/2019
Location:	24A Conway Road N15 3BD		
Proposal:	Proposed conversion of a rear flat roof into a roof terrace / garden with associated alterations to the rear elevation of the property.		
Application No:	HGY/2019/1640	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	25/07/2019
Location:	95 Chesterfield Gardens N4 1LW		
Proposal:	Alterations to existing rear-side extension with the insertion of 3 skylights at roof level.		
Application No:	HGY/2019/1755	Officer:	Sarah Madondo
Decision:	REF	Decision Date:	16/08/2019
Location:	444-450 St Anns Road N15 3JH		
Proposal:	Erection of part two-storey rear extensions to form outriggers with pitched roofs to the rear of terrace.		

Application No:	HGY/2019/1936	Officer:	Kwaku Bossman-Gyamera
Decision:	REF	Decision Date:	09/09/2019
Location:	94 Harringay Road N15 3HX		
Proposal:	Proposed ground floor side infill/rear extension		
Application No:	HGY/2019/1990	Officer:	Gareth Prosser
Decision:	REF	Decision Date:	29/08/2019
Location:	115 Rutland Gardens N4 1JW		
Proposal:	Conversion of C3 family residence into 7 Room 7 person HMO with shared facilities.		
Application No:	HGY/2019/2003	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	16/08/2019
Location:	First Floor Flat Flat B 30 Kimberley Gardens N4 1LF		
Proposal:	Construction of a roof extension to rear roof slope and outrigger and rooflight to the front roof slope.		
Application No:	HGY/2019/2024	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	02/09/2019
Location:	60 Grand Parade N4 1AF		
Proposal:	Change of use to mixed retail and cafe (A1/A3) use with new shopfront.		
Application No:	HGY/2019/2104	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	09/09/2019
Location:	65 Grand Parade N4 1AF		
Proposal:	Installation of new shopfront.		
Application No:	HGY/2019/2160	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	10/09/2019
Location:	31 Abbotsford Avenue N15 3BT		
Proposal:	Construction of a roof extension involving a rear dormer and single storey side extension to facilitate the conversion of the property into 2 x self-contained flats.		
NON Applications Decided: 3			
Application No:	HGY/2019/0910	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	23/07/2019
Location:	St Anns General Hospital St Anns Road N15 3TH		
Proposal:	Non-material amendment to planning permission ref. HYG/2018/0382 for design changes to approved hospital building including reduced window heights, omission of 'Jali' screen detailing to windows, revised brick detailing around windows, provision of new windows, increased building parapet height and change to roof plant materials, plus changes across the rest of the medical campus site including amended access canopy design, addition of new reception building, amended size and siting to substation and switch room buildings and amended north boundary wall design.		
Application No:	HGY/2019/2337	Officer:	Neil McClellan
Decision:	GTD	Decision Date:	28/08/2019
Location:	736 Seven Sisters Road N15 5NH		
Proposal:	Application for non-material amendments to the existing planning permission (Ref: HGY/2019/1175) for external alterations to the building. The amendments being sought are the retention of existing windows that were to be removed as part of the previously approved scheme and for the installation of a new fire door.		

Application No: **HGY/2019/2338** Officer: Neil McClellan
 Decision: GTD Decision Date: 28/08/2019
 Location: 736 Seven Sisters Road N15 5NH
 Proposal: Application for non-material amendments to the existing planning permission (Ref: HGY/2019/1176) for the installation of a Class A1 mezzanine floor. The amendments being sought are the repositioning of the mezzanine stairs and the installation of an internal wall on the new mezzanine level.

PNE Applications Decided: 2

Application No: **HGY/2019/1655** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 30/07/2019
 Location: 235 St Anns Road N15 5RG
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 4.59m, for which the maximum height would be 2.9m and for which the height of the eaves would be 2.9m

Application No: **HGY/2019/1761** Officer: Laina Levassor
 Decision: PN REFUSED Decision Date: 05/08/2019
 Location: 3 Clinton Road N15 5BH
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 4.5m, for which the maximum height would be 3m and for which the height of the eaves would be 3m.

Total Applications Decided for Ward: 30WARD: **Seven Sisters****ADV Applications Decided: 2**

Application No: **HGY/2019/1451** Officer: Gareth Prosser
 Decision: GTD Decision Date: 24/06/2019
 Location: 21-25 Fladbury Road N15 6SB
 Proposal: Advertisement Consent for installation of an ATM to be installed through a secure panel to the far left hand side of the shop front.

Application No: **HGY/2019/2061** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 10/09/2019
 Location: 72-76 High Road N15 6JU
 Proposal: Installation of internally illuminated fascia signs along front and side elevations of the buildings.

CLDE Applications Decided: 1

Application No: **HGY/2019/2149** Officer: Laina Levassor
 Decision: GTD Decision Date: 11/09/2019
 Location: 253 Hermitage Road N4 1NP
 Proposal: Certificate of Lawfulness for existing use as two self-contained flats

CLUP Applications Decided: 5

Application No: **HGY/2019/1682** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 27/06/2019
 Location: 67 Fairview Road N15 6LH
 Proposal: Certificate of Lawfulness for proposed rear dormer to facilitate a loft conversion.

Application No:	HGY/2019/1908	Officer:	Mercy Oruwari
Decision:	PERM DEV	Decision Date:	16/08/2019
Location:	60 Elm Park Avenue N15 6UY		
Proposal:	Certificate of lawfulness for the erection of a front porch.		
Application No:	HGY/2019/1914	Officer:	Mercy Oruwari
Decision:	PERM DEV	Decision Date:	06/09/2019
Location:	17 Beechfield Road N4 1PD		
Proposal:	Certificate of lawfulness for the proposed formation of a rear dormer and roof extension.		
Application No:	HGY/2019/2183	Officer:	Mercy Oruwari
Decision:	PERM DEV	Decision Date:	05/09/2019
Location:	51 Daleview Road N15 6PL		
Proposal:	Certificate of lawfulness for the formation of a dormer on the rear outrigger including the insertion of side elevation window.		
Application No:	HGY/2019/2229	Officer:	Mercy Oruwari
Decision:	PERM DEV	Decision Date:	18/09/2019
Location:	2 Oakdale Road N4 1NX		
Proposal:	Certificate of lawfulness for the formation of a rear dormer and hip to gable extension including the insertion of 2 front rooflights.		

FUL Applications Decided: 31

Application No:	HGY/2017/3586	Officer:	Neil McClellan
Decision:	GTD	Decision Date:	09/09/2019
Location:	Land adjacent to 20 Ermine Road N15 6DB		
Proposal:	Residential development comprising 6 no. three-storey dwellings (4-bed), with associated car parking, cycle and bin storage, landscaping together with the provision of an ecological enhancement area.		
Application No:	HGY/2019/1226	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	24/06/2019
Location:	6 Heysham Road N15 6HL		
Proposal:	Installation of raised platform / timber decking area (retrospective application).		
Application No:	HGY/2019/1241	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	24/06/2019
Location:	15 Beechfield Road N4 1PD		
Proposal:	Erection of a single storey side/ infill rear extension		
Application No:	HGY/2019/1304	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	09/07/2019
Location:	66 Plevna Crescent N15 6DW		
Proposal:	Alterations and enlargement to front balcony. New first floor balcony to the rear.		
Application No:	HGY/2019/1323	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	10/09/2019
Location:	Second Floor Flat 57 Elm Park Avenue N15 6UW		
Proposal:	Erection of additional storey 'Type 3' roof extension.		

Application No:	HGY/2019/1341	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	09/07/2019
Location:	10 Hermitage Road N4 1DB		
Proposal:	Single storey ground floor rear extension with flat roof		
Application No:	HGY/2019/1357	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	19/07/2019
Location:	55 Beechfield Road N4 1PD		
Proposal:	Erection of a two storey side extension with pitched roof and erection of a rear roof dormer extension together with 2 x rooflights		
Application No:	HGY/2019/1380	Officer:	Sarah Madondo
Decision:	REF	Decision Date:	08/07/2019
Location:	128-130 Wargrave Avenue N15 6UA		
Proposal:	Erection of part first floor rear extension to 128-130 Wargrave Avenue.		
Application No:	HGY/2019/1450	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	24/06/2019
Location:	21-25 Fladbury Road N15 6SB		
Proposal:	Installation of an ATM to be installed through a secure panel to the far left hand side of the shop front.		
Application No:	HGY/2019/1567	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	18/07/2019
Location:	84 Crowland Road N15 6UU		
Proposal:	Formation of double storey loft conversion and erection of 3m ground floor rear extension.		
Application No:	HGY/2019/1575	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	24/07/2019
Location:	30 Plevna Crescent N15 6DN		
Proposal:	Insertion of three roof lights to the front and three roof lights to the back, and insertion of window to front elevation.		
Application No:	HGY/2019/1639	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	01/08/2019
Location:	1 Rostrevor Avenue N15 6LA		
Proposal:	Erection of a type 3 loft extension		
Application No:	HGY/2019/1642	Officer:	Sarah Madondo
Decision:	REF	Decision Date:	02/08/2019
Location:	102 Wargrave Avenue N15 6UA		
Proposal:	Retrospective planning application for the retention of part single, part 2 storey rear extension.		
Application No:	HGY/2019/1644	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	08/08/2019
Location:	38-40 Fairview Road N15 6LJ		
Proposal:	Erection of a single storey rear extension to No. 38 and first floor rear extensions to both No's. 38 and 40.		

Application No:	HGY/2019/1731	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	02/08/2019
Location:	Store adjoining 2 Frinton Road N15 6NH		
Proposal:	Development of land previously used as a scrap yard into a new one-bedroom dwelling.		
Application No:	HGY/2019/1789	Officer:	Gareth Prosser
Decision:	REF	Decision Date:	07/08/2019
Location:	66-68 Elm Park Avenue N15 6UY		
Proposal:	Erection of two first floor rear extensions across No. 66 & 68.		
Application No:	HGY/2019/1839	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	19/08/2019
Location:	3 Elm Park Avenue N15 6AL		
Proposal:	Erection of a type 3 loft extension.		
Application No:	HGY/2019/1860	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	06/09/2019
Location:	16 Crowland Road N15 6UT		
Proposal:	Erection of rear ground floor extension to provide a separate bedroom space.		
Application No:	HGY/2019/1862	Officer:	Sarah Madondo
Decision:	REF	Decision Date:	16/08/2019
Location:	66 Hillside Road N15 6NB		
Proposal:	Erection of first floor rear extension.		
Application No:	HGY/2019/1897	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	27/08/2019
Location:	12-14 Lockmead Road N15 6BX		
Proposal:	Extension of No. 12 and the rebuilding of 14 Lockmead Road, incorporating 2 storey roof extension (type-3), a single-storey ground floor rear extensions and 1st and 2nd floor rear extensions (This is a revision to the scheme previously approved under reference number: HGY/2018/3504).		
Application No:	HGY/2019/1928	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	03/09/2019
Location:	16 Gladesmore Road N15 6TB		
Proposal:	Erection of 'Type 3' roof extension.		
Application No:	HGY/2019/1932	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	10/09/2019
Location:	Flat B 69 Ferndale Road N15 6UG		
Proposal:	Erection of a "Type 2" roof extension existing first floor flat.		
Application No:	HGY/2019/1933	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	03/09/2019
Location:	Flat B 69 Ferndale Road N15 6UG		
Proposal:	Formation of loft conversion with a rear dormer extension, including front velux skylights to the first floor flat.		

Application No:	HGY/2019/1961	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	22/08/2019
Location:	103 & 105 Gladesmore Road N15 6TL		
Proposal:	Erection of single storey 'infill' extensions on rear side return passages.		
Application No:	HGY/2019/1987	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	20/08/2019
Location:	135 Fairview Road N15 6TS		
Proposal:	Erection of a type 2 extension.		
Application No:	HGY/2019/1995	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	16/08/2019
Location:	73 Hermitage Road N4 1LU		
Proposal:	Erection of a single storey wrap around extension to a mid-terrace house, creating a larger kitchen / living space		
Application No:	HGY/2019/1999	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	22/08/2019
Location:	Basement Flat 3 Vartry Road N15 6PR		
Proposal:	Erection of front boundary wall.		
Application No:	HGY/2019/2007	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	05/09/2019
Location:	Betting Office 238 Hermitage Road N4 1NR		
Proposal:	Change of use from betting shop (sui generis) to 1 no. self-contained flat (C3) and associated alterations to the front and rear elevations.		
Application No:	HGY/2019/2039	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	22/08/2019
Location:	35 Plevna Crescent N15 6DX		
Proposal:	Single storey side extension.		
Application No:	HGY/2019/2181	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	16/09/2019
Location:	61 Daleview Road N15 6PL		
Proposal:	Side infill extension		
Application No:	HGY/2019/2328	Officer:	Neil McClellan
Decision:	GTD	Decision Date:	18/09/2019
Location:	58-60 High Road N15 6JU		
Proposal:	Full planning application for the erection of a new third storey mansard roof extension, and the erection of rear extensions at first and second storey to create a 13-bedroom house in multiple occupation (use class sui generis) on the buildings upper floors, alterations and reconfiguration of the ground floor to create a self-contained 1-bedroom flat with private courtyard to the rear and a reduced public house to the front. Proposal includes, new cycle storage, refuse storage and the replacement of existing upvc windows with new aluminium windows on the buildings front facade.		

Application No: **HGY/2019/2466** Officer: Roland Sheldon
 Decision: REF Decision Date: 16/09/2019
 Location: Ground Floor Flat 27 Vale Road N4 1QA
 Proposal: Non-material amendment following a grant of planning permission HGY/2018/2327 to raise boundary wall from 2.3m to 2.5m.

PNE Applications Decided: 11

Application No: **HGY/2019/1471** Officer: Laina Levassor
 Decision: PN REFUSED Decision Date: 03/07/2019
 Location: 156 Gladesmore Road N15 6TH
 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 3m

Application No: **HGY/2019/1534** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 19/07/2019
 Location: 1 Rostrevor Avenue N15 6LA
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m.

Application No: **HGY/2019/1720** Officer: Laina Levassor
 Decision: PN REFUSED Decision Date: 30/07/2019
 Location: 5 Clifton Gardens N15 6AP
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 5.52m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

Application No: **HGY/2019/1746** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 08/08/2019
 Location: 17 Beechfield Road N4 1PD
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 2.6m and for which the height of the eaves would be 2.6m.

Application No: **HGY/2019/1800** Officer: Laina Levassor
 Decision: PN REFUSED Decision Date: 15/08/2019
 Location: 109 Wargrave Avenue N15 6TU
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 4m and for which the height of the eaves would be 3m

Application No: **HGY/2019/1802** Officer: Laina Levassor
 Decision: PN REFUSED Decision Date: 16/08/2019
 Location: 16 Gladesmore Road N15 6TB
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 5m, for which the maximum height would be 3m and for which the height of the eaves would be 3m.

Application No: **HGY/2019/1809** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 02/08/2019
 Location: 51 Daleview Road N15 6PL
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m.

Application No: **HGY/2019/1938** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 27/08/2019
 Location: 156 Gladesmore Road N15 6TH
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 5.9m, for which the maximum height would be 3.5m and for which the height of the eaves would be 3m

Application No:	HGY/2019/1957	Officer:	Laina Levassor
Decision:	PNR	Decision Date:	27/08/2019
Location:	156 Gladesmore Road N15 6TH		
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 3.4m and for which the height of the eaves would be 2.9m		
Application No:	HGY/2019/2088	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	02/09/2019
Location:	100 Wargrave Avenue N15 6UA		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m		
Application No:	HGY/2019/2133	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	16/09/2019
Location:	5 Clifton Gardens N15 6AP		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 5.529m, for which the maximum height would be 3m and for which the height of the eaves would be 3m		

RES Applications Decided: 2

Application No:	HGY/2019/1185	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	21/08/2019
Location:	Land rear of Plevna Crescent N15		
Proposal:	Approval of details pursuant to condition 11 (Piling method statement) attached to planning permission HGY/2017/2036.		
Application No:	HGY/2019/2074	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	06/08/2019
Location:	7 Linkway N4 1QF		
Proposal:	Approval of details pursuant to conditions 3 (Cycle storage) & 4 (Refuse storage) attached to planning permission HGY/2018/3018		

TEL Applications Decided: 2

Application No:	HGY/2019/1751	Officer:	Kwaku Bossman-Gyamera
Decision:	RNO	Decision Date:	03/07/2019
Location:	Telephone Exchange Seven Sisters Road N15 6HR		
Proposal:	Notification under the Electronic Communications Code Regulations 2003 to utilise permitted development rights to remove 3 x existing Commscope RYVV-65B-R4 antenna at 20.39m, install 3 x Commscope EGYHHTT -65B-R6 antenna at 20.39m on existing steelwork, install 6 x ERS Units on existing ERS rails, install 1 x GPS Module at 21.7m on the existing support pole, and ancillary works including fibre cables, Bobs & Cabinet refresh works		
Application No:	HGY/2019/1893	Officer:	Kwaku Bossman-Gyamera
Decision:	RNO	Decision Date:	23/07/2019
Location:	Eckington House Fladbury Road N15 6SH		
Proposal:	Notification under the Electronic Communications Code Regulations 2003 (as amended) to utilise permitted development rights for the replacement of 3No antenna with 3No similar antenna in the same locations as existing, installation of associated ancillary equipment attached to antenna support poles, internal works to existing rooftop cabin, associated ancillary works		

Total Applications Decided for Ward: 55**WARD: Stroud Green****CLDE Applications Decided: 1**

Application No: **HGY/2019/2194** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 09/09/2019
 Location: 25 Ossian Road N4 4DX
 Proposal: Certificate of lawfulness: existing use of 5 self-contained flats.

FLEX Applications Decided: 1

Application No: **HGY/2019/1565** Officer: Matthew Gunning
 Decision: FLEXGTD Decision Date: 24/07/2019
 Location: 4 Ferme Park Road N4 4ED
 Proposal: Flexible Change of use under Class D of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 starting from 2nd April 2019: Existing Use A1 (newsagent) Proposed Use A1 (sandwich bar)

FUL Applications Decided: 30

Application No: **HGY/2018/1254** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 18/07/2019
 Location: 18A Stroud Green Road N4 3EA
 Proposal: Erection of demountable 3 storey office building.

Application No: **HGY/2019/0976** Officer: Samuel Uff
 Decision: REF Decision Date: 19/07/2019
 Location: Flat D 133 Stapleton Hall Road N4 4RB
 Proposal: Alteration of rear window to French windows and use of rear flat roof as balcony with associated screening.

Application No: **HGY/2019/0989** Officer: Roland Sheldon
 Decision: GTD Decision Date: 02/07/2019
 Location: 33 Dagmar Road N4 4NY
 Proposal: Demolition of existing buildings and erection of 3-storey building (with basement level) containing 6 self-contained residential units.

Application No: **HGY/2019/1295** Officer: Neil McClellan
 Decision: GTD Decision Date: 04/07/2019
 Location: Flat 2 168 Weston Park N8 9PN
 Proposal: First floor rear extension

Application No: **HGY/2019/1335** Officer: Matthew Gunning
 Decision: GTD Decision Date: 01/07/2019
 Location: 32 Ridge Road N8 9LH
 Proposal: Single storey rear extension

Application No: **HGY/2019/1366** Officer: Matthew Gunning
 Decision: GTD Decision Date: 01/07/2019
 Location: 73 Nelson Road N8 9RS
 Proposal: Proposed single storey side infill

Application No:	HGY/2019/1372	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	02/07/2019
Location:	39 Oxford Road N4 3EY		
Proposal:	Proposed single storey ground floor side to rear extension.		
Application No:	HGY/2019/1378	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	27/06/2019
Location:	12 Perth Road N4 3HB		
Proposal:	Erection of rear dormer, insertion of 2 front rooflights.		
Application No:	HGY/2019/1390	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	17/07/2019
Location:	Flat A 42 Ferme Park Road N4 4ED		
Proposal:	Erection of single storey rear extension		
Application No:	HGY/2019/1393	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	24/06/2019
Location:	15 Albany Road N4 4RR		
Proposal:	Alterations to window openings at rear lower ground floor level; alterations to balcony and external stair at rear raised ground floor / lower ground floor level; alterations to window opening in existing rear roof dormer; insertion of two new windows in side wall at lower ground / raised ground floor level		
Application No:	HGY/2019/1441	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	16/07/2019
Location:	Ground Floor Flat 37 Stapleton Hall Road N4 3QE		
Proposal:	Erection of single storey rear and side extensions		
Application No:	HGY/2019/1566	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	15/07/2019
Location:	Flat B 133 Stapleton Hall Road N4 4RB		
Proposal:	Proposed rear conservatory.		
Application No:	HGY/2019/1568	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	18/07/2019
Location:	136 Ferme Park Road N8 9SE		
Proposal:	Basement extension, front light well, hip-to-gable roof extension, loft conversion + internal alterations to provide four self-contained flats (2 x 2-bed, 1 x 1-bed + studio).		
Application No:	HGY/2019/1583	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	18/07/2019
Location:	Flat 3 56 Stapleton Hall Road N4 3QG		
Proposal:	Formation of a roof terrace to existing flat (Class use C3)		
Application No:	HGY/2019/1586	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	16/07/2019
Location:	48 Perth Road N4 3HB		
Proposal:	Erection of first floor rear extension and new roof light (Class use C3)		

Application No:	HGY/2019/1602	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	29/07/2019
Location:	10 Victoria Terrace N4 4DA		
Proposal:	Erection of rear dormer roof extension and front rooflights		
Application No:	HGY/2019/1683	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	01/08/2019
Location:	Flat D 2 Ridge Road N8 9LG		
Proposal:	Installation of a front rooflight and a first floor side window.		
Application No:	HGY/2019/1684	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	06/08/2019
Location:	41 Nelson Road N8 9RX		
Proposal:	Erection of part single, part 2-storey, part 3-storey rear extension.		
Application No:	HGY/2019/1707	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	14/08/2019
Location:	Upper Flat 37 Stapleton Hall Road N4 3QE		
Proposal:	Work to the Upper (first) floor flat to make the rear room larger by extending. A Juliet balcony will be proposed on the new extension on the rear face of the property overlooking the garden. The length of the extension to be 2.5meters which to match with the neighbouring property number 35 Stapleton Hall Road (application has already been granted, ref HGY/2014/2056). The permission has already been sought for the ground floor extension (ref HGY/2019/1441). All the materials to be matched with the existing property. Retain and enhance historic features in the existing property so that the property retains its historic character.		
Application No:	HGY/2019/1709	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	16/08/2019
Location:	35 Upper Tollington Park N4 3EJ		
Proposal:	Proposed ground floor side / rear extension and all associated works.		
Application No:	HGY/2019/1710	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	16/08/2019
Location:	Ground Floor Flat 47 Lorne Road N4 3RU		
Proposal:	Small side extension to the rear of the ground floor flat.		
Application No:	HGY/2019/1727	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	31/07/2019
Location:	Flat C 82 Upper Tollington Park N4 4NB		
Proposal:	Installation of external air conditioning unit to rear gable, with associated pipework		
Application No:	HGY/2019/1766	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	05/08/2019
Location:	Basement Flat A 14 Ferme Park Road N4 4ED		
Proposal:	Erection of single storey rear extension and external alterations to the existing ground floor rear elevation window and door.		

Application No:	HGY/2019/1787	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	12/08/2019
Location:	40 Stroud Green Road N4 3ES		
Proposal:	Change of use of upper floors into 2 self-contained flats.		
Application No:	HGY/2019/1863	Officer:	Tania Skelli
Decision:	REF	Decision Date:	02/09/2019
Location:	29 Oxford Road N4 3HA		
Proposal:	Formation of dormer window within rear roofslope to existing single-dwelling-house. Alterations to front roofslope (Class use C3)		
Application No:	HGY/2019/1865	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	19/08/2019
Location:	Flat A 45 Lorne Road N4 3RU		
Proposal:	Full width extension to ground floor garden flat replacing existing rear extension.		
Application No:	HGY/2019/1867	Officer:	Tania Skelli
Decision:	REF	Decision Date:	03/09/2019
Location:	Second Floor Flat 12 Ridge Road N8 9LG		
Proposal:	Formation of dormer window with balcony within rear roofslope. New side window at 2nd floor level and 2 new rooflights to front roofslope (Class use C3).		
Application No:	HGY/2019/1960	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	08/08/2019
Location:	108 Weston Park N8 9PN		
Proposal:	Erection of single storey side return and rear 'wraparound' extension.		
Application No:	HGY/2019/2138	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	13/09/2019
Location:	Ground Floor Flat 187 Mount View Road N4 4JT		
Proposal:	Erection of outbuilding in rear garden.		
Application No:	HGY/2019/2207	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	16/09/2019
Location:	91 Inderwick Road N8 9LA		
Proposal:	Demolition of existing infill and erection of single storey ground floor side to rear and linked single storey rear extension.		
LBC Applications Decided: 2			
Application No:	HGY/2019/1224	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	09/07/2019
Location:	Stroud Green Primary School Woodstock Road N4 3EX		
Proposal:	Works to upgrade and/or replace existing fire doors, screens, roof loft hatches and associated works of fire stopping within the main school building to improve the fire compartmentation and safe means of escape in line with the Fire Risk Assessment. Minor repairs to existing external timber doors and windows.		

Application No: **HGY/2019/1762** Officer: Matthew Gunning
 Decision: GTD Decision Date: 02/08/2019
 Location: Stroud Green Primary School Woodstock Road N4 3EX
 Proposal: Listed building consent for the renewal of existing electrical system including the lighting system due to the current system exhibiting a number of non complaint and C2 rated issues as well as generally reaching the end of its service life.

LCD Applications Decided: 1

Application No: **HGY/2019/1314** Officer: Jake Atkins
 Decision: GTD Decision Date: 24/06/2019
 Location: 25, 25a, 27 and 27a Cornwall Road N4 4PH
 Proposal: Replacement windows and doors

NON Applications Decided: 4

Application No: **HGY/2019/1647** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 04/07/2019
 Location: 92 Florence Road N4 4DR
 Proposal: Non-material amendment following a grant of planning permission HGY/2018/1318 involving alterations to skylights on the ground floor, changes in colour to upper floor rear elevation windows including grey painted brick to the first floor rear and side elevations.

Application No: **HGY/2019/1756** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 03/07/2019
 Location: 194 Stroud Green Road N4 3RN
 Proposal: Non-material amendment following a grant of planning permission HGY/2018/2395 involving the insertion of skylight windows in the front & rear elevation.

Application No: **HGY/2019/2259** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 20/08/2019
 Location: 10 Victoria Terrace N4 4DA
 Proposal: Non-material amendment following a grant of planning permission HGY/2019/0063 involving a reduction in the width of the ground floor extension.

Application No: **HGY/2019/2277** Officer: Matthew Gunning
 Decision: GTD Decision Date: 13/09/2019
 Location: Flat 1 92 Ferme Park Road N8 9SD
 Proposal: Non-material amendment following a grant of planning permission HGY/2019/1105 to block up and relocate side door to existing outrigger (Flat 2), and to adjust footprint to approved side rear extension to fill in the small alleyway previously left as access to this door.

PNC Applications Decided: 1

Application No: **HGY/2019/1985** Officer: Elizabeth Reynolds
 Decision: PN REFUSED Decision Date: 30/08/2019
 Location: 49A Oxford Road N4 3EY
 Proposal: Prior approval for change of use from B1(a) (offices) to C3 (residential) to create 14 residential units

RES Applications Decided: 1

Application No: **HGY/2019/1988** Officer: Roland Sheldon
 Decision: GTD Decision Date: 22/08/2019
 Location: 8 Ferme Park Road N4 4ED
 Proposal: Discharge of conditions 4 (refuse) and 5 (cycle storage) of planning permission HGY/2018/3094.

TEL Applications Decided: 1

Application No: **HGY/2019/1895** Officer: Kwaku Bossman-Gyamera
 Decision: RNO Decision Date: 01/08/2019
 Location: Rooftop Communications Station Video Court Mount View Road N4 4SJ
 Proposal: Formal notification in writing of 28 days notice in advance, in accordance with Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 (as amended). The proposed development comprises the replacement of 3No. antennas, replacement of 1No. cabinet and development ancillary thereto.

TPO Applications Decided: 1

Application No: **HGY/2019/1685** Officer: Matthew Gunning
 Decision: GTD Decision Date: 30/07/2019
 Location: Units 9-10 Cranford Way N8 9DG
 Proposal: Works to trees protected by a TPO: 3 Swedish whitebeams (numbers 5,6,7 on map) The trees are located opposite unit 10 and to the rear of houses 58, 60, 62 Uplands Road. Crown reduce by up to 40% of canopy volume, this is approximately 2 -3m in branch length leaving cuts no greater than 10 -15cm diameter. The trees are not to be pollarded. Furnishing growth is to be left where practicable and the remainder of the crown is not to be thinned. This is to allow for the trees to recover adequately and retain amenity and screening value.

Total Applications Decided for Ward: 43WARD: **Tottenham Green****CLDE Applications Decided: 1**

Application No: **HGY/2019/1715** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 16/07/2019
 Location: 34 Westerfield Road N15 5LD
 Proposal: Certificate of lawfulness: existing use. 2 self-contained flats

CLUP Applications Decided: 4

Application No: **HGY/2019/1477** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 02/07/2019
 Location: 87 Seaford Road N15 5DX
 Proposal: Certificate of Lawfulness for proposed rear dormer to facilitate loft conversion.

Application No: **HGY/2019/1702** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 27/06/2019
 Location: 184 Seaford Road N15 5DS
 Proposal: Certificate of Lawfulness for proposed replacement of existing rear/side infill extension, replacement of existing roof materials, replacement of existing front and rear windows and doors, proposed rear dormer and outrigger extensions to facilitate a loft conversion.

Application No:	HGY/2019/1712	Officer:	Mercy Oruwari
Decision:	PERM DEV	Decision Date:	11/07/2019
Location:	52 Braemar Road N15 5HU		
Proposal:	Certificate of lawfulness for the formation of a rear dormer with Juliet balcony and roof extension including the insertion of 1 x front rooflight, 2 x rear rooflights and 2 x side rooflights - proposed use		
Application No:	HGY/2019/2232	Officer:	Mercy Oruwari
Decision:	PERM DEV	Decision Date:	19/09/2019
Location:	85 Seaford Road N15 5DX		
Proposal:	Certificate of lawfulness for the formation of a rear dormer and roof extension including the insertion of 2 front windows in the roof and Juliet balcony.		

COND Applications Decided: 1

Application No:	HGY/2019/1500	Officer:	Samuel Uff
Decision:	REF	Decision Date:	02/07/2019
Location:	Shop 72 West Green Road N15 5NS		
Proposal:	Variation of condition 3 of planning permission HGY/2017/1253 (approved under appeal reference APP/Y5420/W/17/3180484) to amend the opening hours from the approved times of 09:00 - 22:00 (Monday to Sunday) to allow opening hours of 09:00 - 23:00 Fridays, 09:00 - 24:00 Saturdays and reduce the hours of operation to 10:00 - 20:00 on Sunday.		

FUL Applications Decided: 15

Application No:	HGY/2019/0221	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	09/07/2019
Location:	86 Beaconsfield Road N15 4SJ		
Proposal:	Enlargement of existing basement to create basement floor, erection of two rear dormers and installation of front rooflights.		
Application No:	HGY/2019/0949	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	08/08/2019
Location:	2 Victoria Road N15 4PS		
Proposal:	Change of use from retail (A1) to restaurant (A3) including installation of external duct.		
Application No:	HGY/2019/1298	Officer:	Neil McClellan
Decision:	GTD	Decision Date:	08/07/2019
Location:	107 Stamford Road N15 4PH		
Proposal:	Loft conversion including a rear dormer extension and two front rooflights.		
Application No:	HGY/2019/1333	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	24/06/2019
Location:	3 Greenfield Road N15 5EP		
Proposal:	Ground floor rear extension, internal alterations and provision of wheelchair access		
Application No:	HGY/2019/1340	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	24/06/2019
Location:	3 Greenfield Road N15 5EP		
Proposal:	Conversion of existing dwelling house into 2no self-contained flats including provision for ground floor disabled flat and erection of ground floor rear extension.		

Application No:	HGY/2019/1376	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	02/07/2019
Location:	135 Seaford Road N15 5DX		
Proposal:	Erection of a single storey rear extension.		
Application No:	HGY/2019/1392	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	02/08/2019
Location:	29 Bedford Road N15 4HA		
Proposal:	Erection of ground floor extension.		
Application No:	HGY/2019/1404	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	25/06/2019
Location:	26 Jansons Road N15 4JU		
Proposal:	Construction of 1 x 3-storey building comprising 2 x 1-bed flat and 1 x studio flat including basement development		
Application No:	HGY/2019/1470	Officer:	Kwaku Bossman-Gyamera
Decision:	REF	Decision Date:	22/07/2019
Location:	Holly House and Sarah House Page Green Terrace N15 4NP		
Proposal:	Temporary change of use from B1 office to D1 non-residential use.		
Application No:	HGY/2019/1663	Officer:	Jake Atkins
Decision:	GTD	Decision Date:	08/08/2019
Location:	25 Jansons Road N15 4JU		
Proposal:	Demolition of the existing 3-storey, 5-bedroomed house and the construction of a new 2-storey, 5-bedroomed, (5b7p) single-family dwelling house.		
Application No:	HGY/2019/1810	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	02/08/2019
Location:	7 Duffield Drive N15 4UH		
Proposal:	Replace white single glaze timber casement windows and doors with white double glazed PVCu side hung casement windows with the fenestration remaining as existing. Replacement of existing front timber doors with composite. The existing white timber rear doors are to be replaced with PCVu.		
Application No:	HGY/2019/1837	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	03/09/2019
Location:	Flat A 31 Elizabeth Road N15 5LG		
Proposal:	Loft conversion		
Application No:	HGY/2019/1923	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	13/09/2019
Location:	675 Seven Sisters Road N15 5LA		
Proposal:	Change of use from existing A1 use class to A5 use class (hot-food takeaway) including new shop front with new duct on rear elevation.		
Application No:	HGY/2019/2036	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	04/09/2019
Location:	115 Seaford Road N15 5DX		
Proposal:	Ground floor wrap-around rear single storey extension		

Application No: **HGY/2019/2205** Officer: Sarah Madondo
 Decision: GTD Decision Date: 06/09/2019
 Location: 16 Loobert Road N15 4LQ
 Proposal: Loft conversion including a rear dormer extension and 2 front roof lights.

NON Applications Decided: 2

Application No: **HGY/2019/1463** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 24/06/2019
 Location: 29 Harold Road N15 4PL
 Proposal: Non-material amendment following a grant of planning permission HGY/2018/2538 seeking the following:
 - Side window on 1st floor to be bricked up;
 - Removal of roof light at top of stair case;
 - Alteration to rear door to provide level access;
 - Addition of 2 linked roof lights to the front roof slope for 1st floor bedroom.

Application No: **HGY/2019/2403** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 16/09/2019
 Location: Flat 1 12 Wakefield Road N15 4NL
 Proposal: Change of external finish from render to brick Reduction in size of windows to side elevation to be high level slot windows Removal of double door to side elevation Lowering roof to accommodate existing gas pipe

PNC Applications Decided: 1

Application No: **HGY/2019/2177** Officer: Kwaku Bossman-Gyamera
 Decision: PN GRANT Decision Date: 10/09/2019
 Location: 274A High Road N15 4AJ
 Proposal: Notification for Prior Approval for a change of use from A2 to A3 and installation of associated ventilation equipment at the rear of building.

RES Applications Decided: 15

Application No: **HGY/2019/0197** Officer: Christopher Smith
 Decision: GTD Decision Date: 26/06/2019
 Location: 39a Markfield Road N15 4QF
 Proposal: Approval of details pursuant to condition 7 (travel plan) attached to planning permission HGY/2016/1377.

Application No: **HGY/2019/0199** Officer: Christopher Smith
 Decision: GTD Decision Date: 12/07/2019
 Location: 39a Markfield Road N15 4QF
 Proposal: Approval of details pursuant to condition 9 (details of the gas boilers to be provided for space heating and hot water) attached to planning permission HGY/2016/1377.

Application No: **HGY/2019/1022** Officer: Martin Cowie
 Decision: GTD Decision Date: 09/07/2019
 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 C29, Part A (Demolition Environmental Management Plan) relating to Plot C (Welbourne) attached to planning permission HGY/2018/2223

Application No:	HGY/2019/1257	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	12/07/2019
Location:	Strategic Development Partnership (SDP) Sites Welbourne, North Island, Ferry Island, Ashley Road East and Ashley Road West, Station Road N17		
Proposal:	Part discharge of Condition D24 (Contaminated Land - Part 1) relating to Plot D (Ashley Road West) attached to planning permission HGY/2018/2223.		
Application No:	HGY/2019/1300	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	07/08/2019
Location:	30 Summerhill Road N15 4HD		
Proposal:	Approval of details pursuant to condition 3a (desktop study and Conceptual Model) attached to planning permission HGY/2017/2431		
Application No:	HGY/2019/1301	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	02/08/2019
Location:	30 Summerhill Road N15 4HD		
Proposal:	Approval of details pursuant to condition 5 (management of demolition and construction dust) attached to planning permission HGY/2017/2431.		
Application No:	HGY/2019/1420	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	08/07/2019
Location:	631 Seven Sisters Road N15 5LE		
Proposal:	Approval of details pursuant to conditions 4 (provision of refuse and waste storage and recycling facilities) and 5 (secure and covered cycle parking facilities) attached to planning permission HGY/2019/0783.		
Application No:	HGY/2019/1519	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	17/07/2019
Location:	Mono House 50-56 Lawrence Road N15 4EG		
Proposal:	Approval of details pursuant to (Part 1) condition 9b (Method Statement detailing the remediation requirements) attached to planning permission HGY/2018/0120.		
Application No:	HGY/2019/1528	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	12/07/2019
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 E23 (stage 1 written scheme of investigation) in part for for demolition and foundation removal) of the Tottenham Hale Centre development Planning Permission (LPA ref: HGY/2018/2223) - Plot E (Ashley Road East).		
Application No:	HGY/2019/1674	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	02/08/2019
Location:	30 Summerhill Road N15 4HD		
Proposal:	Approval of details pursuant to condition 9 (Surface Water Drainage Works) attached to planning permission HGY/2017/2431.		
Application No:	HGY/2019/1675	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	31/07/2019
Location:	Land adjacent to no.34 Colless Road and 1 Wakefield Road N15		
Proposal:	Approval of details pursuant to condition 5 (details and treatment of the surroundings including soft and hard landscaping) attached to planning permission HGY/2018/0871.		
Application No:	HGY/2019/1723	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	29/07/2019
Location:	110 West Green Road N15 5AA		
Proposal:	Approval of details pursuant to condition 3 (cycle store details) attached to planning permission HGY/2019/1027		

Application No: **HGY/2019/1883** Officer: Christopher Smith
 Decision: GTD Decision Date: 11/09/2019
 Location: Apex House 820 Seven Sisters Road N15 5PQ
 Proposal: Partial approval of details pursuant to condition Condition 3 (Part a only - external materials) attached to planning permission HGY/2017/0967.

Application No: **HGY/2019/2014** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 16/08/2019
 Location: Mono House 50-56 Lawrence Road N15 4EG
 Proposal: Approval of details pursuant to condition 22 (external noise mitigation) attached to planning permission HGY/2018/0120.

Application No: **HGY/2019/2132** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 05/09/2019
 Location: 332 High Road N15 4BN
 Proposal: Approval of details pursuant to conditions 9 (Combustion and Energy Plant) attached to planning permission HGY/2014/1105.

TEL Applications Decided: 1

Application No: **HGY/2019/1884** Officer: Kwaku Bossman-Gyamera
 Decision: RNO Decision Date: 01/08/2019
 Location: Warren Court High Cross Road N17 9PE
 Proposal: Notification under the Electronic Communications Code Regulations 2003 (as amended) to utilise permitted development rights for the replacement of 3No existing antenna with 3No similar antenna in the same locations as existing attached to existing support poles, installation of associated ancillary equipment attached to antenna support poles, internal works to existing rooftop cabin, associated ancillary works

Total Applications Decided for Ward: 40**WARD: Tottenham Hale****ADV Applications Decided: 2**

Application No: **HGY/2019/1412** Officer: Martin Cowie
 Decision: GTD Decision Date: 16/07/2019
 Location: Land adjacent to Watermead Way, Ashley Road N17 9LP
 Proposal: Erection of internally illuminated, white and RGB-Coloured acrylic letters attached to a steel back-stand, which will spell 'TOTTENHAM HALE' located on the roof of a marketing suite for a temporary period from May 2019 to June 2021. The marketing suite building will be relocated from Phase 1 to Phase 2.

Application No: **HGY/2019/1996** Officer: Martin Cowie
 Decision: GTD Decision Date: 17/09/2019
 Location: Hale Wharf Ferry Lane N17 9NF
 Proposal: Consent to display an advertisement. The proposed signage comprises advertisements affixed to construction hoardings to be erected around Block A at the entrance of the Site along Ferry Lane. The signage is proposed to be in place for a temporary period until March 2021.

CLUP Applications Decided: 2

Application No: **HGY/2019/2182** Officer: Mercy Oruwari
 Decision: PERM DEV Decision Date: 02/09/2019
 Location: 27 Malvern Road N17 9HH
 Proposal: Certificate of lawfulness for the formation of a rear dormer and roof extension including the insertion of 3 x front and 2 x rear rooflights - proposed use.

Application No: **HGY/2019/2408** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 05/09/2019
 Location: 139 Shelbourne Road N17 9YD
 Proposal: Certificate of Lawfulness for proposed rear dormer and outrigger extension to facilitate loft conversion.

COND Applications Decided: 1

Application No: **HGY/2019/1288** Officer: Neil McClellan
 Decision: GTD Decision Date: 03/07/2019
 Location: Burlington Court 43 Burlington Road N17 9UF
 Proposal: Application for a minor material amendment to planning permission HGY/2017/2273 which granted permission for the erection of an additional storey in new roof structure to provide three new residential units. The amendments being sought are the erection of two new communal entrance porches, a new electrical supply cubicle, the raising of the height of the buildings parapet, the replacement of the existing white painted timber cladding with upvc shiplap cladding and the introduction of 3 additional parking spaces.

FUL Applications Decided: 10

Application No: **HGY/2018/3766** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 14/08/2019
 Location: 522 High Road N17 9SX
 Proposal: Internal alteration of existing building and removal of flat roof. Construction of upwards extension creating a single additional floor arranged internally as four self-contained flats.

Application No: **HGY/2019/1369** Officer: Sarah Madondo
 Decision: REF Decision Date: 03/07/2019
 Location: Flat B 25 Mitchley Road N17 9HG
 Proposal: Erection of rear addition to existing loft conversion.

Application No: **HGY/2019/1371** Officer: Sarah Madondo
 Decision: GTD Decision Date: 02/07/2019
 Location: 112 Sherringham Avenue N17 9RP
 Proposal: Erection of a single storey rear extension and erection of rear dormer.

Application No: **HGY/2019/1469** Officer: Gareth Prosser
 Decision: REF Decision Date: 28/06/2019
 Location: 19 Malvern Road N17 9HH
 Proposal: The erection of a detached building, one bed live-work unit at rear of 19 Malvern Road, also known as 19A Malvern Road.

Application No: **HGY/2019/1612** Officer: Gareth Prosser
 Decision: GTD Decision Date: 30/07/2019
 Location: Tottenham Police Station 398 High Road N17 9JA
 Proposal: External alterations to include the installation of air conditioning units at second floor roof and basement light-well levels; erection of new acoustic barrier; installation of new mechanical louvers to elevations; provision of new windows and doors on elevations; installation of new exterior generator with acoustic attenuation enclosures on ground floor level and the provision of electric vehicle charging points.

Application No:	HGY/2019/1653	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	08/07/2019
Location:	130 Park View Road N17 9BL		
Proposal:	Replacement of 2 existing windows in the front elevation and 2 existing windows in the rear elevation of 2nd floor flat with replacement upvc dark brown framed double-glazed windows.		
Application No:	HGY/2019/1784	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	21/08/2019
Location:	225 Reedham Close N17 9PZ		
Proposal:	Replacement of the existing front office entrance and windows with new front door and windows and provision of new windows and a patio door to the rear to facilitate the conversion of the premises to a residential dwelling granted prior approval under reference HGY/2017/2715.		
Application No:	HGY/2019/1935	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	02/09/2019
Location:	84 Seymour Avenue N17 9ED		
Proposal:	Erection of a single storey side/ rear extensions.		
Application No:	HGY/2019/2131	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	13/09/2019
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/2019/2178	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	11/09/2019
Location:	14 Seymour Avenue N17 9EB		
Proposal:	Erection of a single storey rear infill extension.		

NON Applications Decided: 1

Application No:	HGY/2019/1740	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	17/07/2019
Location:	Berol Yard Ashley Road N17 9LJ		
Proposal:	Non-material amendment following a grant of planning permission HGY/2017/2204 to amend the layout of the corridor within the upper floors to accommodate the proposed operators layout requirements and other associated changes.		

PNE Applications Decided: 2

Application No:	HGY/2019/1418	Officer:	Laina Levassor
Decision:	PN REFUSED	Decision Date:	25/06/2019
Location:	65 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 3.5m and for which the height of the eaves would be 3m.		
Application No:	HGY/2019/1753	Officer:	Laina Levassor
Decision:	PN REFUSED	Decision Date:	30/07/2019
Location:	65 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 2.5m and for which the height of the eaves would be 2.5m.		

RES Applications Decided: 39

Application No:	HGY/2018/3468	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	11/09/2019
Location:	Hale Wharf Ferry Lane N17 9NF		
Proposal:	Application for the Approval of Details Pursuant to Condition B24 (Construction Environmental Management Plan (CEMP) for the Outline Element Excluded Works) attached to the Hybrid Planning Permission Reference: HGY/2016/1719.		
Application No:	HGY/2019/0017	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	20/08/2019
Location:	Land to The Rear 418 High Road N17 9JB		
Proposal:	Approval of Details pursuant to condition 6 Part A (Desktop study & Conceptual model) attached to planning permission HGY/2014/3174.		
Application No:	HGY/2019/1008	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	15/08/2019
Location:	1 Station Square Station Road N17 9LR		
Proposal:	Approval of details pursuant to condition 25a (details of noise mitigation) attached to planning permission HGY/2016/3932.		
Application No:	HGY/2019/1023	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	09/07/2019
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 D29, Part A (Demolition Environmental Management Plan) D (Ashley Road West) attached to planning permission HGY/2018/2223.		
Application No:	HGY/2019/1024	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	03/07/2019
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 E29, Part A (Demolition Environmental Management Plan) relating to Plot E (Ashley Road East) attached to planning permission HGY/2018/2223.		
Application No:	HGY/2019/1169	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	28/06/2019
Location:	Land north of Monument Way and South of Fairbanks Road N17		
Proposal:	Approval of details pursuant to condition 9 (Construction Management Plan and Construction Logistics Plan) attached to planning permission HGY/2018/0050.		
Application No:	HGY/2019/1190	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	11/09/2019
Location:	Tottenham Hale Bus Station Ferry Lane N17		
Proposal:	Approval of details pursuant to condition 10 (desktop study and site investigation) attached to planning permission HGY/2017/3649.		
Application No:	HGY/2019/1256	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	12/07/2019
Location:	Strategic Development Partnership (SDP) Sites Welbourne, North Island, Ferry Island, Ashley Road East and Ashley Road West Station Road N17		
Proposal:	Part discharge of Condition D19 (Monitoring and Maintenance Plan - Contamination) attached to planning permission HGY/2018/2223.		
Application No:	HGY/2019/1408	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	12/07/2019
Location:	Land north of Monument Way and South of Fairbanks Road N17		
Proposal:	Approval of details pursuant to condition 7 (site investigation) attached to planning permission HGY/2018/0050		

Application No:	HGY/2019/1464	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	08/08/2019
Location:	Strategic Development Partnership (SDP) Sites Welbourne, North Island, Ferry Island, Ashley Road East and Ashley Road West Station Road N17		
Proposal:	Partial approval of details pursuant to Condition C19 (monitoring and maintenance plan in respect of contamination within Plot C) in part, of the Tottenham Hale Centre development Planning Permission (LPA ref: HGY/2018/2223)		
Application No:	HGY/2019/1465	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	08/08/2019
Location:	Strategic Development Partnership (SDP) Sites Welbourne, North Island, Ferry Island, Ashley Road East and Ashley Road West Station Road N17		
Proposal:	Partial approval of details pursuant to Condition C24 (site investigation, sampling and analysis, and Method Statement) in full, of the Tottenham Hale Centre development Planning Permission (LPA ref: HGY/2018/2223)		
Application No:	HGY/2019/1466	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	24/07/2019
Location:	Hale Wharf Ferry Lane N17 9NF		
Proposal:	Partial approval of details pursuant to Condition A8 (External Materials) of the Hale Wharf Hybrid Planning Permission (HW HPP) (Ref: HGY/2016/1719).		
Application No:	HGY/2019/1503	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	17/07/2019
Location:	SW Plot Hale Village Ferry Lane N17		
Proposal:	Approval of details pursuant to condition 28 (Details of the NOx filter units to be installed to all flats between first and 11th floor inclusive) attached to planning permission HGY/2017/2005.		
Application No:	HGY/2019/1504	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	06/09/2019
Location:	SW Plot Hale Village Ferry Lane N17		
Proposal:	Approval of details pursuant to condition 12c (enhancements for biodiversity) attached to planning permission HGY/2017/2005.		
Application No:	HGY/2019/1505	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	10/09/2019
Location:	SW Plot Hale Village Ferry Lane N17		
Proposal:	Approval of details pursuant to condition 9n and o (hard and soft landscape works for the public realm areas and sky garden - parts n 'details of existing trees to be retained' and o 'details of existing trees requiring thinning, pruning, pollarding or lopping' only) attached to planning permission HGY/2017/2005.		
Application No:	HGY/2019/1507	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	16/08/2019
Location:	SW Plot Hale Village Ferry Lane N17		
Proposal:	Approval of details pursuant to condition 9m (hard and soft landscape works for the public realm areas and sky garden - part m 'integration of pedestrian footbridge' only) attached to planning permission HGY/2017/2005.		
Application No:	HGY/2019/1508	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	28/08/2019
Location:	SW Plot Hale Village Ferry Lane N17		
Proposal:	Approval of details pursuant to condition 9g (hard and soft landscape works for the public realm areas and sky garden - part g 'below ground services' only) attached to planning permission HGY/2017/2005.		

Application No:	HGY/2019/1509	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	16/08/2019
Location:	SW Plot Hale Village Ferry Lane N17		
Proposal:	Approval of details pursuant to conditions 9c and 9d (hard and soft landscape works for the public realm areas and sky garden - part c 'car parking layouts' and part d 'other vehicle and pedestrian access and circulation areas' only) attached to planning permission HGY/2017/2005.		
Application No:	HGY/2019/1510	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	14/08/2019
Location:	SW Plot Hale Village Ferry Lane N17		
Proposal:	Approval of details pursuant to condition 9a (hard and soft landscape works for the public realm areas and sky garden, part a 'site contouring' only) attached to planning permission HGY/2017/2005.		
Application No:	HGY/2019/1523	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	12/07/2019
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 C23 (stage 1 written scheme of investigation) in part for for demolition and foundation removal) of the Tottenham Hale Centre development Planning Permission (LPA ref: HGY/2018/2223) - Plot C (Welbourne).		
Application No:	HGY/2019/1524	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	03/07/2019
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 D23 (stage 1 written scheme of investigation in part for for demolition and foundation removal) of the Tottenham Hale Centre development Planning Permission (LPA ref: HGY/2018/2223) - Plot D (Ashley Road West)		
Application No:	HGY/2019/1608	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	12/07/2019
Location:	Berol Yard Ashley Road N17 9LJ		
Proposal:	Approval of details pursuant to condition 43 (Below Surface Structures) attached to planning permission HGY/2017/2044 - part discharge of condition in respect of Building 4 only.		
Application No:	HGY/2019/1741	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	01/08/2019
Location:	20A Poynton Road N17 9SP		
Proposal:	Approval of details pursuant to condition 1 (Secure and covered cycle parking facilities), condition 2 (Car parking spaces & turning sewpt path); 3 (Air Quality Assessment), conditions (4 & 5 (Contamination/Remediation) attached to planning permission HGY/2018/3757		
Application No:	HGY/2019/1770	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	15/08/2019
Location:	Berol Yard Ashley Road N17 9LJ		
Proposal:	Approval of details pursuant to condition 11 (sound insulation against external noise and vibration) attached to planning permission HGY/2017/2044.		
Application No:	HGY/2019/1774	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	07/08/2019
Location:	Land north of Monument Way and South of Fairbanks Road N17		
Proposal:	Approval of details pursuant to condition 11 (NRMM Registration) attached to planning permission HGY/2018/0050		

Application No:	HGY/2019/1795	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	22/07/2019
Location:	Land north of Monument Way and South of Fairbanks Road N17		
Proposal:	Approval of details pursuant to condition 37 (Considerate Constructors Scheme) attached to planning permission HGY/2016/2184		
Application No:	HGY/2019/1813	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	29/08/2019
Location:	Berol Yard Ashley Road N17 9LJ		
Proposal:	Approval of details pursuant to condition 38 (details of wind mitigation measures) attached to planning permission HGY/2017/2044 - partial discharge of condition in respect of Building 4 only.		
Application No:	HGY/2019/1847	Officer:	Tobias Finlayson
Decision:	REF	Decision Date:	04/09/2019
Location:	168 Park View Road N17 9BL		
Proposal:	Approval of details pursuant to condition 14 (materials) attached to planning permission HGY/2018/0076		
Application No:	HGY/2019/1974	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	19/08/2019
Location:	168 Park View Road N17 9BL		
Proposal:	Approval of details pursuant to condition 8 (Demolition and Construction Management and Logistics Plan) attached to planning permission HGY/2018/0076.		
Application No:	HGY/2019/1975	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	10/09/2019
Location:	168 Park View Road N17 9BL		
Proposal:	Approval of details pursuant to condition 9 (Air Quality and Dust Management Plan) attached to planning permission HGY/2018/0076.		
Application No:	HGY/2019/1976	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	27/08/2019
Location:	168 Park View Road N17 9BL		
Proposal:	Approval of details pursuant to condition 10 (Piling method statement) attached to planning permission HGY/2018/0076.		
Application No:	HGY/2019/1977	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	09/08/2019
Location:	168 Park View Road N17 9BL		
Proposal:	Approval of details pursuant to condition 11 (Contaminated land risk assessment and method statement) attached to planning permission HGY/2018/0076		
Application No:	HGY/2019/1978	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	09/08/2019
Location:	168 Park View Road N17 9BL		
Proposal:	Approval of details pursuant to condition 13 (Sustainable Urban Drainage System) attached to planning permission HGY/2018/0076		
Application No:	HGY/2019/1979	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	15/08/2019
Location:	168 Park View Road N17 9BL		
Proposal:	Approval of details pursuant to condition 15 (Green Roof) attached to planning permission HGY/2018/0076.		

Application No:	HGY/2019/1980	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	23/08/2019
Location:	168 Park View Road N17 9BL		
Proposal:	Approval of details pursuant to condition 16 (Hard and Soft Landscaping) attached to planning permission HGY/2018/0076		
Application No:	HGY/2019/2027	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	19/09/2019
Location:	Berol Yard Ashley Road N17 9LJ		
Proposal:	Approval of details pursuant to condition 39 (Waste Management Scheme (excluding the College)) attached to planning permission HGY/2017/2044 - partial discharge of condition in respect of Building 4 only.		
Application No:	HGY/2019/2080	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	27/08/2019
Location:	Berol Yard Ashley Road N17 9LJ		
Proposal:	Approval of details pursuant to condition 37 (Broadband Strategy) attached to planning permission HGY/2017/2044 (part discharge of condition in respect of Building 4 only)		
Application No:	HGY/2019/2139	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	11/09/2019
Location:	Hale Wharf Ferry Lane N17 9NF		
Proposal:	Approval of Details Pursuant to conditions A14 (Within 12 months of the commencement of development of the Detailed Element (save for Excluded Works) the Applicant shall enter in to a legal agreement with the Environment Agency to ensure continued access to Pymmes Brook) and B12 (Within 12 months of the commencement of development of the Outline Element the Applicant shall enter in to a legal agreement with the Environment Agency to ensure continued access to Pymmes Brook) attached to the Hybrid Planning Permission Reference: HGY/2016/1719.		
Application No:	HGY/2019/2503	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	18/09/2019
Location:	168 Park View Road N17 9BL		
Proposal:	Approval of details pursuant to Condition 14 (Materials) attached to planning permission HGY/2018/0076.		
TEL Applications Decided: 2			
Application No:	HGY/2019/1520	Officer:	Neil McClellan
Decision:	REF	Decision Date:	08/07/2019
Location:	Outside 468-470 High Road N17 9JD		
Proposal:	Relocation of 2 telephone kiosks from outside 468-470 High Road to outside 464-466 High Road due to diversionary works in the area.		
Application No:	HGY/2019/2214	Officer:	Kwaku Bossman-Gyamera
Decision:	RNO	Decision Date:	20/08/2019
Location:	Ferry Island Retail Park Station Road N17 9FR		
Proposal:	As required under 'The Electronic Communications Code 2017', notice of intention to install apparatus at the above location. This work is required to divert a pole to facilitate new development at Station Road and Ferry Island.		

Total Applications Decided for Ward: 59

WARD: West Green

CLDE Applications Decided: 1

Application No: **HGY/2019/2195** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 09/09/2019
 Location: 12 Sirdar Road N22 6RG
 Proposal: Certificate of lawfulness: existing use of 5 self-contained flats

CLUP Applications Decided: 4

Application No: **HGY/2019/1941** Officer: Valerie Okeiyi
 Decision: PERM REQ Decision Date: 14/08/2019
 Location: 15 Rusper Road N22 6RA
 Proposal: Certificate of lawfulness (proposed use) for single storey extension under 4.0m in height; and 3.0m in depth from original back wall of property

Application No: **HGY/2019/1942** Officer: Valerie Okeiyi
 Decision: PERM DEV Decision Date: 14/08/2019
 Location: 104 Graham Road N15 3NJ
 Proposal: Certificate of lawfulness (proposed use) for a roof extension and replacement of ground floor window with bi-folding doors.

Application No: **HGY/2019/1943** Officer: Valerie Okeiyi
 Decision: PERM DEV Decision Date: 19/08/2019
 Location: 60 Langham Road N15 3LX
 Proposal: Certificate of lawfulness (proposed use) for loft conversion.

Application No: **HGY/2019/2294** Officer: Valerie Okeiyi
 Decision: PERM DEV Decision Date: 05/09/2019
 Location: 15 Rusper Road N22 6RA
 Proposal: Certificate of lawfulness (proposed) for single story extension under 4.0m in height; and 3.0m in depth from original back wall of property.

COND Applications Decided: 1

Application No: **HGY/2019/1467** Officer: Gareth Prosser
 Decision: GTD Decision Date: 02/07/2019
 Location: 300 Philip Lane N15 4AB
 Proposal: Variation of a Condition 2 following Grant of Planning Permission HGY/2018/3105.

FUL Applications Decided: 5

Application No: **HGY/2018/3573** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 10/09/2019
 Location: 412 West Green Road N15 3PU
 Proposal: Erection of part-single, part two-storey, extension at rear of existing premises (replacing existing single storey building used for storage) to form a self-contained 1 bedroom flat.

Application No: **HGY/2019/1391** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 25/06/2019
 Location: Ground Floor Flat 151 Sirdar Road N22 6QS
 Proposal: Erection of single storey rear extension

Application No: **HGY/2019/1419** Officer: Kwaku Bossman-Gyamera
 Decision: REF Decision Date: 05/07/2019
 Location: 16 Vincent Road N15 3QH
 Proposal: Conversion of existing property from 12No flats to 6No self-contained flats.

Application No: **HGY/2019/1724** Officer: Kwaku Bossman-Gyamera
 Decision: NOT DET Decision Date: 31/07/2019
 Location: 46 Rusper Road N22 6RA
 Proposal: Proposed reduction and alterations to existing single storey rear kitchen extension

Application No: **HGY/2019/1729** Officer: Kwaku Bossman-Gyamera
 Decision: REF Decision Date: 01/08/2019
 Location: 98 Walpole Road N17 6BL
 Proposal: Formation of new dropped kerb crossover

NON Applications Decided: 3

Application No: **HGY/2019/1515** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 14/08/2019
 Location: Keston Centre Keston Road N17 6PW
 Proposal: Non-material amendment following a grant of planning permission HGY/2016/3309 involving additional door and vent added at ground floor rear elevation to Block C.

Application No: **HGY/2019/1866** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 19/07/2019
 Location: Haringey Professional Development Centre Downhills Park Road N17 6AR
 Proposal: Non-material amendment for new ESE lighting protection rod on roof; new gas meter on east wall of school; substation gate omitted, vertical bar railing height reduced to 2.4m, section of 2.4m height railing added around pupil entrance, extent of hedge along railing reduced; railing height reduced to 2.4m, hedge omitted east of storage shed.

Application No: **HGY/2019/2358** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 02/09/2019
 Location: 10 Linden Road N15 3QB
 Proposal: Non material amendment following grant of planning permission HGY/2018/0316 involving alterations to roof materials and openings including new door to south east elevation, removal of rooflights and replacement windows with uPVC.

PNE Applications Decided: 5

Application No: **HGY/2019/1409** Officer: Laina Levassor
 Decision: PN GRANT Decision Date: 02/07/2019
 Location: 177 Downhills Way N17 6AH
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 2.9m and for which the height of the eaves would be 2.3m - 2.9m

Application No: **HGY/2019/1410** Officer: Laina Levassor
 Decision: PN GRANT Decision Date: 02/07/2019
 Location: 177 Downhills Way N17 6AH
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 2.9m and for which the height of the eaves would be 2.3m - 2.9m.

Application No:	HGY/2019/1462	Officer:	Laina Levassor
Decision:	PN GRANT	Decision Date:	03/07/2019
Location:	181 Langham Road N15 3LP		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 3.2m, for which the maximum height would be 3.2m and for which the height of the eaves would be 2.75m		
Application No:	HGY/2019/1613	Officer:	Laina Levassor
Decision:	PN REFUSED	Decision Date:	25/07/2019
Location:	193 Boundary Road N22 6AL		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 4m and for which the height of the eaves would be 3m		
Application No:	HGY/2019/1815	Officer:	Laina Levassor
Decision:	PN GRANT	Decision Date:	19/08/2019
Location:	198 Westbury Avenue N22 6RU		
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 3.175m and for which the height of the eaves would be 2.85m		

RES Applications Decided: 4

Application No:	HGY/2019/1098	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	24/06/2019
Location:	Keston Centre Keston Road N17 6PW		
Proposal:	Approval of details pursuant to condition 5 (landscape management plan) attached to planning permission HGY/2016/3309.		
Application No:	HGY/2019/1516	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	15/07/2019
Location:	Keston Centre Keston Road N17 6PW		
Proposal:	Approval of details pursuant to condition 25 (Electric Vehicle Charging Points) & 13 (Parking Management Plan) attached to planning permission HGY/2016/3309.		
Application No:	HGY/2019/1745	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	09/08/2019
Location:	98 Walpole Road N17 6BL		
Proposal:	Approval of details pursuant to condition 1 (cycle storage facilities) attached to planning permission HGY/2018/1939 allowed on appeal Ref:APP/Y5420/W/18/3213394		
Application No:	HGY/2019/1776	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	16/07/2019
Location:	Keston Centre Keston Road N17 6PW		
Proposal:	Approval of details pursuant to condition 23 (Ultra Low NOx boilers) attached to planning permission HGY/2016/3309		

TPO Applications Decided: 1

Application No:	HGY/2019/1880	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	05/08/2019
Location:	61 Sirdar Road N22 6QS		
Proposal:	Works to tree protected by a TPO: T1: Multi stem Ash (Faxinus ornus) - reduce canopy by 30% of branch length, approximately 5m in height and 3-4m in lateral branch length, leaving cuts of no greater than 15cm. Remove major deadwood over 50mm.		

Total Applications Decided for Ward: 24**WARD: White Hart Lane**

CLUP Applications Decided: 3

Application No: **HGY/2019/1902** Officer: Mercy Oruwari
 Decision: PERM DEV Decision Date: 07/08/2019
 Location: 21 Norfolk Close N13 6AN
 Proposal: Certificate of lawfulness for the formation of a rear dormer and hip to gable extension.

Application No: **HGY/2019/1945** Officer: Tobias Finlayson
 Decision: PERM DEV Decision Date: 19/07/2019
 Location: 16 Courtman Road N17 7HU
 Proposal: Certificate of lawfulness (proposed use) for loft conversion

Application No: **HGY/2019/1948** Officer: Tobias Finlayson
 Decision: PERM DEV Decision Date: 19/07/2019
 Location: 1 Norfolk Close N13 6AN
 Proposal: Certificate of lawfulness (proposed use) for hip to gable and dormer roof extension.

FUL Applications Decided: 11

Application No: **HGY/2019/1320** Officer: Jake Atkins
 Decision: GTD Decision Date: 04/07/2019
 Location: 25 Waltheof Avenue N17 7PL
 Proposal: Replacement of uPVC double glazed windows to the front elevation with double glazed timber sash windows, with a white paint finish. Replacement of non-original front door and damaged door frame with 6 glass panelled hardwood timber door and frame in keeping with the conservation area guidelines.

Application No: **HGY/2019/1379** Officer: Kwaku Bossman-Gyamera
 Decision: REF Decision Date: 09/07/2019
 Location: 222 Risley Avenue N17 7EN
 Proposal: Formation of a rear dormer window and a roof light to the front slope

Application No: **HGY/2019/1421** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 09/07/2019
 Location: 35 Rowland Hill Avenue N17 7LU
 Proposal: Proposed rear and side ground floor extensions

Application No: **HGY/2019/1660** Officer: Jake Atkins
 Decision: REF Decision Date: 07/08/2019
 Location: 35 Henningham Road N17 7DS
 Proposal: Single storey side and rear extension

Application No: **HGY/2019/1668** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 12/07/2019
 Location: 17 Shobden Road N17 7PG
 Proposal: Formation of a rear dormer and two roof lights on front slope.

Application No:	HGY/2019/1692	Officer:	Kwaku Bossman-Gyamera
Decision:	REF	Decision Date:	24/07/2019
Location:	150 Peabody Cottages Lordship Lane N17 7QN		
Proposal:	Demolition of the current rear prefab asbestos containing bathroom; construction of a new rear extension with internal alterations to modernise the house.		
Application No:	HGY/2019/2045	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	04/09/2019
Location:	95 Risley Avenue N17 7HN		
Proposal:	Single storey side/ rear extension (Orangery)		
Application No:	HGY/2019/2051	Officer:	Kwaku Bossman-Gyamera
Decision:	REF	Decision Date:	06/09/2019
Location:	Corner of Rivulet Road Great Cambridge Road N17		
Proposal:	The installation of a 20m monopole, 12 no. antenna apertures, equipment cabinets, the removal of the existing 14.7m monopole, 3 no. antennas, redundant equipment cabinets and development ancillary thereto.		
Application No:	HGY/2019/2091	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	09/09/2019
Location:	160 Tower Gardens Road N17 7QB		
Proposal:	Erection of single storey rear infill extension		
Application No:	HGY/2019/2115	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	09/09/2019
Location:	27 Gospatrick Road N17 7EH		
Proposal:	Removal of existing single glazed timber windows and doors and replacement with double glazed timber windows and doors.		
Application No:	HGY/2019/2170	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	30/08/2019
Location:	1 Norfolk Close N13 6AN		
Proposal:	Erection of first floor side extension		

LBC Applications Decided: 2

Application No:	HGY/2019/1688	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	16/07/2019
Location:	Bruce Castle Park, Haringey Museum & Archive Service Bruce Castle Park Lordship Lane N17 8NS		
Proposal:	Listed building consent for drainage works (partially retrospective)		
Application No:	HGY/2019/2040	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	03/09/2019
Location:	Bruce Castle Museum Bruce Castle Park Lordship Lane N17 8NS		
Proposal:	Listed building consent is sought for the proposed drainage gully works at Bruce's Castle.		

LCD Applications Decided: 1

Application No: **HGY/2019/1812** Officer: Jake Atkins
 Decision: GTD Decision Date: 15/08/2019
 Location: 7 Kevelioc Road N17 7PR
 Proposal: Replacement of existing front bay windows with new timber framed windows.

PNE Applications Decided: 4

Application No: **HGY/2019/1609** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 11/07/2019
 Location: 103 Norfolk Avenue N13 6AL
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 5m, for which the maximum height would be 3.235m and for which the height of the eaves would be 2.535m

Application No: **HGY/2019/1652** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 01/08/2019
 Location: 71 Henningham Road N17 7BB
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.25m and for which the height of the eaves would be 2.95m

Application No: **HGY/2019/1679** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 30/07/2019
 Location: 16 Carrick Gardens N17 7AX
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 4m, for which the maximum height would be 3m and for which the height of the eaves would be 3m.

Application No: **HGY/2019/2135** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 05/09/2019
 Location: 138 Rivulet Road N17 7JJ
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m.

Total Applications Decided for Ward: 21**WARD: Woodside****CLDE Applications Decided: 3**

Application No: **HGY/2019/1486** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 25/07/2019
 Location: 274 High Road N22 8JY
 Proposal: Certificate of lawfulness for the existign use of the premises as 4 self-contained flats

Application No: **HGY/2019/2148** Officer: Laina Levassor
 Decision: GTD Decision Date: 28/08/2019
 Location: 7 Stirling Road N22 5BL
 Proposal: Certificate of Lawfulness for existing roof extension to facilitate loft conversion.

Application No: **HGY/2019/2420** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 09/09/2019
 Location: 63 Bounds Green Road N22 8HB
 Proposal: Certificate of lawfulness: existing use of 1x1 bed flat and 1x1 bed studio self-contained flat on the ground floor.

CLUP Applications Decided: 2

Application No: **HGY/2019/1489** Officer: Mercy Oruwari
 Decision: PERM DEV Decision Date: 05/07/2019
 Location: 36 Woodside Road N22 5HT
 Proposal: Certificate of lawfulness for the formation of a rear dormer and hip to gable extension.

Application No: **HGY/2019/1714** Officer: Mercy Oruwari
 Decision: PERM DEV Decision Date: 16/07/2019
 Location: 3 Saxon Road N22 5EB
 Proposal: Certificate of lawfulness for the formation of a rear dormer including the insertion of 2 front rooflights.

FUL Applications Decided: 8

Application No: **HGY/2019/1386** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 18/07/2019
 Location: 7 Glendale Avenue N22 5AH
 Proposal: Rear dormer extension including hip to gable roof alterations to existing 1st and 2nd floor flat to facilitate 2x no rooms and separate shower & WC. (Retrospective).

Application No: **HGY/2019/1574** Officer: Jake Atkins
 Decision: GTD Decision Date: 15/07/2019
 Location: 22 Forfar Road N22 5QE
 Proposal: Loft conversion including a hip to gable extension, rear dormer extension and two rooflights to the front roof slope.

Application No: **HGY/2019/1658** Officer: Jake Atkins
 Decision: GTD Decision Date: 01/08/2019
 Location: 79 Gospatrick Road N17 7JD
 Proposal: Single storey rear and double storey side extension

Application No: **HGY/2019/1670** Officer: Neil McClellan
 Decision: REF Decision Date: 01/08/2019
 Location: 122 Lyndhurst Road N22 5AT
 Proposal: Formation of Loft Conversion, involving re-pitching of the roof & the front pediment/raising of the ridge line, the formation of a rear roof dormer extension and the insertion of two rooflights to the front slope & to the pediment

Application No: **HGY/2019/1846** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 10/09/2019
 Location: St Thomas More Catholic School Glendale Avenue N22 5HN
 Proposal: Erection of new single storey teaching block containing 4 teaching classrooms, office, store and toilet facilities.

Application No: **HGY/2019/2021** Officer: Samuel Uff
 Decision: GTD Decision Date: 28/08/2019
 Location: 3 Sylvan Avenue N22 5HX
 Proposal: Conversion of dwelling into 3 x self-contained flats in conjunction with rear dormer roof extension and 2 x front rooflights.

Application No: **HGY/2019/2038** Officer: Tania Skelli
 Decision: GTD Decision Date: 05/09/2019
 Location: 13 Park Avenue N22 7HA
 Proposal: Single storey side infill extension (Class use C3)

Application No: **HGY/2019/2112** Officer: Samuel Uff
 Decision: GTD Decision Date: 05/09/2019
 Location: 65 Park Avenue N22 7EY
 Proposal: Erection of single storey rear infill extension, rear dormer roof extension and installation of 3 x front rooflights.

LCD Applications Decided: 1

Application No: **HGY/2019/1672** Officer: Neil McClellan
 Decision: GTD Decision Date: 16/08/2019
 Location: 1B New Road N22 5ET
 Proposal: Replacement windows.

PNE Applications Decided: 1

Application No: **HGY/2019/1896** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 20/08/2019
 Location: 36 Woodside Road N22 5HT
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 4m, for which the maximum height would be 3m and for which the height of the eaves would be 3m.

RES Applications Decided: 3

Application No: **HGY/2019/0397** Officer: Matthew Gunning
 Decision: GTD Decision Date: 30/08/2019
 Location: 25 Watsons Road N22 7TZ
 Proposal: Approval of details pursuant to condition 4 (secure and covered cycle parking facilities) attached to planning permission HGY/2017/0222.

Application No: **HGY/2019/1570** Officer: Matthew Gunning
 Decision: GTD Decision Date: 16/07/2019
 Location: Land to rear of 678-680 Lordship Lane N22 5JN
 Proposal: Approval of details pursuant to condition 7 (agreements, consents and licences (as applicable) for the necessary highways works) attached to planning permission HGY/2018/1073

Application No: **HGY/2019/1939** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 04/09/2019
 Location: 8 Williams Grove N22 5NR
 Proposal: Approval of details pursuant to condition 3 (materials) attached to planning permission HGY/2018/2531.

TEL Applications Decided: 1

Application No: **HGY/2019/1892** Officer: Kwaku Bossman-Gyamera
 Decision: RNO Decision Date: 23/07/2019
 Location: Elizabeth Blackwell House Winkfield Road N22 5PB

Proposal: Notification under the Electronic Communications Code Regulations 2003 (as amended) to utilise permitted development rights for the replacement of 3No existing antenna with 3No similar antenna attached to existing support poles, additional associated ancillary apparatus to be attached to new freestanding support frames, replacement of 2No rooftop cabinets with cabinets of the same design, associated ancillary works

Total Applications Decided for Ward: 19

WARD: Not Applicable - Outside Borough

OBS Applications Decided: 9

Application No: HGY/2019/1792 **Officer:** Tania Skelli

Decision: RNO **Decision Date:** 18/07/2019

Location: 41-47 Ingham Road and 108 Fortune Green Road NW6 1DG

Proposal: Variation of Condition 3 (Approved Plans) to provide 1 x additional residential unit 43c granted under reference 2018/4870/P dated 19/02/19 for Erection of additional storey to Ingham Road elevation of nos. 41-47 and part 1/part 2 storey extension to 108 FG Road, in association with addition of 3 new flats and re-configuration of existing flats. (Observations to L.B. Camden, their reference 2019/2781/P)

Application No: HGY/2019/1804 **Officer:** Matthew Gunning

Decision: RNO **Decision Date:** 08/07/2019

Location: 46 Coppetts Road N10 1JX

Proposal: Roof extension involving rear dormer window and 3no front facing rooflights. New side porch (Observations to L.B. Barnet - their reference 19/3331/FUL)

Application No: HGY/2019/1805 **Officer:** Matthew Gunning

Decision: RNO **Decision Date:** 11/07/2019

Location: 203 Middleham Road N18 2RY

Proposal: Part single, part 2-storey, part 1st floor side extension (Observations to L.B. Enfield - their reference 19/01775/HOU)

Application No: HGY/2019/2128 **Officer:** Matthew Gunning

Decision: RNO **Decision Date:** 12/08/2019

Location: Emirates Stadium 75 Drayton Park N5 1BU

Proposal: Approval of details pursuant to condition AG16 (Arsenal event day coach parking locations) of planning permission ref: P061170. Condition AG16 of planning permission ref: P061170 states: 'That during any major event, at least 40 coach parking spaces shall be made available for use within the stadium or at another location(s) outside the stadium or at another location(s) outside the stadium previously agreed by the Council' The proposed parking locations in order of priority: Queensland Road (18 spaces) Hornsey Road (13 spaces) Sobell Centre (12 spaces) Hornsey Street (11 spaces not to be used more than twice per season) Finsbury Park (90+ spaces only used in exceptional circumstances) The applicant is seeking a permanent permission following approval of details application P2015/1142/AOD for the previously consented locations above. (Observations to L.B. Islington - their reference P2019/2022/AOD)

Application No: HGY/2019/2272 **Officer:** Matthew Gunning

Decision: RNO **Decision Date:** 30/08/2019

Location: 82-92 Great North Road N2 0PN

Proposal: Single storey side extension to existing car showroom to provide small servery and preparation area. Insertion of new access door. New timber cladding to front elevation. Replacement of rear glazed doors (Observations to L.B. Barnet - their reference 19/4338/FUL)

Application No: HGY/2019/2273 **Officer:** Matthew Gunning

Decision: RNO **Decision Date:** 03/09/2019

Location: 2 Gresham Street EC2V 7QP

Proposal: External refurbishment works, including: the refurbishment of both entrances at Gresham Street and St Martins le Grand, replacement of the ground floor corner windows and removal of the granite plinth fronting Gresham Street, a new cycle ramp, replacement loading bay doors and a new roof terrace (Observations to City Of London - their reference 19/00772/FULL)

Application No: **HGY/2019/2274** Officer: Matthew Gunning
 Decision: RNO Decision Date: 04/09/2019
 Location: 312 Seven Sisters Road N4 2AW
 Proposal: Installation of CCTV Camera (Observations to L.B. Hackney - their reference 2019/2896)

Application No: **HGY/2019/2471** Officer: Robbie McNaugher
 Decision: ROB Decision Date: 19/09/2019
 Location: Meridian Works, Units 4, 5, 6, 9 And 9A And Adjacent Land At Orbital Business Park 5 Argon Road, Edmonton, N18
 Proposal: Change of use of buildings (units 4, 5, 6, 9 and 9a) and adjacent land to an events and entertainment space ('The Drumsheds') for a temporary period of five years (Observations to L.B. Enfield, their reference 19/02749/FUL)

Application No: **HGY/2019/2483** Officer: Tania Skelli
 Decision: RNO Decision Date: 13/09/2019
 Location: 5 Durham Road N2 9DP
 Proposal: Single storey rear extension following demolition of the existing rear extension and conservatory. Single storey side/rear infill extension (observations to L.B. Barnet - their reference: 19/4773/HSE)

Total Applications Decided for Ward: 9

Total Number of Applications Decided: 765
