

NOTICE OF MEETING

PLANNING SUB COMMITTEE

Monday, 8th June, 2020, 7.00 pm - MS Teams (watch it [here](#))

Members: Councillors 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 13 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 - 6)

To confirm and sign the minutes of the Planning Sub Committee held on 9 March 2020.

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/2020/0635 - 555 WHITE HART LANE N17 7RP (PAGES 7 - 64)

Proposal: Demolition of existing structures and construction of two buildings to provide eight units for light industrial (Use Class B1(c); industrial (Use Class B2); and/or storage and distribution (Use Class B8)) purposes, with ancillary offices and associated landscaping, car parking, servicing and access arrangements.

Recommendation: GRANT

9. HGY/2020/0589 - LAND OPPOSITE 16 PARK ROAD, EDITH ROAD N11 2QE (PAGES 65 - 90)

Proposal: Erection of part 2/3/4-storey block of 8 houses and flats (affordable Council rent) with cycle and refuse storage facilities and associated amenity area and landscaping at former car parking site (Class use C3)

Recommendation: GRANT

10. HGY/2020/0136 - FORMER GARAGES AT ST MARYS CLOSE N17 9UD (PAGES 91 - 136)

Proposal: Redevelopment of parking spaces and part of roadway to erect 2 x dwelling houses with front and rear gardens with provision of 2 x parking spaces.

Recommendation: GRANT

11. UPDATE ON MAJOR PROPOSALS (PAGES 137 - 148)

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.

12. APPLICATIONS DETERMINED UNDER DELEGATED POWERS (PAGES 149 - 232)

To advise the Planning Committee of decisions on planning applications taken under delegated powers for the period 23.2.2020-22.5.2020

13. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at item 4 above.

14. DATE OF NEXT MEETING

29 June 2020

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 29 May 2020

MINUTES OF MEETING PLANNING SUB COMMITTEE HELD ON MONDAY, 9TH MARCH, 2020, 7.00 - 10.15 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 and Sarah Williams

396. FILMING AT MEETINGS

The meeting was not filmed or recorded.

397. PLANNING PROTOCOL

Noted.

398. APOLOGIES

Apologies for absence were received from Councillor Hinchcliffe.

399. URGENT BUSINESS

None.

400. DECLARATIONS OF INTEREST

Councillor Bevan declared a non-pecuniary interest in respect of agenda item 8, as he had received invited to several events by Spurs in the past year, and his involvement as part of a residents group which meets with Spurs.

401. MINUTES

RESOLVED that the minutes of the meeting held on 10 February 2020 be approved as a correct record.

402. HGY/2019/2929 & 2930 - NOS. 867-879 HIGH ROAD AND LAND TO THE REAR, N17 8EY

The Committee considered an application for:

Planning Permission: Hybrid planning application (part Full/Part Outline) for the demolition of existing buildings & structures and redevelopment of the site for a residential led mixed-use scheme with up to 330 residential units (class C3), retail/café use (Use Class A1/A3), area of new public open space, landscaping and other associated works. Full details/permission is sought in respect of Block D, 867 and 869 High Road (Grade II listed) and proposed Block G to its rear. Outline

permission is sought for the remainder of the site, with details of “scale”, “layout”, “appearance” and “landscaping” reserved in relation to proposed Blocks A, B and C and details of “appearance”, “landscaping” and “layout” only reserved in relation to Block E.

Listed Building Consent: Listed Building Consent for Internal alterations and associated works to provide 6 x 2- bed flats at 867 and 869 High Road.

Mr Paul Burnham addressed the Committee in objection to the application. He considered that the development would be too expensive for people living in the area to afford. There was a lack of family sized housing, and that it would drive local people out of the area. He felt that explanation given that the registered providers had requested tenure segregation in the blocks was no true.

Richard Senna and Sean Bashforth, Applicant team, addressed the Committee. The scheme was a result of a comprehensive pre-application process and was another chapter in the regeneration of Tottenham, and the club’s investment in the area. Benefits of the scheme included new homes (35% of which were affordable), significant park space, a new play area for Brook House School, and would provide jobs for local people. All housing would be tenure blind.

It was envisaged that the school playground could be used as both a playground for the school, and a space to be used by the community. The school would have priority over the use, and if a sufficient management regime could not be reached then it would remain as a school space. The Chair commented that this could be considered as part of the reserved matters if the application was granted.

Officers responded to questions from the Committee:

- Parking spaces were distributed across the site. A parking management plan was attached to the app, with details on how it would be allocated.
- It was not uncommon for public areas of developments to be adopted by the Council. The s106 set out that a public space management plan needed to be submitted and approved.
- A series of layouts which show how internal footprints could be laid out, which demonstrated that there was no need for any dwellings to have any north facing aspects.
- The roof garden would be at the 9th storey, not the top of the building.
- It was not proposed to have any segregation of amenity space between housing tenures.
- The Met Police crime design office had been consulted, and no particular concerns had been raised. It was suggested that enclosed parking areas be secured by a design condition, so that the application would continue to be discussed with the Police going forward.
- The area had been identified as a growth area, and in principle was appropriate for tall buildings. The Masterplan framework acknowledged that tall buildings were appropriate for the site allocation. Page 29 set out the proposed storey

heights and although block B was taller than anticipated but the location was seen as suitable.

- The design code set out the design guidance for the street.
- The CIL rate paid would be the rate at the time of the reserved matters application.
- The scheme had been tested in wind tunnel conditions and a wind assessment report was available which supported the application.
- 35% affordable housing was reasonable and was the maximum reasonable amount for the site.

The Chair moved that the application be approved, with the additional conditions and informatives as set out in the addendum, and following a vote with five in favour, three against and two abstentions it was

RESOLVED

- i. That planning permission be granted and the Head of Development Management or the Assistant Director Planning be authorised to issue the planning permission and impose conditions and informatives subject to referral to the Mayor of London for his consideration at Stage 2 and signing of a section 106 Legal Agreement providing for the obligations set out in the Heads of Terms below and a section 278 Legal Agreement providing for the obligations set out in the Heads of Terms.
- ii. That the section 106 legal agreement referred to in resolution (i) above is to be completed no later than **1 May 2020** or within such extended time as the Head of Development Management or the Assistant Director Planning shall in her/his sole discretion allow.
- iii. 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.
- iv. That Listed Building Consent be granted and that the Head of Development Management or the Assistant Director Planning is authorised to issue the Listed Building Consent and impose conditions and informatives.
- v. 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 (planning permission and/or Listed Building Consent) 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.

403. PPA/2019/0015 - CRANWOOD HOUSE, 100 WOODSIDE AVENUE, MUSWELL HILL, LONDON, N10 3JA

Robbie McNaugher, Planning, provided an overview of the proposal for the demolition of former Cranwood residential care home; and erection of 2 buildings, 1 of 4 storeys and 1 of 8 storeys, to deliver 42 homes. 36 homes (86%) would be affordable Council homes let at council social rent levels. The drawings also identified indicative proposals for a potential further development to the south of the site which satisfied the requirement to masterplan the entire site set out in the site allocation (SA51).

Clerks note: The Chair resolved to suspend standing orders to allow the meeting to continue until 10.15pm.

Councillor Ogiehor addressed the Committee. She supported the need for Council, but felt disappointed that there had been no engagement with Ward Councillors throughout the planning process. Cllr Ogiehor agreed with the QRP assessment that the design did not attempt to complement the street scape.

Councillor Hare addressed the Committee. He requested that a development management forum be set up to allow other partners and organisations to be consulted on the scheme. The local area was an important wildlife area, and the application would require a full ecological impact assessment.

The Chair requested that officers provide information to local Ward Members who were not Members of the Planning Committee.

Members commented that there was not much detail in the preapp to be able to give much feedback.

404. PPA/2020/0006 - FORMER CAXTON ROAD PFS AT 76-84 MAYES ROAD, WOOD GREEN, N22 6TE

Due to the meeting going past 10pm, this item was not considered.

405. UPDATE ON MAJOR PROPOSALS

Due to the meeting going past 10pm, this item was not considered.

406. APPLICATIONS DETERMINED UNDER DELEGATED POWERS

Due to the meeting going past 10pm, this item was not considered.

407. NEW ITEMS OF URGENT BUSINESS

None.

408. DATE OF NEXT MEETING

To be confirmed following approval of the Council Calendar of meetings for the 2020/21 Municipal Year.

CHAIR: Councillor Vincent Carroll

Signed by Chair

Date

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Planning Sub Committee 8th June 2020

Item No.

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS

Reference No: HGY/2020/0635

Ward: White Hart Lane

Address: 555 White Hart Lane N17 7RP

Proposal: Demolition of existing structures and construction of two buildings to provide eight units for light industrial (Use Class B1(c); industrial (Use Class B2); and/or storage and distribution (Use Class B8)) purposes, with ancillary offices and associated landscaping, car parking, servicing and access arrangements.

Applicant: SEGRO plc

Ownership: Private

Case Officer Contact: Laurence Ackrill

Site Visit Date: 18/03/2020

1.1 The application is being reported to the Planning Committee as it is a major application.

1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposed development would provide significant employment space within a site designated Locally Significant Industrial Site and is acceptable in principle.
- The proposal has the potential to create up to 250 jobs within Haringey.
- The proposed scale and design of the development is appropriate within the context of the site and would be of high quality and have a positive impact on the visual appearance of the area.
- The impact of the development on residential amenities is acceptable.
- The development would provide sufficient number of appropriately located car and cycle parking, would encourage sustainable transport initiatives and include appropriate mitigation measures to minimise impacts upon the public highway.
- The development would achieve zero carbon status and renewables objectives.
- The proposal would provide additional replacement / additional soft-landscaping measures.

2. RECOMMENDATION

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

issue the planning permission and impose conditions and informatives subject to the signing of a section 106 Legal Agreement providing for the obligation set out in the Heads of Terms below and referral to the Mayor of London.

- 2.2 That delegated authority be granted to the Head of Development Management or the Assistant Director Planning to make any alterations, additions or deletions to the recommended heads of terms and/or recommended conditions as set out in this report and to further delegate this power provided this authority shall be exercised in consultation with the Chairman (or in their absence the Vice-Chairman) of the Sub-Committee.
- 2.3 That the section 106 legal agreement referred to in resolution (2.1) above is to be completed no later than 12/09/2020 or within such extended time as the Head of Development Management or the Assistant Director Planning shall in her/his sole discretion allow; and
- 2.4 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 be granted in accordance with the Planning Application subject to the attachment of the conditions.

Conditions (the full text of recommended conditions is contained in Appendix 1 of this report)

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans
- 3) Materials submitted for approval
- 4) Restriction in use classes
- 5) Restriction in outside storage
- 6) Restriction in increase of floorspace
- 7) No satellites dishes or telecoms on roof
- 8) Retention of parking spaces
- 9) Hard and soft landscaping measures
- 10) details of external lighting
- 11) Secure by design
- 12) Scheme of refuse storage
- 13) BREEAM accreditation
- 14) Mechanical Ventilation and Heat Recovery
- 15) Energy statement
- 16) Details of living walls and roofs
- 17) On site habitats
- 18) Land contamination
- 19) Unexpected contamination
- 20) NRMM
- 21) Demolition Environmental Management Plan
- 22) Thames Water confirmation of all upgrades

- 23) Cycle parking Design and Layout
- 24) Electric charging points

Informatives

- 1) Co-operation
- 2) CIL liable
- 3) Hours of construction
- 4) Party Wall Act

Section 106 Heads of Terms:

- 1) Public Realm and Highway Improvements on White Hart Lane and Swaffham Way.
- 2) Energy Statement Update and Review
- 3) Considerate Contractor Scheme Registration
- 4) Parking Management Contribution
- 5) Workplace Travel Plan
- 6) Bust stop upgrades
- 7) Control Parking Zone CPZ
- 8) Section 278 Highways works
- 9) Construction Management Plan
- 10) Parking Management Plan
- 11) Employment Initiatives
- 12) Monitoring Contribution

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

2.6 That, in the absence of the agreement referred to in resolution (2.1) above being completed within the time period provided for in resolution (2.2) above, the planning permission be refused for the following reasons:

- 1. *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.*
- 2. *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.

3. *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.*

 4. *The proposed development, in the absence of a legal agreement to secure works to the public highway and other public realm improvements including White Hart Lane and the connection through Swaffham Way, would have an unacceptable negative impact the visual amenity of the area and the operation of the public highway. 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.*
- 2.7 In the event that the Planning Application is refused for the reasons set out in resolution (2.6) above, the Head of Development Management (in consultation with the Chair of Planning sub-committee) is hereby authorised to approve any further application for planning permission which duplicates the Planning Application provided that:
- (i) There has not been any material change in circumstances in the relevant planning considerations, and
 - (ii) The further application for planning permission is submitted to and approved by the Assistant Director within a period of not more than 12 months from the date of the said refusal, and
 - (iii) The relevant parties shall have previously entered into the agreement contemplated in resolution (1) above to secure the obligations specified therein.

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8. RECOMMENDATION
9. PLANNING CONDITIONS & INFORMATIVES

APPENDICES:

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| Appendix 2 | Consultation Responses |
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| Appendix 4 | TPO Plan |
| Appendix 5 | Full GLA Stage 1 Response |

3.0 PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

- 3.2 This is an application for the demolition of remaining existing structures on the site and construction of two buildings to provide eight units for light industrial (Use Class B1(c); industrial (Use Class B2); and/or storage and distribution (Use Class B8)) purposes, with ancillary offices and associated landscaping, car parking, servicing and access arrangements.

3.3 Site and Surroundings

- 3.4 The site is located to the north side of White Hart Lane and east of the junction with Rivulet Road. The site was previously occupied by buildings in warehousing and light industrial uses prior to being destroyed in a fire and have since been removed. There is also some ancillary office, café and retail floor space that form part of the current land uses that face on to White Hart Lane and is the only built form element that remains at the site. The site has vehicular access from White Hart Lane and a secondary pedestrian access from Swaffham Way which leads through to Thetford Close to the north. There are level changes between this site and the residential land to the north with this site being approximately 300mm lower. There is an existing retaining wall on that particular boundary.
- 3.5 The site is designated as a Locally Significant Industrial Site (LSIS). The land adjoining the site to the west as part of the New River Sports and Recreation Centre is designated as Metropolitan Open Land (MOL) and also a Local Site of Importance for Nature Conservation. The site is not located on or in MoL. None of the buildings on the site are statutorily Listed, nor is the site located within or adjacent to any conservation areas. Part of the site, toward the north-east corner of the site along the boundary with properties along Norfolk Avenue is covered by a Tree Preservation Order.

3.6 Relevant Planning and Enforcement history

HGY/2020/0117 - 555 White Hart Lane London N17 7RP - Town & country planning (environmental impact assessment) regulations 2017 (as amended) - regulation 6 - request for a screening opinion - EIA not required - 19/02/2020.

4. CONSULTATION RESPONSE

4.1. Greater London Authority – Pre Application Meeting

- 4.2 This was held with GLA on the 15th January 2020.

4.3 Application Consultation

- 4.4 The following were consulted regarding the application:
- 4.5 Internal Representation Summary (expanded comments within Appendix 2)
- 4.6 Design Officer – Supportive of the proposed scale, layout, and design of the development.
- 4.7 Arboricultural Officer – No objection to proposed development.
- 4.8 Policy Officer – Supportive of proposal
- 4.9 Waste Management – No objection to proposal
- 4.10 Drainage Officer – No objection, subject to conditions
- 4.11 Carbon Management Officer – Supportive of proposed development subject to conditions
- 4.12 Pollution Officer – No objection subject to conditions
- 4.13 External Representation Summary
- 4.14 GLA – No objection following the provision of additional information
- 4.15 TFL – No objection subject to conditions and S106 contributions towards safety improvements to Swaffham Way and bus stop upgrades.
- 4.16 Thames Water – No objection subject to conditions

5. LOCAL REPRESENTATIONS

- 5.1 The following were consulted:

- 217 Neighbouring properties
- 3 Ward Councillors
- 4 site notices were erected close to the site

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

No of individual responses: 1
Objecting: 1
Supporting: 0
Others: 0

- 5.3 The following local groups/societies made representations:

- None

5.4 The following Councillor made representations:

- None

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

- Overbearing impact on neighbouring occupiers
- Fire risk
- Subsidence (Officer Comment: the construction works would be subject to building control regulations which seek to ensure that any development is structurally sound).
- Impact on mobile phone reception

6.0 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of the development
2. The impact on the amenity of adjoining occupiers
3. Design and impact of the proposed development on the character and appearance of the area
4. Parking and highway safety
5. Sustainability
6. Flood risk and drainage
7. Air quality and land contamination
8. Trees
9. Waste and recycling
10. Employment and training
11. Heads of Agreement (as part of recommendation)

6.2 Principle of the development

6.3 The property is identified as a designated Locally Significant Industrial Site (LSIS) which safeguards the land for a range of industrial uses – Classes ranging from (B1 (b), (c), B2 and B8).

6.4 Policy 4.4 'managing industrial land and premises' of the current London Plan states that the Mayor will work with boroughs and other partners to adopt a rigorous approach to industrial land management to ensure a sufficient stock of land and premises to meet the future needs of different types of industrial and related uses in different parts of London, including for good quality and affordable space.

6.5 The Intend to Publish London Plan 2019 Policy E4 states that the retention, enhancement and provision of additional industrial capacity should be prioritised in locations that:

- 1) are accessible to the strategic road network and/or have potential for the transport of goods by rail and/or water transport.
- 2) provide capacity for logistics, waste management, emerging industrial sectors or essential industrial-related services that support London's economy and population
- 3) provide capacity for micro, small and medium-sized enterprises
- 4) are suitable for 'last mile' distribution services to support large-scale residential or mixed-use developments subject to existing provision
- 5) support access to supply chains and local employment in industrial and related activities.

6.6 Strategic Policy SP8 of the Council's Local Plan indicates that there is a presumption to support industry and business in the borough through safeguarding designated land for a range industrial uses The Council will secure a strong economy in Haringey and protect the Borough's hierarchy of employment land, Strategic Industrial Locations, Locally Significant Industrial Sites, Local Employment Areas and other non-designated employment sites. The forecast demand is for an additional 23,800 m2 of B Class floor space up to 2026. This forecast demand is to be met through:

- The reconfiguration and re-use of surplus employment designated land in B2 and B8 Use Classes;
- The intensification of the use of existing employment sites (where possible);
- The provision of B1a/b floor space as part of mixed-use development on suitable sites, including town centre sites; and
- The protection of existing viable B Class Uses on designated and non-designated sites.

6.7 In addition, the Council will also:

- Support local employment and regeneration aims;
- Support environmental policies to minimise travel to work;
- Support small and medium sized businesses that need employment land and space; and
- Contribute to the need for a diverse north London and London economy including the need to promote industry in general in the Upper Lea Valley and in particular, promote modern manufacturing, business innovation, green/waste industries, transport, distribution and logistics.

6.8 Moreover, policy DM37 of the Council's Development Management DPD states that within designated Locally Significant Industrial Sites, proposals for the

intensification, renewal and modernisation of employment land and floor space will be supported where the development:

- a. Is consistent with the range of acceptable uses in Policy SP8;
- b. Wherever possible, is designed to allow for future flexibility of use including subdivision and/or amalgamation to provide for a range of business types and sizes, including small businesses;
- c. Makes adequate provision of space for on-site servicing and waiting goods vehicles;
- d. Improves and enhances the quality of the environment of the site and business area; and
- e. Makes a demonstrable improvement in the use of the site for employment purposes, having regard to:
 - i. The quality and type of employment floor space provided;
 - ii. The quality and density of jobs to be accommodated on-site; and
 - iii. The proposal's contribution to the achievement of economic objectives and outcomes set out in the Local Plan and the Council's other key plans and strategies.

6.9 The site previously comprised a main warehouse building which was divided into self-storage units, various offices and transportation businesses, a coach company, tyre fitting business and a laundry service. However, the site experienced significant fire damage in September 2017 which destroyed approximately 75% of the building. The remaining building has since been demolished. The only building remaining on the site is a two-storey office building facing onto White Hart Lane. As such, the majority of the site is vacant.

6.10 The proposed development will provide 8 new units for flexible Class B1(c), B2 and B8 purposes, totalling 17,263 sqm (GIA). This is a notable increase on the amount of floorspace which previously existed on the site (circa 15,000 sqm GIA). The proposal has been developed to meet the needs of various types and sizes of occupiers and will secure the redevelopment of this vacant site and contribute to the delivery of high quality employment floorspace in Haringey. The site would be developed and managed by SEGRO who aim for the scheme to be a flagship urban logistics centre that would set a benchmark for what industrial sites will look like in the future. SEGRO are one of the main developers specialising in developing industrial land to optimise employment generating opportunities and quality facilities for new and existing businesses.

6.11 Based on the proposed uses and floorspace, the proposed development would result in the creation of around 250 jobs on site. There would also be indirect employment opportunities associated with the scheme once operational, totalling an estimate of around 115 jobs. As detailed further on in this report, the applicant will also work with the Council and local recruitment agencies to provide skills and training opportunities for local residents. This weighs heavily in favour of the development.

6.12 Overall, the scheme has the potential to make a notable contribution to increasing local employment levels. The proposed development will therefore contribute to addressing the Council's employment needs for the local population, in accordance with the aforementioned policies. The proposed development is considered acceptable in principle, subject to further details to demonstrate compliance with Points a-e set out in Policy DM37.

6.13 Impact on the amenity of adjoining occupiers

6.14 The London Plan (2016) Policy 7.6 Architecture states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. DM Policy (2017) DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours. The Council will support proposals that provide appropriate sunlight, daylight and open aspects (including private amenity space where required) to all parts of the development and adjacent buildings and land 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 the residents of the development and address issues of vibration, noise, fumes, odour, light pollution and microclimatic conditions likely to arise from the use and activities of the development.

6.15 Concerns have been raised by a neighbouring occupier in relation to the building appearing overbearing. However, the proposed building would be located a minimum of approximately 9 metres from the closest neighbouring residential boundary line and over 13 metres to the closest flank wall at No. 142 Norfolk Avenue. The northern boundary, to the residential neighbours, would include much more of a buffer than present / historically, with a raised, densely planted zone along the boundary and with the new industrial units turning their backs to the housing (unlike previously where the area closest to the rear gardens to the north boundary was used for vehicular access and parking).

6.16 As such, the building would be set back sufficiently as to not appear overbearing and would also be largely screened from view by the existing and proposed levels of soft-landscaping. Whilst the buildings would be situated closer towards the rear gardens, (minimum 9 metres from the boundary) as opposed to the previous buildings on the site (minimum 18 metres) the more sympathetic design of the building and designated soft-landscaped buffer along the northern boundary would significantly improve the visual appearance of the site when viewed from neighbouring residential properties. In addition, the potential nuisance of vehicles driving close to the residential boundaries has been removed as there is now no parking, loading or unloading behind the building.

6.17 In terms of noise, the proposed development would run unrestricted in hours of operation, which was the case at the site historically. An assessment of the

existing ambient and background noise levels has been undertaken at the boundary to the nearest residential properties to the north and south of the proposal and assessed against the likely levels of noise that would be created by a development of this type and scale.

- 6.18 The assessment shows that the impact from operation of the proposal, when assessed against national guidance and existing noise levels, that the proposal could operate without mitigation or restrictions in operating hours. A condition would also be attached to ensure that any noise from plants or equipment to be used would not result in a noise nuisance to any neighbouring occupiers within statutory guidelines.
- 6.19 Regard also has to be given to the proposal improving on the previous activities carried out at the site by removing the yards and operational spaces adjacent to the residential properties to the northern boundary, with the backs of the proposed buildings effectively acting as a screen between the levels of noise and light produced by the development and the closest neighbouring residential units.
- 6.20 The applicant has also provided a Daylight / Sunlight Study which shows that the proposed development would satisfy the BRE direct sunlight to windows requirements.
- 6.21 It is also noted that the proposed buildings would not breach 25° when measured from the rear windows of properties along Norfolk Avenue and Thetford Close. 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", states that where the angle in a section between an existing window and a proposal is less than 25°, there will not be a noticeable loss of daylight.
- 6.22 Overall, the proposed development would have an acceptable impact upon the residential amenity of neighbouring occupiers.

6.23 Design and impact on the character and appearance of the area

- 6.24 DM Policy (2015) DM1 'Delivering High Quality Design' states that development proposals should relate positively to their locality, having regard to, building heights, form, scale & massing prevailing around the site, urban grain, sense of enclosure and, where appropriate, following existing building lines, rhythm of any neighbouring or local regular plot and building widths, active, lively frontages to the public realm, and distinctive local architectural styles, detailing and materials. Local Plan (2017) Policy SP11 states that all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. Development shall be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's

sense of place and identity which is supported by London Plan (2016) Policies 7.4 and 7.6.

- 6.25 The proposed frontage facing on to White Hart Lane, including the inclusion of green walls, is broken up with glazing to provide the perception of an active frontage, even though the office based uses would be located towards the inner parts of the site. The creation of an integrated landscaping scheme bringing the public realm up closer to the building line, enlivening and activating the street frontage would be a positive feature.
- 6.26 Within the site, the units are laid out logically and functionally, with clearly demarcated entrances in “feature towers”, delivery and service areas and separate, safe pedestrian approaches. The building will be finished predominantly in profiled metal cladding chosen for durability, with a colour scheme to accentuate corners, enhanced with areas of Green Walls to the street frontage and access road, translucent panels to workspaces and office windows to brise soleil to provide daylight, avoid overheating and add depth to elevations.
- 6.27 The proposal also involves the creation of an outdoor amenity space for employees within the estate along the access route to the existing sub-station at the far north-eastern corner of the site. Access to the sub-station is to be retained. The amenity area will be spacious and a predominantly green landscaped area that would provide both benefits to the scheme in terms of its visual appearance and also to the well-being of employees.
- 6.28 Furthermore, the application also includes improvements to Swaffham Way, a public access route that runs parallel to the western boundary of the site, including re-surfacing and lighting.
- 6.29 Overall, the proposed development would provide significant improvements to the physical appearance of the area, in accordance with the aforementioned policies.

6.30 Parking and highway safety

- 6.31 Local Plan (2017) Policy SP7 Transport states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport. This is supported by DM Policy (2017) DM31 ‘Sustainable Transport’.
- 6.32 The site is located to the northeast of the Borough on White Hart Lane some 550 meters from the junction with the A10 Great Cambridge Road close to the borough boundary with Enfield, the site has a Public Transport Access Level (PTAL) ranging from 0 to 1b, on a scale of 0 to 6b, where 6b is highest, the site is served

by the W3 bus route and is within walking distance five bus routes on the Great Cambridge Road.

Trip Generation

6.33 Officers have reviewed a number of scenarios in relation to the trips that are likely to be generated by the proposed development based on the public transport accessibility of the site, the proposed uses and parking provision in the worst case scenario the proposed development would generate 262veh/hr (am peak) and 212 veh/hr (pm peak). The corresponding peak parking accumulation is 182 vehicles. This is considered to be the worst case scenario for the parking demand generated by the development proposal and is unlikely to happen however this represents a robust appraisal of the development.

6.34 Impact on the network.

The applicant's transport consultant has undertaken modelling of the highway network including the access junction to the site and the junction of the A10 Great Cambridge Road with White Hart Lane. The results of the modelling has demonstrated that there will be a slight increase in the number of vehicles queuing at the junction, this junction is on the Transport for London Road network TLRN. TfL has not raised any objection to the minor increase in traffic at the junction created by the proposal and the minor increase in delays. The assessment of the access junction to the site has demonstrated that the relocated access to the site will not have any impact on White Hart Lane. However transport officers have requested that the right turn lane to the site is incorporated in the preliminary highways design to reduce any potential delay to the W3 bus service, the highways designs and implementation is to be secured by the S.278 agreement.

Impact on walking and cycling

6.35 An Active Travel Zone (ATZ) assessment has been undertaken with five key routes to nearby destinations including Wood Green Town Centre, White Hart Lane station and the strategic cycle network; however, the assessment has overlooked Swaffham Way. As site visit has indicated that the path could benefit from lighting improvements and improvement to the cycle barriers, we are therefore seeking a S.106 contribution of £15,000 toward environmental improvements to Swaffham way. This is a well-used pedestrian link linking White Hart Lane to the residential area north of the site, improved lighting and maintenance along this route will help address concerns regarding safety.

6.36 A number of accidents were highlighted in the accident analysis at the junction of Perth Road with White Hart Lane, we have since implemented a local safety scheme by raising the junction to address the accident issues and have concluded the additional traffic generated by the development is unlikely to increase the collision at this junction.

- 6.37 Officers have assessed the impacts of the trips generated by the site on the local bus service, the increase in the number of trips generated by the development will not adversely impact on the operation of the W3 and other bus services, TfL will however be seeking a capped contribution of £12,000 for the upgrade of the nearby bus stop NL.

Highways Design and impact

- 6.38 The existing site has two vehicular access, the developer is seeking to stop up one of the existing accesses and create a new vehicular and pedestrian site access to the eastern extent of the site frontage from White Hart Lane. The proposal provides dedicated pedestrian and cyclist access gates and two crossing points with tactile paving to facilitate safe pedestrian access. As part of the proposed new access we will be seeking to include a new pedestrian crossing point across White Hart Lane just south of the proposed site access given the uplift in pedestrian movements from the westbound bus stop. The works will be secured by a S.278 agreement.

Car Parking and cycle Parking

- 6.39 The applicant is proposing a total of 93 car parking spaces and 18 spaces for HGVs, the parking provision has been discussed with the applicant and is based on the trip generation sensitivity testing which sets out that the development could generate a total of between 131-182 car parking space need which will potentially generate a shortfall of between 38-89 car parking spaces. It is to be noted that the proposed car parking provision including blue badge and electric and ultra-low emission vehicle provision complies with the standards set out in London Plan policy T6. In order to deal with the potential overspill of parking onto the local highways network a financial contribution of £30,000 is sought towards the design, consultation and implementation of parking control measures in the area surrounding the site. We will also require a Parking Design and Management Plan to be secured by the S 106 agreement and this is to be monitored as part of the Travel Plan.
- 6.40 The number of cycle parking spaces proposed exceeds Intend to Publish London Plan policy T5, an additional cycle amenity hub with maintenance facilities is to be provided, accessible to all site users within the public realm to the east of the site; the London Cycling Design Standards (LCDS) requires at least five percent of cycle spaces to accommodate larger and adapted cycles. This must be secured by condition.

Travel Planning

- 6.41 A framework travel plan has been produced to support this application. Whilst it is noted that individual tenants will implement their own travel plans with specific targets for their workforce, an overarching five-year site mode split target, reflecting the Mayor's strategic target for 75% of all trips in Outer London to be made on foot, by cycle or using public transport should be provided. We will therefore require a revised travel plan to be submitted before occupation to reflect the above targets, in addition we will require the provision of shower, lockers, changing facilities and a bicycle user group in accordance with Intent to Publish London Plan policy T5 requirements.

Construction Logistics and Construction Travel Plan

- 6.42 A draft Construction Logistics Plan (CLP) forms part of the submitted transport assessment, the applicant has committed to scheduling all construction related deliveries outside of peak highway periods. However, further details are needed on measures to ensure safety, including maintaining safe cycling and walking routes throughout the construction period and an indicative figure for the number of vehicle trips associated with each construction phase should be provided. The applicant should commit to using FORS Silver or above accredited operators as it is imperative that road safety measures are considered, and preventative measures delivered through the construction phases of the development. A full Construction Logistics Plan and Construction Travel Plan should be prepared in accordance with TfL guidance and submitted for approval before development including demolition commences on site.

Deliveries & Servicing

- 6.43 An overarching outline delivery and servicing plan (DSP) has been provided which sets out that individual units will produce their own bespoke DSPs. These should look to encourage, enable and promote sustainable and active freight, and ensure that these activities take place outside of peak times, this will be secured by condition.
- 6.44 Officers have therefore considered that subject to S.106, S.278 and conditions this application is acceptable with regards to transport impacts.

6.45 Sustainability

- 6.46 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.
- 6.47 The NPPF, London Plan and local policy require development to meet the highest standards of sustainable design, including the conservation of energy and water; ensuring designs make the most of natural systems and the conserving and enhancing the natural environment. The London Plan requires all non-residential

development to be zero carbon from 2019, achieving a minimum 35 per cent carbon reduction on site beyond Part L 2013 of the Building Regulations. Local Plan Policy the overall target is delivering a 100% improvement on Building Regulations 2013 Part L.

- 6.48 The Energy and Sustainability Statement and BREEAM 2018 Pre-Assessment Report have been submitted with the application and state that the proposed improvement for the development to achieve a 100% reduction in carbon emissions.
- 6.49 The Council's Carbon Management Team have been consulted as part of the submission and note that the development is an exemplary industrial scheme in energy and sustainability terms. It will be a zero-carbon development in terms of its regulated energy and is targeting to achieve a BREEAM 'Excellent' rating.
- 6.50 The development is targeting a score over 76% under the BREEAM Shell & Core criteria, which is equivalent to an 'Excellent' rating. This goes beyond the policy requirement of 'Very Good' and demonstrates that in sustainability terms that the development is striving for an exemplary industrial scheme.
- 6.51 The proposal for living roofs on the stair cores is supported. The detail of the living walls/roofs and biodiversity measures will be provided as part of a planning condition to ensure the benefits are delivered.
- 6.52 Overall, this scheme goes beyond the policy requirements and its Energy & Sustainability strategies are therefore supported, subject to conditions.

6.53 Flood Risk and Drainage

Flood risk

- 6.54 The NPPG identifies the proposal as "less vulnerable" which is appropriate in Flood Zone 1.
- 6.55 A site specific flood risk assessment (FRA) has been provided as part of the application and this shows that the application site has a predominantly low or very low risk of fluvial (river and sea) and pluvial (surface water) flooding. The FRA sets out the mitigation measures which are to be incorporated within the proposed development to address and reduce the risk of flooding to within acceptable levels.
- 6.56 The proposed development will not result in impedance / loss of fluvial or surface water flow routes and the foul water from the development would be discharged to the local foul water sewer.

6.57 Given the above, it is considered that the proposed development is not at risk of flooding and is acceptable in this regard, in accordance with the aforementioned policies.

Drainage

6.58 London Plan (2016) Policy 5.13 'Sustainable drainage' and Local Plan (2017) Policy SP5 'Water Management and Flooding' require developments to utilise sustainable urban drainage systems (SUDS) unless there are practical reasons for not doing so, and aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible in line with the following drainage hierarchy:

1 store rainwater for later use

2 use infiltration techniques, such as porous surfaces in non-clay areas

3 attenuate rainwater in ponds or open water features for gradual release

4 attenuate rainwater by storing in tanks or sealed water features for gradual release

5 discharge rainwater direct to a watercourse

6 discharge rainwater to a surface water sewer/drain

6.59 The applicant has provided a Drainage Strategy as part of the submission that demonstrates that the foul and surface water drainage systems for the new development will be designed to accommodate the required flows for the lifetime of the development. All surface water run-off from storm events up to and including the 100 year plus 40% climate change will be retained within the overall site and the site will achieve greenfield runoff rates of 3 x Greenfield Rate for the equivalent storm event.

6.60 The Council's SUDS Officer has been consulted as part of the application and raises no objection to the proposed development, subject to conditions. The development is considered acceptable in terms of flooding and drainage.

6.61 Air Quality and Land contamination

Air quality

6.62 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.

6.63 The development achieves the Building Emissions Benchmark (BEB), although, it fails the Transport Emissions Benchmark (TEB) and therefore fails the AQN test. However, a range of additional mitigation measures have been proposed, including additional cycle storage, and ventilation and filtration strategies as well

as a travel plan to encourage active travel. With these in place, there would be no requirement for offsetting measures.

- 6.64 The applicant has also submitted a Dust Management Plan. The Council's Pollution Officer has been consulted as part of the submission and raises no objection, subject to conditions.
- 6.65 The Greater London Authority raised concerns regarding the initial Air Quality Assessment that was submitted. However, the applicant has provided amended / additional information via an updated Air Quality Assessment to address these concerns and will be subject to GLA confirmation of approval

Land contamination

- 6.66 London Plan Policy 5.21 supports the remediation of contaminated sites and to bringing contaminated land back into beneficial use. 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.
- 6.67 The applicant has submitted a Desk Study and Ground Investigation Report indicating that there is low risk to human health from potential contaminants in the made ground.
- 6.68 The Council's Pollution Officer has been consulted as part of the application and has raised no objections, subject to further investigations being made and this is to be secured by way of the imposition of a condition on any grant of planning consent.

6.69 Trees and ecology

- 6.70 DM Policy (2017) DM1 'Delivering High Quality Design' states that the Council will expect development proposals to respond to trees on and close to the site.
- 6.71 Policy DM19 also states that development proposals on sites which are, or are adjacent to, internationally designated sites, Sites of Special Scientific Interest, Local Nature Reserves, Sites of Importance for Nature Conservation or Ecological Corridors, should protect and enhance the nature conservation value of the site.
- 6.72 The site is located adjacent to a Local Site of Importance for Nature Conservation to the west, that forms part of the New River Sports and Recreation Centre. There is also a section of land to the northern boundary within the site that is subject to a Tree Preservation Order (TPO) (Appendix 4). The application includes the removal of a number of trees within the area of land subject to a TPO.

- 6.73 The Council's Tree Officer has been consulted as part of the application and notes that the plan involves the removal of 8 trees within the area of land subject to a TPO, which have crowns which extend beyond the edge of the woodland area and which would interfere with the proposed buildings. It is however proposed to plant 25 new trees within the land to the north of the site, as well as an additional row of trees and a wildflower and grass area along the northern boundary towards the New River Sports Centre, which is Metropolitan Open Land, thus creating a green corridor. There will also be extensive planting of mostly native shrubs and understorey plants throughout the area.
- 6.74 The purpose of the TPO was to protect the area of trees that act as a screen between the site and the residential properties on Norfolk Avenue and for its environmental benefits, rather than because any of the trees were individually of great value. The proposed removal of trees is justified to facilitate the development, and the loss of amenity is more than compensated for by the proposed new planting both to the north of the site and along the northern boundary.
- 6.75 In terms of ecology, the applicant has submitted an Ecological Appraisal which notes that the site itself is considered to be of low ecological value with the majority of the site comprising hardstanding. There is potential for the development to enhance the ecological value of the Site through the inclusion of appropriate landscaping to increase floral diversity and this has been taken into consideration within the landscaping strategy by way of the inclusion of native species. This has been secured through the imposition of a condition on any grant of planning consent.
- 6.76 None of the buildings on Site were considered to be suitable for roosting bats and all were assessed as having negligible Bat Roost Potential. The mixed scattered trees at the site had potential to support nesting birds, as well as this three of these trees were ivy clad and considered to have low Bat Roost Potential. Greater London Authority Officers also commented on the scheme, having considered the characteristics of the scheme, GLA officers are satisfied that the proposed development would not adversely affect the Adjacent Site of Importance for Nature Conservation.

6.77 Waste and Recycling

- 6.78 London Plan Policy 5.16 indicates the Mayor is committed to reducing waste and facilitating a step change in the way in which waste is managed. Local Plan Policy SP6 Waste and Recycling and DPD Policy DM4. requires development proposals make adequate provision for waste and recycling storage and collection.
- 6.79 The Council's Waste Management Team have been consulted on the application and raise no objection to the proposed development, but consider that adequate waste storage arrangements must be made so that waste does not need to be

placed on the public highway other than immediately before it is due to be collected. Full details of this can be adequately secured by way of imposing a condition on any grant of planning consent.

6.80 Employment and Training

6.81 Local Plan Policies SP8 and SP9 aim to support local employment, improve skills and training, and support access to jobs.

6.82 The Council's Planning Obligations SPD requires all major developments to contribute towards local employment and training. 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).

6.83 The applicant has agreed to provide employment opportunities during the construction of the development and this would be secured by legal agreement. As such, the development is acceptable in terms of employment provision.

6.84 Conclusion

6.85 The proposal in accordance with relevant land use and employment policy and has the potential to make a significant contribution to job-creation. The provision of high quality, intensified industrial space is welcomed. In all other respects the development is acceptable subject to mitigation provided by recommended conditions and S106 obligations. 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

6.86 CIL

6.87 Based on the information given on the plans, the Mayoral CIL charge will be £1,030,221.36 (17,274 sqm x £59.64). The proposal would not be liable for Haringey CIL. This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.

7.0 RECOMMENDATIONS

GRANT PERMISSION subject to conditions subject to conditions in Appendix 1 and subject to sec. 106 Legal Agreement.

1) Public Realm and Highway Improvements on White Hart Lane and Swaffham Way.

- 2) Energy Statement Update and Review
- 3) Considerate Contractor Scheme Registration
- 4) Parking Management Contribution
- 5) Workplace Travel Plan
- 6) Bust stop upgrades
- 7) Control Parking Zone CPZ
- 8) Section 278 Highways works
- 9) Construction Management Plan
- 10) Car Parking Management Plan
- 11) Employment Initiatives
- 12) Monitoring Contribution

Applicant's drawing No.(s) Historic Environment Desk-Based Assessment, Flood Risk Assessment, Desk Study and Ground Investigation Report, Preliminary Ecological Appraisal and Bat Roost Potential Survey, Breeam UK New Construction 2018 Pre-Assessment, Sustainability and Energy Strategy, TM 52 Overheating Study, External LED Lighting Assessment Report, Planning Statement, Design & Access Statement, 31136/PL/200A, 31171/PL/201B, 31171/PL/202C, 31171/PL/203A, 31171/PL/202C, 31171/PL/205A, 31171/PL/206A, 31171/PL/207A, 31171/PL/208, 31171/PL/209A, 31171/PL/210A, 31171/PL/211A, 31171/PL/212, 31171/PL/213, 31171/PL/214A, 31171/PL/215, 31171/PL/216, Statement of Community Involvement, Daylight and Sunlight Study, 1812035-TA-01, Visography TRAAC Outputs, Transport Assessment, Framework Travel Plan, Environmental Noise Assessment of a Proposed Industrial Development, Arboricultural Impact Assessment 783.10.05, 783.19.03, 783.29.05, 783.39.03, Foul and Surface Water Drainage Strategy, Landscape Management Schedule & 783.TS.04, 19-074-EX-004, Air Quality Assessment dated 21/05/2020 & Verosol – Silver Screen

Subject to the following condition(s)

Appendix 1

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

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

- 2) The approved plans comprise drawing nos: Historic Environment Desk-Based Assessment, Flood Risk Assessment, Desk Study and Ground Investigation Report, Preliminary Ecological Appraisal and Bat Roost Potential Survey, Breeam UK New Construction 2018 Pre-Assessment, Sustainability and Energy Strategy, TM 52 Overheating Study, External LED Lighting Assessment Report, Planning Statement, Design & Access Statement, 31136/PL/200A, 31171/PL/201B, 31171/PL/202C,

31171/PL/203A, 31171/PL/202C, 31171/PL/205A, 31171/PL/206A, 31171/PL/207A, 31171/PL/208, 31171/PL/209A, 31171/PL/210A, 31171/PL/211A, 31171/PL/212, 31171/PL/213, 31171/PL/214A, 31171/PL/215, 31171/PL/216, Statement of Community Involvement, Daylight and Sunlight Study, 1812035-TA-01, Visography TRAAC Outputs, Transport Assessment, Framework Travel Plan, Environmental Noise Assessment of a Proposed Industrial Development, Arboricultural Impact Assessment 783.10.05, 783.19.03, 783.29.05, 783.39.03, Foul and Surface Water Drainage Strategy, Landscape Management Schedule & 783.TS.04, 19-074-EX-004, Air Quality Assessment dated 21/05/2020 & Verosol – Silver Screen. The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

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

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

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) Notwithstanding the provisions of the Town & Country Planning (Use Classes) Order 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, the premises shall be restricted to use classes B1(c); industrial (Use Class B2); and/or storage and distribution (Use Class B8) purposes only and shall not be used for any other purpose including any purpose within Class B unless approval is obtained to a variation of this condition through the submission of a planning application.

Reason: In order to restrict the use of the premises to one compatible with the surrounding area and in interests of neighbouring residential amenity

5) All merchandise and materials being stored and sold from outside the building / premises shall be stacked or stored no higher than 5 metres without the written consent of the LPA to whom a formal planning application shall be submitted for consideration and determination.

Reason: In order to safeguard the visual amenity of the locality

6) No additional floorspace other than as stated within the application shall be created inside the buildings approved without the prior written consent of the Local Planning Authority.

Reason: To ensure that the car parking provided meets the needs of the buildings approved and that traffic generation does not exceed the allocated capacity.

7) No satellite antenna, apparatus or plant of any sort (including structures or plant in connection with the use of telecommunication systems or any electronic communications apparatus), with the exception of PV panels, shall be erected on the roof of any building.

Reason: In order to safeguard the visual amenity of the area.

8) Before the development hereby permitted is occupied the parking spaces shown on the approved plans shall be provided and shall not thereafter be used for any purpose other than the parking of vehicles in connection with the approved development.

Reason: To ensure that parking is provided in accordance with the Local Planning Authority's standards.

9) No development above ground shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.); retained historic landscape features and proposals for restoration, where relevant.

Soft landscape works shall include planting plans; 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; implementation programme]. The soft landscaping scheme shall include detailed drawings of:

a. those existing trees to be retained.

b. those existing trees to be removed.

c. those existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent. All such work to be approved in writing by the Local Planning Authority.

d. Those new trees and shrubs to be planted together with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the any above ground works.

Such an 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 Local Plan 2016, Policy SP11 of the Haringey Local Plan 2013 and Policy DM1 of The Development Management DPD 2017.

10) Prior to the commencement of above ground works on site full details of the all proposed external lighting have been submitted to and approved in writing by the Local Planning Authority. Details shall include appearance and technical details and specifications, intensity, orientation and screening of lamps, siting and the means of construction and layout of cabling. Lighting is to be restricted to those areas where it is necessary with additional shielding to minimise obtrusive effects. The approved scheme is to be fully completed and shall be permanently maintained thereafter.

Reason: In the interest of design quality, residential amenity and public and highway safety.

11) Prior to occupation of the development, 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.

12) Prior to occupation of the development, a detailed scheme for the provision of refuse and waste storage and recycling facilities has been submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented and permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and Policy 5.17 of the London Plan 2016.

13) (a) The commercial units shall not be occupied until a final Certificate has been issued certifying that a BREEAM (or any such equivalent national measure of sustainable building which replaces that scheme) rating of 'Excellent' for that unit has been achieved.

(b) The Accreditation of 'Excellent' shall be maintained thereafter unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure sustainable development in accordance with London Plan 2016 Polices 5.1, 5.2, 5.3 and 5.9 and Local Plan Policy SP4.

14) Prior to installation, details of the Mechanical Ventilation and Heat Recovery (MVHR) system shall be submitted to the Local Planning Authority. Details should include the efficiency, location of the units to ensure easy access for servicing, plans showing the rigid ducting.

Reason: To ensure the new homes are adequately ventilated as required by London Plan Policy 5.9.

15) (a) The development hereby approved shall be constructed in accordance with the Energy & Sustainability Statement by MBA Consulting Engineers (March 2020) delivering a 122% improvement on carbon emissions over 2013 Building Regulations Part L with high fabric efficiencies, air source heat pumps and solar photovoltaic energy generation. Any application to revise the building fabric or renewable energy technologies should be accompanied by an Energy Assessment to demonstrate the development is still 'zero carbon' in regulated energy terms.

(b) Prior to above ground construction works, details of the air source heat pumps must be submitted to the Local Planning Authority. This should include the location of ASHPs, and if necessary, the mitigation measures for the ASHP, and evidence that the heat pump complies with other relevant issues as outlined in the Microgeneration Certification Scheme Heat Pump Product Certification Requirements.

(c) Prior to occupation of the development, the following overheating measures shall be installed and retained for the lifetime of the development to reduce the risk of overheating in the ancillary offices:

- External Brise Soleil;
- Glazing g-value of 0.45;
- Internal blinds, with a 3% transmittance of solar energy through the fabric and 82% reflectance of solar energy;
- Living walls and trees within the car park areas; and,
- Mechanical ventilation.

(d) Two months prior to the first occupation of the development, confirmation shall be submitted of the maximum possible solar photovoltaic (PV) energy to be generated on the roof. The submission shall include: a roof plan; the number, angle, orientation, type,

and efficiency level of the PVs; how overheating of the panels will be minimised; their peak output (kWp) and the final carbon reduction at the Be Green stage of the energy hierarchy. The proposed additional solar array should aim to generate at least 593,000 kWh of renewable electricity per year.

The solar PV array shall be installed with monitoring equipment prior to completion and shall be maintained and cleaned at least annually thereafter.

Reason: To comply with London Plan 2016 Policy 5.2 and 5.9 and Local Plan 2017 Policy SP4 in the interest of adapting to climate change and to secure sustainable development.

16) Living Walls and Roofs

(a) Prior to above ground construction works, details of the living roofs and living walls shall be submitted to and approved in writing by the Local Planning Authority. These details shall include:

- i) A roof plan identifying where the living roofs will be located;
- ii) A plan identifying where the living wall will be located and what surface area they will cover;
- iii) Sections of the living walls and roofs;
- iv) Substrate of no less than 120mm for the extensive living roofs;
- v) Details on the diversity of substrate depths and types. Substrate depths across the roofs should provide contours of substrate, such as substrate mounds in areas with the greatest structural support to provide a variation in habitat;
- vi) Details of the location of log piles / flat stones for invertebrates;
- vii) 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);
- viii) Irrigation, management and maintenance arrangements.

(b) The approved living roofs and walls shall be provided before 50% the units are first occupied and shall be managed thereafter in accordance with the approved management arrangements.

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 2017 Policy SP4, SP5, SP11 and SP13.

17) On-site Habitats

Prior to above ground works, details of the on-site habitats to be introduced as part of this development must be submitted for approval by the Local Planning Authority. These new on-site habitats should supplement the existing habitats. The applicant should consider including bat and bird boxes in suitable locations on the site.

The development shall then be constructed in strict accordance of the details so approved, and shall provide evidence of these measures to the Local Planning Authority no more than 3 month after construction.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity, in accordance with London Plan 2016 Policies 5.3, 5.9 and 5.11 and Local Plan 2017 Policies SP5 and SP13.

18) Land Contamination

Before development commences other than for investigative work:

- a. A desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information.
- b. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.
- c. If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. The site 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.
- d. The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority which shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.
- e. 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.

19) Unexpected contamination

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

Reasons: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution from previously unidentified contamination sources at the development site in line with paragraph 109 of the National Planning Policy Framework.

20) NRMM

a. 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 NO_x 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.

b. 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

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

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

The following applies to both Parts a and b above:

a) The DEMP/CEMP shall include a Construction Logistics Plan (CLP) and Air Quality and Dust Management Plan (AQDMP).

b) The DEMP/CEMP shall provide details of how demolition/construction works are to be undertaken respectively and shall include:

i. A construction method statement which identifies the stages and details how works will be undertaken;

ii. Details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays;

iii. Details of plant and machinery to be used during demolition/construction works;

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

The development shall be carried out in accordance with the approved details as well as on the applicant submitted Air Quality & Dust Management Plan in Appendix A of the Air Quality Report and the proposed operational impacts mitigation measures following the failure of the Transport Emissions Benchmark (TEB) by the development.

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

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

22) Thames Water confirmation of all upgrades

No properties shall be occupied until confirmation has been provided that either:- all water network upgrades required to accommodate the additional flows to serve the development have been completed; or - a housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied. Where a housing and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan. Reason - The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development" The developer can request information to support the discharge of this condition by visiting the Thames Water website at thameswater.co.uk/preplanning. Should the Local Planning Authority consider the above recommendation inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Planning Department (telephone 0203 577 9998) prior to the planning application approval.

23) Cycle parking Design and Layout

The applicant will be required to provide the correct number of cycle parking spaces in line with the London Plan in addition the cycle parking spaces should be designed and implemented in line with the London Cycle Design Standard. To fully comply with the London Cycling Design Standards (LCDS), at least five percent of cycle parking should be arranged with wider spacing to accommodate larger and adapted cycles

Reason: To promote travel by sustainable modes of transport and to comply with the London Cycling Design Standards.

24) Electric charging points

The applicant will be required to provide 20% of the total number of car parking spaces with active electric charging points, with a further 80% passive provision for future conversion.

Reason: To comply with the London Plan, and reduce carbon emission in line with the Council's Local Plan Policy SP7.

Appendix 2 Consultation Responses from internal and external agencies

Stakeholder	Response
INTERNAL	
Design Officer	<p>The proposals are for a well-considered and carefully designed collection of industrial buildings within an established, existing industrial area, albeit that it borders low rise, residential streets to the north and sports complexes to the west and on the other side of White Hart Lane to the south-east, in one of the more suburban character areas of Haringey.</p> <p>The northern boundary, to the residential neighbours, will become much more buffered than present, with a raised, more densely planted zone</p>

Stakeholder	Response
	<p>along the boundary and with the new industrial units turning their backs to the housing, unlike previously. The western boundary will also have a landscape buffer, including a better quality fence to the existing public footpath between this site and the White Hart Lane Sports Centre. Along the street frontage of the site to White Hart Lane, where it faces Coles Park Football Ground (Haringey Borough FC) and an area of allotments, these proposals will create an enhanced public realm, with a wider, more attractive pavement, seating, landscaping, signage and high quality paving.</p> <p>Within the site, the units are laid out logically and functionally, with clearly demarcated entrances in “feature towers”, delivery and service areas and separate, safe pedestrian approaches. Finished predominantly in profiled metal cladding chosen for durability, with a colour scheme to accentuate corners, enhanced with areas of Green Walls to the street frontage and access road, translucent panels to workspaces and office windows to brise soleil to provide daylight, avoid overheating and add depth to elevations. The requirement to provide access to the electricity sub-station at the far northeast corner of the site will be exploited to create a landscaped amenity area for workers on site.</p> <p>Overall the proposals promise to be a demonstration scheme on how to incorporate modern industrial buildings in a well landscaped, attractive, suburban setting.</p>
Arboricultural Officer	<p>I recently had a meeting on the site with Terry Anderson, who is the Landscape Architect working with the developers, to discuss how the development and landscaping would impact on the Tree Preservation Order (TPO) which is in force at the north-east corner of the site.</p> <p>The plan involves the removal of 8 trees which have crowns which extend beyond the edge of the woodland area and which would interfere with the proposed buildings. It is however proposed to plant 25 new trees within the area of the TPO, as well as well as an additional row of trees and a wildflower and grass area along the northern boundary toward the New River Sports Centre, which is Metropolitan Open Land, thus creating a green corridor. There will also be extensive planting of mostly native shrubs and understorey plants throughout the area. The purpose of the TPO was to protect the area of trees to act as a screen and for its environmental benefits, rather than because any of the trees were individually of great value. In my opinion the proposed removal of trees is justified to facilitate the development, and the loss of amenity is more than compensated for by the proposed new planting both within the TPO area and along the northern boundary.</p>

Stakeholder	Response
	<p>In another matter affecting the same area, UK Power Networks need to do some electricity mains repairs which may adversely affect one or two of the trees within the TPO area – at worst the trees might need to be removed. As statutory undertakers they are entitled to carry out this work without applying for permission, however they did contact us to discuss the matter and we have agreed on a method of proceeding which will minimise the risk of damage to the trees. Terry Anderson is aware of this and has stated:</p> <p>“We discussed the likely repair works to be undertaken by UKPN and that 1 or 2 Cypress trees may need to be removed if trench excavations drastically impact upon their root systems. This would open up views from Norfolk Avenue and it was agreed the Applicant would replace any removed tree to maintain adequate screening between the residential properties and the development.”</p> <p>We won't know the extent of any damage until UKPN have carried out their work.</p>
Policy Officer	<p>The site is located within the White Hart Lane defined employment area (reference DEA8) which is designated as a Locally Significant Industrial Site (LSIS). Policy SP8 of the Local Plan Strategic Policies document sets out that the Council will safeguard Locally Significant Industrial Sites for a range of industrial uses (B1 (b), (c), B2 and B8) where they continue to meet demand and the needs of modern industry and business.</p> <p>Policy DM37 of the Council's Development Management DPD sets out that within Locally Significant Industrial Sites proposals for the intensification, renewal and modernization of employment and will be supported subject to meeting criteria (a) to (e). Criteria (a) is that the proposal is consistent with the range of acceptable uses in Policy SP8 and criteria (b) to (e) primarily relate to design matters.</p> <p>The site previously comprised a main warehouse building which was divided into self-storage units, various offices and transportation businesses, a coach company, tyre fitting business and a laundry service. However, the site experienced significant fire damage in September 2017 which destroyed approximately 75% of the building. The remaining building has since been demolished due to safety concerns. The only building remaining on the site is a two-storey office building facing onto White Hart Lane. As such, the majority of the site is vacant.</p> <p>The proposed development will provide 8 new units for flexible Class</p>

Stakeholder	Response
	<p>B1(c), B2 and B8 purposes, totalling 17,263 sqm (GIA). This is a notable increase on the amount of floorspace which previously existed on the site (circa 15,000 sqm GIA). The proposal will secure the redevelopment of this vacant site, contribute to the delivery of high quality employment floorspace in Haringey and will provide significant improvements to the physical appearance of the area.</p> <p>The uses proposed are compliant with the range of acceptable uses in Policy SP8 and the proposal generally accords with policy E4 in the Intend to Publish London Plan (December 2019). The proposal is therefore acceptable in principle.</p>
Waste management	<p>Adequate waste storage arrangements must be made so that waste does not need to be placed on the public highway other than immediately before it is due to be collected. Further detailed advice can be given on this where required.</p> <p>Any Commercial enterprise must arrange for a scheduled waste collection with a Commercial Waste Contractor. The business owner will need to ensure that they have a cleansing schedule in place and that all waste is always contained. 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.</p>
Drainage Officer	The FRA, and the Drainage Strategy for the above development meet Haringey's criteria for approval, subject to conditions.
Carbon Management Officer	This application is an exemplary industrial scheme in energy and sustainability terms. It will be a zero-carbon development in terms of its regulated energy and is targeting to achieve a BREEAM 'Excellent' rating. A few clarifications are requested under the Be Clean/Green measures and the TM52 Overheating Study. Overall, this scheme goes beyond the policy requirements and its Energy & Sustainability strategies are therefore supported, subject to the clarifications provided on the overheating study.
Pollution Officer	Having considered all the submitted supportive information i.e. Design and Access Statement dated February 2020, Planning Statement, Sustainability & Energy Strategy dated 4th March 2020 prepared by MBA Consulting Engineers Ltd taking note of the applicant proposal of the use

Stakeholder	Response
	<p>of solar PV arrays, Air Quality Assessment prepared by Eight Associates Ltd dated 6th March 2020 taking note of the applicant Air Quality & Dust Management Plan in Appendix A and the proposed operational impacts mitigation measures following the failure of the Transport Emissions Benchmark (TEB) by the site as well as the Desk Study and Investigation Report with reference 13499 – HYD – XX- XX-RP-GE-1000 dated 17th February 2020 taken note of the applicant submission in section 9 and 10 of the report that the monitoring is still on-going, please be advise that we have no objection to the proposed development in relation to AQ and Land Contamination but the following planning conditions and informative are recommend should planning permission be granted.</p>
Transportation	
EXTERNAL	
(GLA) Greater London Authority	<p>Initial comments:</p> <p>Principle of development: The principle of providing an increase of industrial floorspace on a Locally Significant Industrial Site is strongly supported.</p> <p>Urban design: The proposal’s design and layout are supported, as they would support the industrial use whilst responding sensitively to the neighbouring residential properties. A fire statement must be submitted in accordance with Policy D12 of the Mayor’s Intend to Publish London Plan.</p> <p>Environment: Additional technical information and mitigation should be provided, including a revised air quality assessment.</p> <p>Transport: The applicant should make improvements to White Hart Lane in line with the Healthy Streets Approach. Contributions are requested towards safety improvements scheme and bus stop upgrades. The provision of a right hand turn at the site’s access from White Hart Lane, as well as the level of HGV parking provision, should be further discussed. Appropriate conditions and planning agreements should be secured.</p> <p>Recommendation</p> <p>That Haringey Council be advised that the application does not yet comply with the London Plan and the Mayor’s Intend to Publish London Plan for the reasons set out in paragraph 50 of this report. However, the resolution of those issues could lead to the application becoming compliant with the London Plan and the Mayor’s Intend to Publish London Plan.</p>

Stakeholder	Response
<p>(TfL) Transport for London</p>	<p>Initial comments:</p> <p>Trip Generation/Modal Split Whilst the applicant's trip generation methodology is generally acceptable, TfL is of the view that it may underestimate the use of buses as a first mode (given the considerable distance to the nearest stations). TfL seeks further discussions on this, in the context of the bus stop upgrade contribution referenced in paragraph 32 below.</p> <p>Healthy Streets and Vision Zero An Active Travel Zone (ATZ) assessment has been undertaken with five key routes to nearby destinations including Wood Green Town Centre, White Hart Lane station and the strategic cycle network. These destinations and routes are considered appropriate, though the assessment has overlooked Swaffham Way. This is a well-used pedestrian link linking White Hart Lane to the residential area north of the site. At the pre-application stage, the developer indicated a willingness to consider funding provision for improved lighting and maintenance along this route to help address local concerns regarding safety; this should therefore be explored further with the Council.</p> <p>Besides works adjacent to the site, the ATZ assessment also identifies the White Hart Lane / Perth Road junction as a Personal Injury Collisions (PIC) cluster. There are emerging proposals by Haringey Council to introduce traffic calming measures and improve road safety on Perth Road and highway works along White Hart Lane, and a contribution should be sought towards enhancements to enable access to the proposed development, in line with the Mayor's intend to publish London Plan policy T2.</p> <p>In addition, a contribution towards upgrading bus stop NL is sought, capped at £12,000 depending on the scale of upgrade necessary.</p> <p>Site Access and Design A new vehicular and pedestrian site access is proposed to the eastern extent of the site frontage from White Hart Lane. Proposals to provide a dedicated pedestrian and cyclist access gate and two crossing points with tactile paving to facilitate safe pedestrian access at this new junction are welcomed, in line with the Mayor's Intend to Publish London Plan policy T2.</p> <p>It is also welcomed that pedestrian footways along White Hart Lane will be reinstated at former access points to establish a continuous pedestrian footway and enable active travel.</p>

Stakeholder	Response
	<p>A Stage 1 Road Safety Audit has been undertaken for access proposals, which suggests a number of improvements. The works proposed include providing a new pedestrian crossing point across White Hart Lane just south of the proposed site access. This is welcomed, given the expected uplift in pedestrian movements from the westbound bus stop. This provision, along with new tactile paving, realigned dropped kerbs and revised road markings, will be implemented through a S278 agreement with Haringey Council.</p> <p>Local modelling of the new access junction has been undertaken and the results are noted. The applicant is encouraged to discuss the retention of a right hand turn further with both the Council and TfL to ensure that the performance of the bus network is not affected. Swept path analysis has been provided to demonstrate site access and internal site movements and is considered acceptable.</p> <p>The hard and soft landscaping proposed within the site is welcomed in line with the Mayor's Intend to Publish London Plan policy D8 with the provision of advisory cycle lanes along both sides of the internal carriageway and marked crossing points for pedestrians enhancing safety in line with the Mayor's 'Vision Zero' objective.</p> <p>Highways Signal junction modelling for White Hart Lane / Great Cambridge Road has also been undertaken. The worst-case sensitivity test scenarios are predicted to result in minor increases to average delay times when compared with 2024 future flows and it is considered that this development will not have a significant impact upon the strategic highway network.</p> <p>Cycle Parking The quantum of cycle parking exceeds the Mayor's Intend to Publish London Plan policy T5 and it is welcomed that an additional cycle amenity hub with maintenance facilities is to be provided, accessible to all site users within the public realm to the east of the site.</p> <p>To fully comply with the London Cycling Design Standards (LCDS), at least five percent of cycle parking should be arranged with wider spacing to accommodate larger and adapted cycles. Shower and changing facilities are to be provided for staff that commute to/from the site in accordance with the Mayor's Intend to Publish London Plan policy T5 requirements.</p> <p>Car Parking</p>

Stakeholder	Response
	<p>Car parking proposed, including blue badge and electric and ultra-low emission vehicle provision, complies with the Mayor's Intend to Publish London Plan policy T6 standards, which is welcomed. However, the provision of 18 spaces for HGVS is considered excessive, when comparable trip generation assessments indicate that a maximum of 6 HGVS would be expected to be on site at any one time. Further justification for this level of provision should be provided.</p> <p>A Parking Design and Management Plan has been produced and the promotion of car sharing for staff movements is welcomed, which should be secured by condition.</p> <p>Travel Planning A framework travel plan has been produced to support this application. Whilst it is noted that individual tenants will implement their own travel plans with specific targets for their workforce, an overarching five-year site mode split target, reflecting the Mayor's strategic target for 75% of all trips in Outer London to be made on foot, by cycle or using public transport should be provided.</p> <p>Construction Logistics A draft Construction Logistics Plan (CLP) forms part of the TA. The applicant has committed to scheduling all construction related deliveries outside of peak highway periods which is welcomed. However, further details are needed on measures to ensure safety, including maintaining safe cycling and walking routes throughout the construction period and an indicative figure for the number of vehicle trips associated with each construction phase should be provided. The applicant should commit to using FORS Silver or above accredited operators, as it is imperative that road safety measures are considered, and preventative measures delivered through the construction phases of the development.</p> <p>A full Construction Logistics Plan, prepared in accordance with TfL guidance should be secured by condition, in line with the Mayor's Intend to Publish London Plan policy T7.</p> <p>Deliveries and servicing An overarching outline delivery and servicing plan (DSP) has been provided, which sets out that individual units will produce their own bespoke DSPs. These should look to encourage, enable and promote sustainable and active freight, and ensure that these activities take place outside of peak times.</p>
Thames Water	<p>Waste Comments Thames Water would advise that with regard to FOUL WATER sewerage</p>

Stakeholder	Response
	<p>network infrastructure capacity, we would not have any objection to the above planning application, based on the information provided. Thames Water would advise that with regard to SURFACE WATER network infrastructure capacity, we would not have any objection to the above planning application, based on the information provided. There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. 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.</p> <p>Water Comments</p> <p>Following initial investigations, Thames Water has identified an inability of the existing water network infrastructure to accommodate the needs of this development proposal. Thames Water have contacted the developer in an attempt to agree a position on water networks but have been unable to do so in the time available and as such Thames Water request that the following condition be added to any planning permission. No properties shall be occupied until confirmation has been provided that either:- all water network upgrades required to accommodate the additional flows to serve the development have been completed; or - a housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied. Where a housing and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan. Reason - The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development" The developer can request information to support the discharge of this condition by visiting the Thames Water website at thameswater.co.uk/preplanning. Should the Local Planning Authority consider the above recommendation inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Planning Department (telephone 0203 577 9998) prior to the planning application approval.</p>
NEIGHBOURING PROPERTIES	

Stakeholder	Response
<p>Norfolk Avenue</p>	<p>I am the owner of the property [REDACTED] Norfolk ave and its extension; the flat [REDACTED], that is most adversely affected by this proposed development. SEGRO plans to box in my property on two sides by continuous tall sheds (units 7 + 8) that will block out low winter sun that at present benefit my home and gardens. I strongly object to that. I do not want my garden to feel like a prison. i have two other serious concerns about the proposal:</p> <p>I witnessed at close hand the fire that destroyed the previous sheds that occupied the site. the flames shot tens of meters into the air and i was fearful that the fire would spread to the trees that populate the raised area of vegetation that surrounds 142 + 142a Norfolk ave. in spite of umpteen fire engines attending, they could not control the spread of fire and the entire block of contiguous sheds burnt down. it was fortunate that the wind was blowing in a favourable direction so the vegetation did not burn, because if those trees had ignited my property would surely have followed. there is a large leylandii in the vegetated buffer area that has grown to touching distance of the flat 142a. the proposed layout repeats the same design flaw of the previous warehouses: contiguous sheds with no firebreaks between them. only the canteen/reception block and electrical substation survived the fire</p> <p>because they were separated by a reasonable distance from the other structures. panels on a steel frame will not contain a big fire. the Segro design presents a significant fire risk to my property and other neighbours. SEGRO is also reducing the gap between the industrial sheds and the strip of flammable vegetation to about 4m when it was previously over 10m. this is DANGEROUS. it also means that there is no room for a fire engine to get behind the sheds. the September 2017 fire is not the only nearby warehouse fire within recent years - that they are more common than you think worries me.</p> <p>Secondly. the flat 142a has sustained considerable subsidence damage having cracks up to one centimetre wide. I estimate the end of the building closest to the SEGRO boundary has sunk by 40mm relative to the far end. the cause of this was partly the hot dry summer of 2018 exacerbated by the large nearby leylandii growing on the SEGRO side of the fence. i also strongly believe that the demolition work of Clifford Devlin greatly contributed to the cracking of the flats walls. I suspect that the raised area of land covered by trees and shrubs ¿held¿ by a retaining wall is not stable. the subsidence damage has for the time being stabilised but am now extremely anxious that new construction work on the site will cause further subsidence. planting extra trees in the area close to the flat risks making things worse. if SEGRO are planning to use percussive methods to break the concrete base within 30m of my</p>

Stakeholder	Response
	<p>property they need to think again. the same applies to piling or any ground works for drainage/utilities/landscaping/etc. a proper risk assessment needs to be done because the flat is fragile and if it is so damaged that i cannot let it, then i will lose my income. if that happens i will have no choice but to take legal action.</p> <p>One other thing. mobile phone reception at the tail end of Norfolk ave is already poor. Norfolk ave is a steep hill that blocks signal to the north. SEGRO is proposing to build a 220m long by 20m high electromagnetic screen that I think will create a communications black hole. that ought to be illegal in today's world.</p>

STUDIO CITY ARCHITECTS
 CONSULTANT RECORD
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APPLICATION BOUNDARY



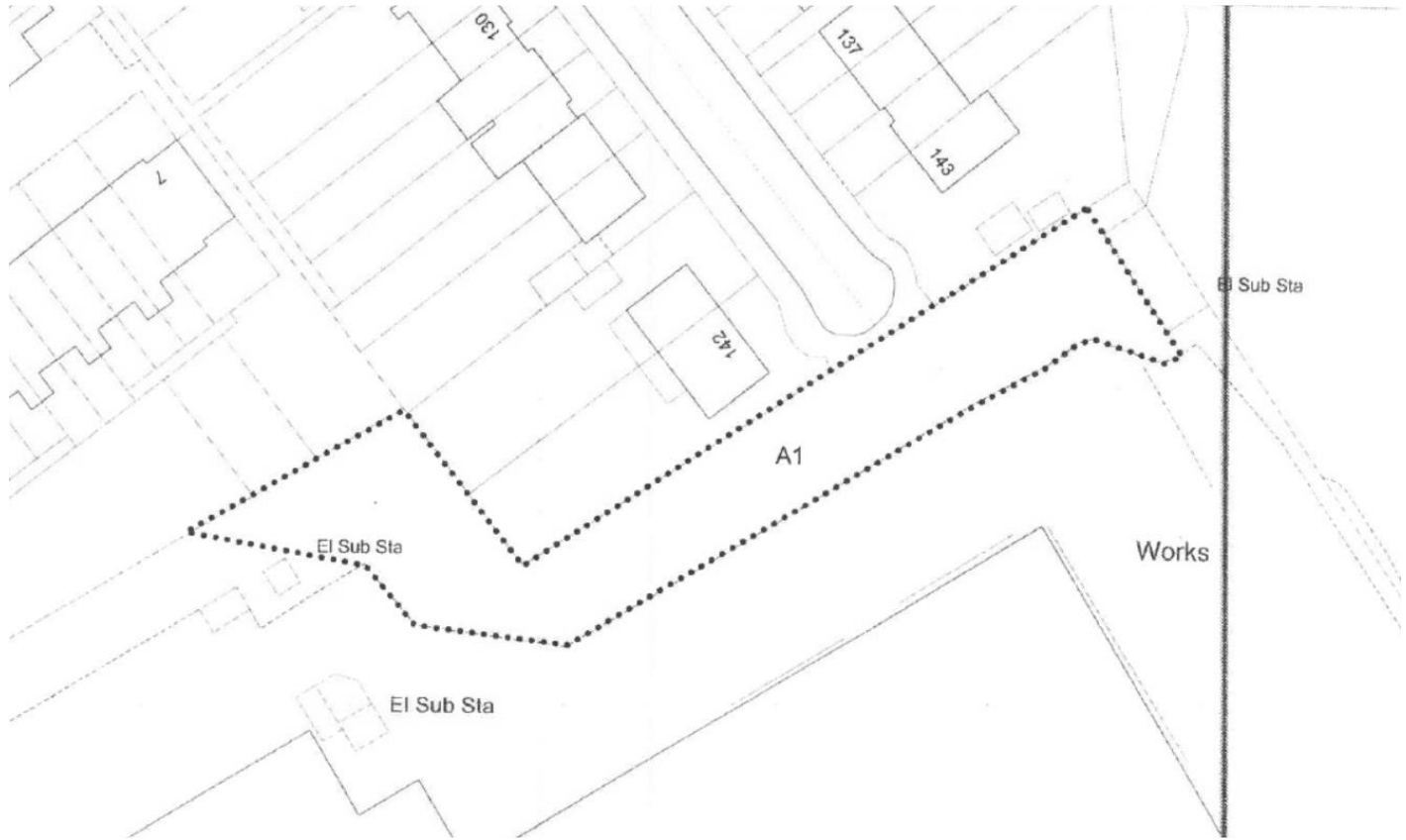
PLANNING	
1. 14/03/2020	Final concept plan, subject to approval of the Council
2. 14/03/2020	Final concept plan, subject to approval of the Council
3. 14/03/2020	Final concept plan, subject to approval of the Council
4. 14/03/2020	Final concept plan, subject to approval of the Council
5. 14/03/2020	Final concept plan, subject to approval of the Council
6. 14/03/2020	Final concept plan, subject to approval of the Council
7. 14/03/2020	Final concept plan, subject to approval of the Council
8. 14/03/2020	Final concept plan, subject to approval of the Council
9. 14/03/2020	Final concept plan, subject to approval of the Council
10. 14/03/2020	Final concept plan, subject to approval of the Council

SEGRO
 MK101A-1
 SPARKS
 ASSOCIATES
 ARCHITECTS

THE
 SEGRO PARK, TOTTENHAM
 SITE LAYOUT PLAN



Appendix 4 TPO Plan



Appendix 5 Full GLA Stage 1 Response

GREATER **LONDON** AUTHORITY

Development, Enterprise and Environment

Laurence Ackrill
Haringey Council
Civic Centre
255 High Rd
Wood Green
London N22 8LE

Our ref: GLA/5362/01/VC
Your ref: HGY/2020/0635
Date: 20 April 2020

Dear Laurence,

**Town & Country Planning Act 1990 (as amended); Greater London Authority Acts 1999 and 2007; Town & Country Planning (Mayor of London) Order 2008
555 White Hart Lane N17 7RP
Local Planning Authority Reference: HGY/2020/0635**

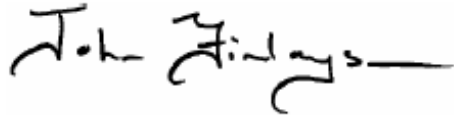
I refer to the copy of the above planning application, which was received from you on 20 March 2020. On 20 April 2020, Jules Pipe, Deputy Mayor for Planning, Regeneration, and Skills, considered a report on this proposal, reference GLA/5362/01. A copy of the report is attached, in full. This letter comprises the statement that the Mayor is required to provide under Article 4(2) of the Order.

The Deputy Mayor considers that the application does not fully comply with the London Plan and the Mayor's intend to publish London Plan for the reasons set out in paragraph 50 of the above-mentioned report; however, the resolution of those issues could lead to the application becoming compliant with the London Plan and the Mayor's intend to publish London Plan.

If your Council subsequently resolves to make a draft decision on the application, it must consult the Mayor again under Article 5 of the Order and allow him fourteen days to decide whether to allow the draft decision to proceed unchanged, or direct the Council under Article 6 to refuse the application, or issue a direction under Article 7 that he is to act as the local planning authority for the purpose of determining the application and any connected application. You should therefore send me a copy of any representations made in respect of the application, and a copy of any officer's report, together with a statement of the decision your authority proposes to make, and (if it proposed to grant permission) a statement of any conditions the authority proposes to impose and a draft of any planning obligation it proposes to enter into and details of any proposed planning contribution.

Please note that the Transport for London case officer for this application is Jack Kinder, email v_JackKinder@tfl.gov.uk, telephone 020 7027 9010.

Yours sincerely,

A handwritten signature in black ink, appearing to read "John Finlayson", with a long horizontal flourish extending to the right.

John Finlayson
Head of Development Management

cc Joanne McCartney, London Assembly Constituency Member
Andrew Boff, Chair of London Assembly Planning Committee
National Planning Casework Unit, DCLG
Lucinda Turner, TfL
Stuart Mills, Icen Projects

GREATER LONDON AUTHORITY

planning report GLA/5362/01

20 April 2020

555 White Hart Lane, Tottenham

in the London Borough of Haringey

planning application no. HGY/2020/0635

<p>Strategic planning application stage 1 referral</p> <p>Town & Country Planning Act 1990 (as amended); Greater London Authority Acts 1999 and 2007; Town & Country Planning (Mayor of London) Order 2008.</p>
<p>The proposal</p> <p>Demolition of existing structures and construction of two buildings to provide eight units for light industrial (Use Class B1(c)); industrial (Use Class B2); and/or storage and distribution (Use Class B8) purposes, with ancillary offices and associated landscaping, car parking, servicing and access arrangements.</p>
<p>The applicant</p> <p>The applicant is SEGRO PLC and the architect is Michael Sparks Associates.</p>
<p>Strategic issues summary</p> <p>Principle of development: The principle of providing an increase of industrial floorspace on a Locally Significant Industrial Site is strongly supported.</p> <p>Urban design: The proposal's design and layout are supported, as they would support the industrial use whilst responding sensitively to the neighbouring residential properties. A fire statement must be submitted in accordance with Policy D12 of the Mayor's Intend to Publish London Plan.</p> <p>Environment: Additional technical information and mitigation should be provided, including a revised air quality assessment.</p> <p>Transport: The applicant should make improvements to White Hart Lane in line with the Healthy Streets Approach. Contributions are requested towards safety improvements scheme and bus stop upgrades. The provision of a right hand turn at the site's access from White Hart Lane, as well as the level of HGV parking provision, should be further discussed. Appropriate conditions and planning agreements should be secured.</p>
<p>Recommendation</p> <p>That Haringey Council be advised that the application does not yet comply with the London Plan and the Mayor's Intend to Publish London Plan for the reasons set out in paragraph 50 of this report. However, the resolution of those issues could lead to the application becoming compliant with the London Plan and the Mayor's Intend to Publish London Plan.</p>

Context

1 On 20 March 2020 the Mayor of London received documents from Haringey Council notifying him of a planning application of potential strategic importance to develop the above site for the above uses. Under the provisions of The Town & Country Planning (Mayor of London) Order 2008 the Mayor must provide the Council with a statement setting out whether he considers that the application complies with the London Plan, and his reasons for taking that view. The Mayor may also provide other comments. This report sets out information for the Mayor's use in deciding what decision to make.

2 The application is referable under Category 1B 1.(c) of the Schedule to the Order 2008:

"Development which comprises or includes the erection of a building - outside Central London and with a total floorspace of more than 15,000 square metres"

3 Once Haringey Council has resolved to determine the application, it is required to refer it back to the Mayor for his decision as to whether to direct refusal; take it over for his own determination; or allow the Council to determine it itself.

4 The Mayor of London's statement on this case will be made available on the GLA website www.london.gov.uk.

Site description

5 The application site, which measures approximately 3.2 hectares, is located on land formerly occupied by self-storage buildings, which were destroyed by a fire in 2017 and were subsequently demolished. The site is a Locally Significant Industrial Site (LSIS) and is accessed from White Hart Lane. The site is also surrounded by neighbouring industrial estates developed in 2015, occupied by trade centre type businesses such as Selco and Screwfix.

6 The application site is within 'Sites of Importance for Nature Conservation, local importance' and the surrounding context is housing in the north and Metropolitan Open Land in the west. The site does not contain any listed buildings and is not located within a conservation area.

7 The site is located on the north-west side of White Hart Lane, part of the borough highway network. The nearest section of the Transport for London Road Network (TLRN) is the A10 Great Cambridge Road, 500 metres east of the site. There are no rail station services within reasonable walking distance of the site with White Hart Lane station (London Overground) located approximately 1.7 kilometres east of the site and Wood Green station (London Underground) approximately 1.5 kilometres to the southwest. They are, however, linked by bus route W3 which stops close to the site frontage. Five further bus routes are available from Great Cambridge Road. As a result, the site has a public transport accessibility level (PTAL) ranging from 0 to 1b, which indicates a very poor level of accessibility.

Details of the proposal

8 The proposal is for demolition of all existing structures and erection of two buildings to accommodate eight units for light industrial (Use Class B1(c)), industrial (Use Class B2) and/or storage & distribution (Use Class B8) purposes; with ancillary offices and associated landscaping, car parking, servicing and access arrangements.

Case history

9 An initial pre-application meeting was held on 15 January with GLA officers. Following a presentation of the scheme from the applicant team, the discussion covered strategic issues

with respect to the principle of development, urban design, environment and transport. A formal advice note was issued on 30 January 2020, which concluded that the principle of redevelopment of the site for industrial/office use within a locally significant industrial site was supported in strategic planning terms.

Strategic planning issues and relevant policies and guidance

10 The relevant strategic issues and corresponding policies are as follows:

- Industrial land *London Plan; Mayor's Intend to Publish London Plan;*
- Urban design *London Plan; Mayor's Intend to Publish London Plan; Shaping Neighbourhoods: Character and Context SPG; Housing SPG, Shaping Neighbourhoods: Play and Informal Recreation SPG; Accessible London: achieving an inclusive environment SPG;*
- Sustainable development *London Plan; Mayor's Intend to Publish London Plan; Sustainable Design and Construction SPG; Mayor's Environment Strategy;*
- Transport *London Plan; Mayor's Intend to Publish London Plan; the Mayor's Transport Strategy;*

11 For the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the development plan in force for the area comprises the 2013 Haringey's Local Plan: Strategic Policies (with subsequent alterations adopted on the 24 July 2017); and the London Plan 2016 (Consolidated with Alterations since 2011).

12 The following are relevant material considerations:

- The National Planning Policy Framework;
- National Planning Practice Guidance;
- Mayor's Intend to Publish London Plan (December 2019), which should be taken into account on the basis set out in the NPPF.

13 On 13 March 2020, the Secretary of State issued a set of Directions under Section 337 of the Greater London Authority Act 1999 (as amended) and, to the extent that they are relevant to this particular application, these have been taken into account by the Mayor as a material consideration when considering this report and the officer's recommendation.

Principle of development

14 London Plan Policy 4.4 states that the Mayor will work with boroughs and other partners to adopt a rigorous approach to industrial land management to ensure a sufficient stock of land and premises to meet the future needs of different types of industrial and related uses in different parts of London. In a similar way, the Mayor's intend to publish London Plan policy E4 states that sufficient supply of land and premises should be provided and maintained in different parts of London to meet current and future demands for industrial and related functions.

15 The proposal would provide an increase of industrial floorspace on a Locally Significant Industrial Site, by constructing eight high-quality industrial units comprising a range of flexible sizes of (B1(c) / B2 and B8) uses and totalling a floor space of 17,263 sqm. This is strongly supported, as it would contribute to the stock of industrial land in London and comply with the London Plan and the Mayor's intend to publish London Plan.

Urban design

16 London Plan Policies 7.1 to 7.5, together with Policies D1-D3, D7 of the Mayor's intend to publish London Plan and the Housing SPG apply to the design and layout of development and set out a range of urban design principles relating to the quality of public realm; the provision of convenient, welcoming and legible movement routes; and, the importance of designing out crime by, in particular, maximising the provision of active frontages and minimising inactive frontages.

17 The proposed general layout and massing approach is supported and sufficient care has been given to mitigating any overshadowing/privacy impacts onto neighbouring properties. The arrangement of units, entrances and yard space enable the majority of noise/air pollutants to be contained within the site, which is welcomed. In addition, it is proposed to reinstate screening that was removed by the previous owner of the site, to increase the buffer with the residential properties and provide a well landscaped area, which is also supported.

18 The extent of active frontage onto White Hart Lane is limited, but the use of high-level window openings will help to give the impression of overlooking onto the street and is an acceptable solution in this instance. An external amenity area for the occupants of the business park is proposed (to comprise an eating area, area to exercise and a bicycle maintenance facility), which is welcome. The Council should secure details to ensure that a high-quality development is delivered.

Fire safety and resilience

19 The application is not currently supported by a fire statement, which is not acceptable. In line with Policy D12 of the Mayor's intend to publish London Plan, a fire statement, which has been prepared by a suitably qualified third party assessor, must be submitted with the application. This should clearly address the requirements outlined in policy D12(B,1-6) in appropriately organised sections, including details of construction methods and materials, means of escape, fire safety features and means of access for fire service personnel. These measures should be then secured via condition.

Inclusive design

20 London Plan Policy 7.2 and Policy D5 of the Mayor's intend to publish London Plan seek to ensure that proposals achieve the highest standards of accessible and inclusive design (not just the minimum) ensuring that developments can be entered and used safely, easily and with dignity by all; are convenient and welcoming with no disabling barriers, providing independent access without additional undue effort, separation or special treatment; and are designed to incorporate safe and dignified emergency evacuation for all building users. The proposals would take on board these principles and are therefore supported, as they would provide level access, fully accessible lifts, appropriately sized doors, disabled toilets, showers and changing facilities.

Environment

Energy

21 The applicant has followed the energy hierarchy; however, some additional information is required before the proposals can be considered compliant with London Plan Policy 5.9 and the Mayor's intend to publish London Plan Policy S12. In terms of 'be clean', The applicant should provide further details on the proposed hot water production system. With regards to the 'be green' part of the hierarchy, further information should be submitted in relation to the PV installation and on Air Source Heat Pumps. With regards to overheating,

some additional information is also needed. The detailed technical comments have been sent to the applicant and the Council. The applicant is encouraged to submit the completed excel file of the GLA's Carbon Emission Reporting spreadsheet.

Water

22 The approach to flood risk management for the proposed development complies with London Plan policy 5.12 and the Mayor's intend to publish London Plan policy SI.12.

23 The surface water drainage strategy for the proposed development generally satisfies the requirements of London Plan policy 5.13 and the Mayor's intend to publish London Plan policy SI.13.

24 The sustainability statement proposes that the development will target a minimum BREEAM rating of 'Excellent'. The proposed development would therefore meet the requirements of London Plan policy 5.15 and the Mayor's intend to publish London Plan policy SI.5 and this is supported.

Air quality

25 London Plan Policy 7.14 and Policy SI1 of the Mayor's intend to publish London Plan requires development proposals to minimise exposure to existing poor air quality and make provision to address local problems of air quality, particularly within AQMAs. Policy SI1 further states that development proposals should take an Air Quality Neutral approach and not lead to further deterioration of air quality and should not create unacceptable risk of high levels of exposure to poor air quality.

26 London Plan Policy 7.14(B) and the Mayor's intend to publish London Plan Policy SI1(B) require developments not to lead to adverse impacts on existing air quality. A revised impact assessment of the proposed development on local air quality should be submitted with the application. The applicant has also concluded that the proposed development is not air quality neutral in terms of transport emissions, and as such is not compliant with London Plan Policy 7.14B(c) and the Mayor's intend to publish London Plan Policy SI1(B-2a). The applicant should therefore propose a scheme of mitigation. More detailed comments on the submitted assessment have also been forwarded to the applicant and the Council under separate cover.

Urban greening

27 Urban greening should be embedded as a fundamental element of site and building design, in line with London Plan Policy 5.10 and Mayor's intend to publish London Plan Policies G1 and G5. Features such as street trees, green roofs, green walls, rain gardens, wild flower meadows, woodland and hedgerows should all be considered for inclusion. The applicant has calculated the Urban Greening Factor (UGF) for the proposed development as 0.24, which is below the target of 0.3 set for commercial development set by Policy G5 of the Mayor's intend to publish London Plan. The applicant is therefore encouraged to explore design features like green roofs to see if the target UGF score of 0.3 can be achieved. It is also recommended to submit a drawing showing the surface cover types and accompanying UGF calculation.

MOL and biodiversity

28 The site adjoins MOL and the New River Sports Centre, White Hart Lane Recreation Ground & Woodside Park Site of Importance for Nature Conservation (SINC). Having considered the characteristics of the scheme, GLA officers are satisfied that the proposed development would not adversely affect the MOL or the SINC, in accordance with policies

7.17 and 7.19 of the London Plan and policies G3 and G6 of the Mayor's intend to publish London Plan.

Transport

Trip Generation/Modal Split

29 Whilst the applicant's trip generation methodology is generally acceptable, TfL is of the view that it may underestimate the use of buses as a first mode (given the considerable distance to the nearest stations). TfL seeks further discussions on this, in the context of the bus stop upgrade contribution referenced in paragraph 32 below.

Healthy Streets and Vision Zero

30 An Active Travel Zone (ATZ) assessment has been undertaken with five key routes to nearby destinations including Wood Green Town Centre, White Hart Lane station and the strategic cycle network. These destinations and routes are considered appropriate, though the assessment has overlooked Swaffham Way. This is a well-used pedestrian link linking White Hart Lane to the residential area north of the site. At the pre-application stage, the developer indicated a willingness to consider funding provision for improved lighting and maintenance along this route to help address local concerns regarding safety; this should therefore be explored further with the Council.

31 Besides works adjacent to the site, the ATZ assessment also identifies the White Hart Lane / Perth Road junction as a Personal Injury Collisions (PIC) cluster. There are emerging proposals by Haringey Council to introduce traffic calming measures and improve road safety on Perth Road and highway works along White Hart Lane, and a contribution should be sought towards enhancements to enable access to the proposed development, in line with the Mayor's intend to publish London Plan policy T2.

32 In addition, a contribution towards upgrading bus stop NL is sought, capped at £12,000 depending on the scale of upgrade necessary.

Site Access and Design

33 A new vehicular and pedestrian site access is proposed to the eastern extent of the site frontage from White Hart Lane. Proposals to provide a dedicated pedestrian and cyclist access gate and two crossing points with tactile paving to facilitate safe pedestrian access at this new junction are welcomed, in line with the Mayor's Intend to Publish London Plan policy T2.

34 It is also welcomed that pedestrian footways along White Hart Lane will be reinstated at former access points to establish a continuous pedestrian footway and enable active travel.

35 A Stage 1 Road Safety Audit has been undertaken for access proposals, which suggests a number of improvements. The works proposed include providing a new pedestrian crossing point across White Hart Lane just south of the proposed site access. This is welcomed, given the expected uplift in pedestrian movements from the westbound bus stop. This provision, along with new tactile paving, realigned dropped kerbs and revised road markings, will be implemented through a S278 agreement with Haringey Council.

36 Local modelling of the new access junction has been undertaken and the results are noted. The applicant is encouraged to discuss the retention of a right hand turn further with both the Council and TfL to ensure that the performance of the bus network is not affected.

Swept path analysis has been provided to demonstrate site access and internal site movements and is considered acceptable.

37 The hard and soft landscaping proposed within the site is welcomed in line with the Mayor's Intend to Publish London Plan policy D8 with the provision of advisory cycle lanes along both sides of the internal carriageway and marked crossing points for pedestrians enhancing safety in line with the Mayor's 'Vision Zero' objective.

Highways

38 Signal junction modelling for White Hart Lane / Great Cambridge Road has also been undertaken. The worst-case sensitivity test scenarios are predicted to result in minor increases to average delay times when compared with 2024 future flows and it is considered that this development will not have a significant impact upon the strategic highway network.

Cycle Parking

39 The quantum of cycle parking exceeds the Mayor's Intend to Publish London Plan policy T5 and it is welcomed that an additional cycle amenity hub with maintenance facilities is to be provided, accessible to all site users within the public realm to the east of the site.

40 To fully comply with the London Cycling Design Standards (LCDS), at least five percent of cycle parking should be arranged with wider spacing to accommodate larger and adapted cycles. Shower and changing facilities are to be provided for staff that commute to/from the site in accordance with the Mayor's Intend to Publish London Plan policy T5 requirements.

Car Parking

41 Car parking proposed, including blue badge and electric and ultra-low emission vehicle provision, complies with the Mayor's Intend to Publish London Plan policy T6 standards, which is welcomed. However, the provision of 18 spaces for HGVS is considered excessive, when comparable trip generation assessments indicate that a maximum of 6 HGVS would be expected to be on site at any one time. Further justification for this level of provision should be provided.

42 A Parking Design and Management Plan has been produced and the promotion of car sharing for staff movements is welcomed, which should be secured by condition.

Travel Planning

43 A framework travel plan has been produced to support this application. Whilst it is noted that individual tenants will implement their own travel plans with specific targets for their workforce, an overarching five-year site mode split target, reflecting the Mayor's strategic target for 75% of all trips in Outer London to be made on foot, by cycle or using public transport should be provided.

Construction Logistics

44 A draft Construction Logistics Plan (CLP) forms part of the TA. The applicant has committed to scheduling all construction related deliveries outside of peak highway periods which is welcomed. However, further details are needed on measures to ensure safety, including maintaining safe cycling and walking routes throughout the construction period and an indicative figure for the number of vehicle trips associated with each construction phase should be provided. The applicant should commit to using FORS Silver or above accredited

operators, as it is imperative that road safety measures are considered, and preventative measures delivered through the construction phases of the development.

45 A full Construction Logistics Plan, prepared in accordance with TfL guidance should be secured by condition, in line with the Mayor's Intend to Publish London Plan policy T7.

Deliveries and servicing

46 An overarching outline delivery and servicing plan (DSP) has been provided, which sets out that individual units will produce their own bespoke DSPs. These should look to encourage, enable and promote sustainable and active freight, and ensure that these activities take place outside of peak times.

Local planning authority's position

47 Haringey Council planning officers are assessing the application and a committee date has not yet been established.

Legal considerations

48 Under the arrangements set out in Article 4 of the Town and Country Planning (Mayor of London) Order 2008 the Mayor is required to provide the local planning authority with a statement setting out whether he considers that the application complies with the London Plan, and his reasons for taking that view. Unless notified otherwise by the Mayor, the Council must consult the Mayor again under Article 5 of the Order if it subsequently resolves to make a draft decision on the application, in order that the Mayor may decide whether to allow the draft decision to proceed unchanged, or direct the Council under Article 6 of the Order to refuse the application, or issue a direction under Article 7 of the Order that he is to act as the local planning authority for the purpose of determining the application (the next bit is optional) and any connected application. There is no obligation at this present stage for the Mayor to indicate his intentions regarding a possible direction, and no such decision should be inferred from the Mayor's statement and comments.

Financial considerations

49 There are no financial considerations at this stage.

Conclusion

50 The policies on principle of development (industrial land), urban design, environment and transport of the London Plan and the Mayor's intend to publish London Plan are relevant to this application. The application does not currently comply with the London Plan and the Mayor's intend to publish London Plan, however, the following changes might lead to the application becoming compliant:

- **Principle of development:** The principle of providing an increase of industrial floorspace on a Locally Significant Industrial Site is strongly supported.
- **Urban design:** The proposal's design and layout are supported, as they would support the industrial use whilst responding sensitively to the neighbouring residential properties. A fire statement must be submitted in accordance with Policy D12 of the Mayor's Intend to Publish London Plan.
- **Environment:** Additional technical information and mitigation should be provided, including a revised air quality assessment.

- **Transport:** The applicant should make improvements to White Hart Lane in line with the Healthy Streets Approach. Contributions are requested towards safety improvements scheme and bus stop upgrades. The provision of a right hand turn at the site's access from White Hart Lane, as well as the level of HGV parking provision, should be further discussed. Appropriate conditions and planning agreements should be secured.

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Planning Sub Committee 8th June 2020

Item No.

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE**1. Application Details****Reference No:** HGY/2020/0589**Ward:** Bounds Green**Date received:** 28/02/2020

Drawing number of plans: 173-001-EX-LOC/P1, (as existing:) 173-002-PLN/P1, 003 to 008-SEC-P1, (as proposed:) 009 to 014-GA-PLN/P1, 015 to 022-GA-SEC/P1, Sustainable Drainage Systems Strategy by Icení dated February 2020, Sustainability Statement by Icení dated February 2020, Draft Construction Logistics Plan ref. 81728-B dated January 2020, Daylight and Sunlight Study dated 31/1/20, Arboricultural Impact Assessment by Arboricultural Solutions dated November 2019, Biodiversity Assessment Report by Arboricultural Solutions dated November 2018, SUDS flow and volumes proforma, design and Access Statement dated 29/2/2020, Parking Stress Survey dated by Alpha Parking dated 17/4/2020.

Address: Land opposite 16 Park Road, Edith Road N11 2QE

Proposal: Erection of part 2/3/4-storey block of 8 houses and flats (affordable Council rent) with cycle and refuse storage facilities and associated amenity area and landscaping at former car parking site (Class use C3).

Applicant: Haringey Council**Ownership:** Haringey Council**Site Visit Date:** 09/03/2020**Officer contact:** Tania Skelli**1.1 SUMMARY OF KEY REASONS FOR RECOMMENDATION**

- The site is designated for re-development for housing as part of a larger site known as SA55: Park Grove and Durnford Road (C3) under the Site Allocations DPD 2017.
- The proposal provides 8 units (6 flats and 2 houses) with a mix of units at council social rent levels, and is part of the Council's programme to deliver 1000 new council homes.
- The scheme is for a 3-4 storey high building with 2x 2-storey town houses on Edith Road.
- The external appearance and design of the scheme together with the proposed landscaping will achieve a high-quality design.
- The building will be faced in brick and have metal railings, metal framed windows and white stonework.
- The proposal will lead to no unacceptable harm to the living conditions of neighbouring residents.
- The scheme is to be secured as 'car free' secured via a S278 agreement.
- The development exceeds policy requirements to achieve a zero-carbon development on site.

- 1.2 The Council's scheme of delegation sets out that applications made by or on behalf of the Council be decided by Planning Committee unless otherwise agreed with the Chair of Planning sub-committee. This application, although 'minor development' with little public interest, has been brought before the Committee in the absence of a Chair.

2. RECOMMENDATION

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

Conditions

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans
- 3) Materials to be submitted for approval
- 4) Construction Logistics Plan
- 5) Accessible homes
- 6) Cycle storage
- 7) Refuse storage
- 8) Contaminated land 1
- 9) Contaminated land 2
- 10) NRMM
- 11) Drainage scheme
- 12) Living roofs details
- 13) Secure by design
- 14) Permitted development rights
- 15) Hard and soft landscaping
- 16) Energy Plan/ PVs
- 17) S278 Car-free
- 18) S278 blue badge bay & redundant crossovers
- 19) External lighting
- 20) Social rented homes

Informatives:

- 1) Land ownership
- 2) Hours of construction
- 3) CIL liable
- 4) Street numbering
- 5) Thames Water

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4. CONSULTATION RESPONSE
5. LOCAL REPRESENTATIONS
6. MATERIAL PLANNING CONSIDERATIONS
7. COMMUNITY INFRASTRUCTURE LEVY
8. RECOMMENDATION
9. PLANNING CONDITIONS & INFORMATIVES

APPENDICES:

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

- 3.1 This is an application for the erection of a part 2/3/4-storey block of 8 houses and flats. All homes would be provided as Council social rent and contribute to Haringey's 1000 new council home programme. The development includes outdoor amenity space, cycle and refuse storage facilities and is 'car-free'.

Site and Surroundings

- 3.2 The site is located on the corner of Edith Road and Park Road and to the rear lies Tredegar Road. The ground levels slope down to the rear of the site (south-east) where a four-storey modern residential building with gardens lies, facing south-east. To the east is a modern terrace of two-storey houses and a car park. To the front of the site (north-west) is the Springfield Community Park and 1930s two-storey detached houses and to the north-east, on Park Road, lies a Victorian terrace of two-storey houses.
- 3.3 The site is vacant and walled off. It is understood that it has been in its current state for the last 11 years and was formerly used as a car park in association with housing on the Tredegar Road. The land is owned by the Council.
- 3.4 There are no trees on site (only self-seeded scrub), however four trees are present to the rear of the site.
- 3.5 The wider area is characterised by a mix of architectural styles including modern developments of two to four-storeys on Palace Road (Louise Court), Amethyst Close and Park Road. The site is not in a conservation area nor sits close to a statutorily listed building.

Relevant Planning and Enforcement history

- 3.6 No relevant history

4. CONSULTATION RESPONSE

- 4.1 The following were consulted on this application:

- 1) LBH Transportation Team: no objection, subject to conditions.
- 2) LBH Carbon Management: no objection, subject to conditions.
- 3) LBH Environmental Health Team: no objections, subject to conditions.
- 4) LBH Waste Team: no objections, subject to conditions
- 5) LBH Arboricultural Team: no comment received.
- 6) LBH Drainage: no objections, subject to conditions

5 MATERIAL PLANNING CONSIDERATIONS

5.1 The application has been publicised by way of 3 site notices displayed in the vicinity of the site and 20 letters. The number of representations received from neighbours, local groups etc. in response to notification and publicity of the application were as follows

5.2 No of individual responses are as follows:

No of individual responses: 1
Objecting: 1
Supporting: 0
Neither/Others: 0

5.3 The comment received is summarised as follows:

- The proposal would be an eye sore by being four storeys high and not compliment the surrounding area. Should not be higher than three storeys.
- The land should be sold to a private developer for them to build eco-friendly houses.

6 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of the development, mix and density;
2. Design and appearance;
3. Impact on the amenity of adjoining occupiers;
4. Living conditions for future occupants;
5. Parking and highway safety;
6. Impact on Trees; and
7. Energy, sustainability and drainage.

Principle of the development

Delivery of additional housing

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

6.3 The principle of additional housing is supported by the London Plan (2016) Policies 3.3 'Increasing Housing Supply' and 3.4 'Optimising Housing Potential'. It is also supported by Haringey's Local Plan Policy SP2 'Housing'. Policy SP2 states that the Council will seek to ensure a mix of dwelling sizes arising from development. The Haringey Local Plan has a target of 19,820 dwellings between 2011 and 2026. The Council's Borough Plan and Housing Strategy (which are material considerations) both prioritise the delivery of affordable housing.

6.4 The Draft London Plan (LPIP) Dec 2019 policy H2 on 'small sites' is also a material consideration. This policy outlines that small sites will play a greater role in housing delivery and that Borough's should support well-designed new homes on small sites.

Land use and site allocation

- 6.5 The site is 724 sqm (0.07 hectares) in size. The site is designated for re-development for housing as part of a larger site known as SA55: Park Grove and Durnford Road (C3) under the Site Allocations DPD 2017. The site is located in the east corner of the site allocation and does not form an obvious part of the Park Grove Estate. Policy DM55 (Regeneration/ Masterplanning) requires that development for sites allocated as part of a wider site should form part of a masterplan. Section C states that where a masterplan has not come forward proposals must demonstrate they will not compromise delivery of the remainder of the site if it is only part developed. In this case, due to the location and vacant nature of the site it is considered that the delivery of this site alone would not compromise future delivery of the remainder of the site.
- 6.6 The principle of housing provision on this site is therefore supported in principle in accordance with policies SP1, SP2 of the Strategic Haringey Local plan 2013, policy DM10 (Housing supply) of the Haringey Local Plan 2017 and London Plan policy 3.3 which seek to maximise the supply of housing to meet London and local housing targets. Therefore, the provision of housing at the site is acceptable.

Density

- 6.7 The proposal has a density of 268 habitable rooms per hectare and 69 units per hectare. The site is considered to be located in the “urban” context with a PTAL rating of 4. The site is well connected to public transport. The proposal therefore falls within a density range of 200-700 habitable rooms per hectare (hr/ha) and 45-185 units per hectare. This therefore indicates the proposal will sit within a low/mid range in terms of density. It is noted that the London Plan density matrix is not taken forward in the new draft London Plan 2019, however the submitted density is considered acceptable for this location and complies with the standard.

Affordable Housing

- 6.8 Policy DM13 seeks provision of 40% affordable housing where 10 or more new units are provided, subject to viability. This proposal provides 100% council social rented housing which is welcome and exceeds policy requirements.

Unit mix

- 6.9 The proposal provides the following mix of units: - 2x 2-bed, 5x 3-bed & 1x 4-bed units. This provides for a mix of small and large units and complies with policy DM11 and as such is policy compliant.

Design and appearance

- 6.10 DM Policy (2015) DM1 ‘Delivering High Quality Design’ states that development proposals should relate positively to their locality, having regard to, building heights, form, scale & massing prevailing around the site, urban grain, sense of enclosure and, where appropriate, following existing building lines, rhythm of any neighbouring or local regular plot and building widths, active, lively frontages to the public realm, and distinctive local architectural styles, detailing and materials. Local Plan (2017) Policy SP11 states that all new development should enhance and enrich Haringey’s built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. Development shall be of the highest standard of design that respects its local context and character and historic significance, to

contribute to the creation and enhancement of Haringey's sense of place and identity which is supported by London Plan (2016) Policies 7.4 and 7.6.

- 6.11 The proposal presents a 3-4 storey high building with 2x 2-storey town houses on Edith Road, accessed from it, a higher 4-storey section on the corner with Park Grove and a lower 3-storey section on the Park Grove/ Tregedar Road corner. It includes balconies and terraces to the front, side and rear of the buildings. Townhouses and ground floor flats are provided with garden level outdoor amenity space. A communal outdoor space is provided for the use of all residents.
- 6.12 The building will be faced in brick and have metal railings, metal framed windows and white stonework. The architectural composition of the building would consist of repeating red brick piers, split into double-height bays. These would be filled with metal windows, balconies and brick infills. Projecting white horizontal window cills and horizontal white stonework would wrap around the building on the second floor and other roof levels to emphasize a horizontal language. Projecting brize soleil would provide further architectural detail to the façade. This is considered acceptable, subject to further details being submitted to review.
- 6.13 The site and subsequent building is located in a prominent corner in this locality. The site would be seen from a distance down Park Road (from the north-east), from the Community Park and from the west. The main view would be from the north-east. The design proposes a higher termination of built form to the corner of Edith Road and Park Road to accentuate this location. Whilst this would introduce an additional storey compared to other buildings in the immediate locality, in design terms the site lends itself to such an approach.
- 6.14 The Edith Road elevation includes fenestration at ground floor level, even where narrow, to avoid units resulting as single-aspect and to maintain street surveillance. Fenestration has similarly been included to the side elevation of the townhouse on Tregedar Road.
- 6.15 The ground floor units and townhouses are proposed with private amenity space to the front and rear (except the corner unit) with soft landscaping. A 1.5m high brick boundary wall is proposed to the front to provide a robust boundary treatment as well as privacy to occupiers.
- 6.16 The rear communal outdoor space is proposed to be enclosed for maintenance reasons in connection with the use of the site for affordable housing. This is considered acceptable in this case. Details of all hard and soft landscaping are required to be submitted to the LPA for approval.

Access, refuse and safety

- 6.17 The main entrance to the building would be via Park Grove. Entrance to the townhouses would be off Edith Road at a slightly lower ground level.
- 6.18 The existing pedestrian experience to the rear, between Nos. 17-28 Tregedar Road and the site, lacks natural surveillance. It is understood that the windows facing the site are mostly bedrooms and kitchens, some of which are set back from the main elevation. This is exacerbated by the existing refuse storage which spills onto this back passage. As a response, the proposal includes replacement hard and soft landscaping, replacement trees and street lighting.

- 6.19 Replacement refuse storage and new cycle storage is proposed within a single-storey structure to the rear of the site. This has been sensitively designed into the scheme to address on-site need as well as the wider community's needs. The capacity of provision for both facilities is considered acceptable and is subject to condition for its retention and maintenance.
- 6.20 Subject to the conditions mentioned above, it is considered that the external appearance and design of the building together with the proposed landscaping along will achieve a scheme of high quality design sensitive to its surroundings.

Impact on the amenity of adjoining occupiers

- 6.21 The London Plan (2016) Policy 7.6 *Architecture* states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. DM Policy (2017) DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours. Policy DM12 is consistent with this. The Council will support proposals that provide appropriate sunlight, daylight and open aspects (including private amenity space where required) to all parts of the development and adjacent buildings and land.

Daylight and sunlight

- 6.22 A daylight and sunlight assessment, in accordance with the BRE guidelines, was submitted. The proposal is considered to result in negligible impact. For example, window No. 35 at 17-28 Tregedar Road is affected but is poorly located and therefore receives limited daylight already. The overall mass and height has been designed sensitively to site the higher section of the building away from the flats behind. This results in an arrangement that allows permeability through the site and retains some of the open views towards Springfield Community Gardens and as such is considered acceptable.
- 6.23 Historically the previous scale of development on the site would have been of traditional two-storey height. Therefore, if a BRE 'mirror massing' approach is applied a proposal of that proposed is considered acceptable.

Overlooking and privacy

- 6.24 As mentioned, ground floor level fenestration to the rear (side) elevation on Tregedar Road is proposed. The side elevation of No. 16 Park Road does not have openings and therefore would not be overlooked. Some overlooking may occur from the rear-most townhouse's balcony into the garden of No. 16, however, this would not be direct and some 12m away. The side elevation of the townhouse has no windows at upper level and therefore does not introduce overlooking. In this case, the optimal arrangement for distances between habitable windows is considered to be achieved, with most of the new residential windows more than 18m away from directly overlooking other windows and as such this is considered acceptable.
- 6.25 Overall, there will be minimal harm and no unacceptable harm to the living conditions of neighbouring residents. As such, the scheme is considered to be in accordance with policies outlined above.

Quality of Residential Accommodation

Unit size, layout and amenity

- 6.26 All new housing proposals need to comply with London Plan (LP) policy 3.5 and Local Plan policy SP2, which require high quality development to meet the standards of the Mayor's Housing SPG and the minimum unit size requirements as set out by Nationally Described Space Standards.
- 6.27 The proposal includes a 2-bed wheelchair unit [M4(3)] and a 3-bed townhouse [M4(2)] adaptable unit. All other units are to meet Part M4(1) (visitable) of Building Regulations and will be conditioned as such. All units comply with the LP housing standards. The proposal is therefore considered acceptable in terms of access
- 6.28 All flats would be dual or triple aspect and have large glazed windows and exceed the minimum BRE requirements for internal daylight and sunlight levels. All units would benefit from views to the park. A minimum ceiling height of 2.5m throughout the development is achieved as such meeting the necessary standards and providing good quality accommodation.
- 6.29 As mentioned above, individual amenity space is provided for each unit including communal space. A separate pedestrian gate to the amenity space has been provided to that intended for cyclists near the cycle store, to improve the user experience of the gardens and the cycle store. The refuse store includes 2 entrances. Access is allowed from within the development and secondary access is provided externally, for collection and wider community use, by permission. The cycle and refuse stores will include a water access point and garden tools storage.

Designing out crime

- 6.30 The submitted 'Design & Access Statement' includes measures to maximise safety and security to occupiers of this development as well as enhancing the wider community's experience around the site. This is considered acceptable, subject to condition.

Play space

- 6.31 The site is estimated to generate a yield of 14 children. The site provides 191sqm of outdoor space. Springfield Community Park, 70m away, provides the nearest public open space and Priory Park on Albert Road, 900m away, provides large recreation and sports grounds within walking distance. This arrangement is in accordance and compliance with the London Plan Play Space Calculator.
- 6.32 Overall, the proposal is considered to provide a high quality and standard of accommodation for the future occupiers.

Parking and highway safety

- 6.33 Local Plan (2017) Policy SP7 Transport states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport. This is supported by DM Policy (2017) DM31 'Sustainable Transport'.

Car free

- 6.34 DM Policy (2017) DM32 'Parking' states that the Council will support proposals for new development with limited or no on-site parking where there are alternative and accessible means of transport available, public transport accessibility is at least 4 as defined in the Public Transport Accessibility Index, a Controlled Parking Zone (CPZ) exists or will be provided prior to the occupation of the development, parking is provided for disabled people; and parking is designated for occupiers of developments specified as 'car capped'.
- 6.35 The site has good public transport accessibility (PTAL 4) and is not located within a CPZ. The proposal includes no off-street parking. A parking stress survey was submitted with the application as assessed accordingly. The submitted data showed stress levels that are manageable and below critical. According to current trends, the development is estimated to generate a maximum demand for 3-4 parking spaces. Given the current situation demonstrated on-street, this level is considered possible to accommodate without significant impact. It is recommended the scheme be secured as 'car free' via a s278 agreement should a CPZ be introduced in the future.
- 6.36 A disabled user car parking space is shown on Park Road / Park Grove. This is considered acceptable, subject to a s278 to ensure its retention and maintenance. On-street provision of a disabled user parking bay would require a TMO and would cost £3,500. As the council is the applicant, officers do not recommend a S106 agreement (this would be an agreement between the council and the council) but mitigation measures will be dealt with via other means (s278 of the Highways Act and conditions).

Highway works

- 6.37 All redundant vehicular crossovers are required to be reinstated as footways via a s278 agreement.

Cycle parking

- 6.38 The proposal includes the provision of a cycle store for 23 bicycles. This meets the London Plan standards, both adopted and emerging.

Construction management

- 6.39 A draft construction logistics plan indicates a construction programme of 78 weeks for this project. A condition is recommended to be imposed requiring submission of an updated/ final Construction management and logistics plan, for approval prior to start of construction. This should include vehicular swept paths (with 300mm error margins) for vehicles entering / exiting the construction site independently from the two loading bays and turning in / out from Park Road. In addition, location of wheel washing facilities, details of number of staff, provision for employee cycle parking, measures to discourage travel by car and other measures to minimise the impact on local amenities during the construction should be provided. The Transport Team has assessed the submitted document and considers it acceptable subject to a final version being submitted for approval prior-to the commencement of works on site.

Impact on trees

- 6.40 DM Policy (2017) DM1 'Delivering High Quality Design' states that the Council will expect development proposals to respond to trees on and close to the site.

- 6.41 An Arboricultural Report was submitted to outline the quality and status of the surrounding landscaping and trees. The report lists 4 trees of low and medium quality adjacent to the site. The subject trees are located between the site and Tredagar Road and are considered to add visual amenity to the area. The proposal includes replacement trees. The siting and quality of trees is recommended to be conditioned to ensure the continued visual amenity in the locality is protected.

Energy, Sustainability and Drainage

- 6.42 The proposal is supplemented by a Sustainability statement prepared by Icenii (dated February 2020).
- 6.43 Policy SP4 of the Local Plan Strategic Policies, requires all new domestic development to be zero carbon (i.e. a 100% improvement beyond Part L (2013)). The Intention to Publish version of the New London Plan (2019) further confirms this in Policy SI2. As part of the Be Green carbon reductions, all new developments must achieve a minimum reduction of 20% from on-site renewable energy generation to comply with Policy SP4.
- 6.44 The overall predicted reduction in CO₂ emissions for the development, from the Baseline development model (which is Part L 2013 compliant), shows an improvement of approximately 104.6% in carbon emissions with SAP10 carbon factors, which is over the 100% savings requirement. This represents an annual saving of approximately 9.6 tonnes of CO₂ from a baseline of 9.2 tCO₂/year. This means that the development, in London Plan terms, is effectively carbon positive in terms of its regulated carbon emissions and will help power some of the unregulated energy use on site. This exemplar approach to reducing carbon emissions on site is strongly supported.
- 6.45 Further DER/TER worksheets were submitted to demonstrate energy efficiency including a report of the regulated energy savings in MWh/year and kWh/m²/year.

Energy – Lean

- 6.46 The applicant has proposed an improvement of beyond Building Regulations by 15.3% through improved energy efficiency standards in key elements of the build. This goes beyond the minimum 10% reduction set in Policy SI2 in the Intended to Publish Draft London Plan 2019 and is therefore supported.

Energy – Clean

- 6.47 The applicant is not proposing any Be Clean measures. The site is not within a reasonable distance of a proposed Decentralised Energy Network (DEN). A Combined Heat and Power (CHP) plant would not be appropriate for this site.

Energy – Green

- 6.48 The applicant has reviewed the installation of various renewable technologies. The report concludes that air source heat pumps (ASHPs) and solar photovoltaic (PV) panels are the most viable options to deliver the Be Green requirement. A total 7.8 tCO₂ of emissions are proposed to be reduced under Be Green measures, an 89.4% reduction from the baseline.
- 6.49 The applicant states that the proposed energy provision method is technically simpler from a metering, billing and maintenance perspective. Each dwelling retains ownership and responsibility for the individual heating system. It also avoids the need for a separate heating circuit around the building, reducing build and operational costs, and operational

inefficiency. Communal heating systems for a scheme of 8 dwellings is considered more efficient for management purposes.

6.50 The solar array is proposed to be made up of 64 PV panels at a 15° angle facing due south, with an efficiency around 19%. The peak output would be 25.6kWp, which is estimated to produce around 23,040 kWh of renewable electricity per year. This equates to a yearly saving of 5.4 tCO₂. The solar array will be installed to complement the proposed green roofs.

6.51 The proposed ASHPs will individually provide hot water and heating to the dwellings. The carbon savings from ASHPs are 2.8tCO₂/year. Additional details were provided regarding the ASHP energy modelling, the Seasonal Coefficient of Performance (SCOP), the Seasonal Energy Efficiency ratio (SEER) and other compliance related issues.

Overheating

6.52 The overheating modelling has been undertaken for all rooms and in line with CIBSE TM59 with TM49 weather files (DSY1-3). Internal blinds have been modelled for DSY2 and DSY3. The proposed measures, including blinds to reduce impact, are considered acceptable, subject to final details secured by way of a planning condition.

Sustainability

6.53 Policy DM21 of the Development Management Document requires developments to demonstrate sustainable design, layout and construction techniques. The Sustainability section in the report sets out the proposed measures to improve the sustainability of the scheme. The proposed measures and the details of the living roofs will be conditioned.

Drainage

6.54 A drainage strategy was submitted to outline proposed measure for flooding mitigation. This includes three attenuation tanks for rainwater harvesting. The details provided are acceptable subject to a condition securing detailed drawings of the drainage system for final approval.

Biodiversity

6.55 Bird and bat boxes are proposed within the roof and communal garden. This is proposed to be conditioned with details to be submitted.

6.56 To summarise, the development exceeds policy requirements to achieve a zero-carbon development on site, which is strongly supported and in line with the policies outlined above.

Conclusion

6.57 The submission demonstrates a high quality residential development which will provide 8 council social rented council homes with outdoor amenity space and associated facilities to high energy and sustainability standards. The proposal meets all the relevant Council policies as well as London Plan and associated guidance.

7. CIL APPLICABLE

7.1 The development provides 8 nos. new units and as such is liable for CIL. Based on the information given on the plans, the Mayoral CIL charge will be £46,996 (788sqm x £59.64) and the Haringey CIL charge will be £291,820 (788sqm x £ 370.33 (Indexation

included)). We anticipate that this CIL will not be collected given that the proposed council social rented homes will likely qualify for social housing relief.

6. RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2018/3122

Applicant's drawing No.(s)

Subject to the following 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 approved plans comprise drawing nos: 173-001-EX-LOC/P1, 173-002-PLN/P1, 003 to 008-SEC-P1, 009 to 014-GA-PLN/P1, 015 to 022-GA-SEC/P1, Sustainable Drainage Systems Strategy by Icení dated February 2020, Sustainability Statement by Icení dated February 2020, Draft Construction Logistics Plan ref. 81728-B dated January 2020, Daylight and Sunlight Study dated 31/1/20, Arboricultural Impact Assessment by Arboricultural Solutions dated November 2019, Biodiversity Assessment Report by Arboricultural Solutions dated November 2018, SUDS flow and volumes proforma, design and Access Statement dated 29/2/2020, Parking Stress Survey dated by Alpha Parking dated 17/4/2020. The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

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

3. Details and samples of all facing materials shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure work of the relevant phase commencing on site. The details and samples shall include:

- a) Facing Brickwork(s); sample panels of proposed brickwork to be used showing the colour, texture, pointing and perforated brickwork and boundary walls shall be provided;
- b) window reveals, soldier courses and balconies;
- c) Zinc cladding;
- c) Metal sheet cladding including perforated pattern;
- d) Roof capping;
- e) Doors; timber doors and aluminium entrances/screens;
- f) Aluminium/timber composite window treatment;
- g) Canopies;
- h) Timber screens;
- i) Balustrades;
- j) Balcony materials;

- k) Roofing materials;
- l) down pipes, rainwater pipes or foul pipes
- m) Any other materials to be used.

The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Reason: In the interest of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard.

4. No development shall take place, including any works of demolition, until a Method of Construction Statement, to include details of:
- a) parking and management of vehicles of site personnel, operatives and visitors
 - b) loading and unloading of plant and materials
 - c) storage of plant and materials
 - d) programme of works (including measures for traffic management)
 - e) provision of boundary hoarding behind any visibility zones
 - f) wheel washing facilities:
 - g) Air Quality and Dust Management Plan (AQDMP).
- 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. It is also requested that construction vehicle movements should be carefully planned and co-ordinated to avoid the AM and PM peak periods.

Reasons: To ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area consistent with Policies 6.3, 6.11 and 7.15 of the London Plan 2016, Policies SP0 of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 2017.

5. The development hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (1), (2) and (3) as indicated on the approved plans and supplementary information. Evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to first occupation.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time.

6. The proposed 23 secure and covered cycle parking facilities as set out on plan number 173-009-GA-PLN/P1 shall be provided prior to the occupation of the use hereby permitted and such spaces shall be retained thereafter for this use only.

Reason: To promote sustainable modes of transport in accordance with Policies 6.1 and 6.9 of the London Plan 2016 and Policy SP7 of the Haringey Local Plan 2017.

7. Prior to commencement of superstructure works, a detailed scheme for the provision of refuse and waste storage and recycling facilities shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented and permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and Policy 5.17 of the London Plan 2016.

8. Before development commences other than for investigative work:

- a. A desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information.
- b. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.
- c. If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. The site 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.
- d. The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority which shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.
- e. 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.

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

Reason: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution from previously unidentified contamination sources at the development site in line with paragraph 109 of the National Planning Policy Framework.

10. Prior to installation, details of the Mechanical Ventilation and Heat Recovery (MVHR) system shall be submitted to the Local Planning Authority. Details should include the efficiency, location of the units to ensure easy access for servicing, plans showing the rigid ducting.

Reason: To ensure the new homes are adequately ventilated as required by London Plan Policy 5.9 and Policy D6 (housing quality and standards) of the Haringey Local Plan 2017.

11. Prior to superstructure works, details of the design implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. Details shall include:-

- (a) Final detailed drawings of the drainage system.

- (b) Details of the management maintenance for the lifetime of the development, management by residents, management company or other arrangements to secure the operation of the surface water drainage works.
- (c) Confirmation from Thames Water, that capacity exists in their network to receive the surface water and approval for the connection to their network.

Reason: To promote a sustainable development consistent with the Haringey Local Plan 2017.

12. Prior to the relevant stage, details of a scheme for living roofs for the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The details shall include:

- (a) A roof plan identifying where the living roofs will be located;
- (b) A substrate of no less than 120mm for extension living roofs;
- (c) Sections showing the diversity of substrate depths and types across the roof to provide contours of substrate, such as substrate mounds in areas with the greatest structural support to provide a variation in habitat;
- (d) A plan showing the location of log piles / flat stones for invertebrates;
- (e) 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);
- (f) Relationship with photovoltaic array; and
- (g) Irrigation, management and maintenance arrangements.

The development shall be implemented in accordance with the approved scheme prior to its first occupation and the living roofs shall be retained and managed thereafter in accordance with the approved management arrangements. No alterations to the approved scheme shall be permitted without the prior written consent of the Local Planning Authority.

Reason: To ensure a sustainable development that provides provision towards the creation of habitats for biodiversity, mitigate against climate change and support water retention, consistent with Policy 5.11 of the London Plan 2016 and Policies SP4, SP5, SP11 and SP13 of the Haringey Local Plan 2017.

13. Prior to occupation, 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.

14. Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 2015 or any Order revoking or re-enacting that Order, no works permitted under Classes A-E shall be carried out, nor shall any telecommunications equipment be installed on the roof 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.

15. Prior to practical completion of the development hereby approved, details of treatment of all parts on the site not covered by buildings shall be submitted to and approved in writing by the Local Planning Authority. The site shall be landscaped strictly in accordance with the approved details in the first planting season after completion or first occupation of the development, whichever is the sooner. Details shall include:

- 1) location, type and materials to be used for hard landscaping including specifications for the permeable paving;
- 2) a schedule detailing sizes and numbers/densities of all proposed trees/plants;
- 3) layout and specification of food growing and composting area, including how rainwater will be harvested and water points are accessible to growers;
- 4) bird and bat boxes; and
- 5) Details, including elevations and materials of all hard boundary treatments.

Any new tree(s) that die(s), are/is removed or become(s) severely damaged or diseased shall be replaced and any new planting (other than trees) which dies, is removed, becomes severely damaged or diseased within five years of planting shall be replaced. Unless further specific permission has been given by the Local Planning Authority, replacement planting shall be in accordance with the approved details.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity consistent with Policy 7.21 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

16. (a) The development hereby approved shall be constructed in accordance with the Sustainability Statement v2 by Iceni (February 2020) delivering a 104% improvement on carbon emissions over 2013 Building Regulations Part L with high fabric efficiencies, air source heat pumps and solar photovoltaic energy generation.

(b) Two months prior to occupation of the development, confirmation shall be submitted of the maximum possible solar photovoltaic (PV) energy to be generated on the roof. The submission shall include: a roof plan; the number, angle, orientation, type, and efficiency level of the PVs; how overheating of the panels will be minimised; their peak output (kWp) and the final carbon reduction at the Be Green stage of the energy hierarchy. The proposed additional solar array should aim to generate at least 23,000 kWh of renewable electricity per year.

The solar PV array shall be installed with monitoring equipment prior to completion and shall be maintained and cleaned at least annually thereafter.

(c) Prior to occupation of the development, the following overheating measures must be installed and retained for the lifetime of the development to reduce the risk of overheating:

- External horizontal shading above window openings;
- Internal blinds fixed to the plasterboard with a solar reflectance of 50%, solar transmittance of 11% and a white backing;
- Window g-values of 0.63 or better;
- Hot water pipes insulated to high standards.

(d) Prior to above ground construction works, details of the air source heat pumps must be submitted to the Local Planning Authority. This should include the location of ASHP, and if necessary, the mitigation measures for the ASHP, and evidence that the heat

pump complies with other relevant issues as outlined in the Microgeneration Certification Scheme Heat Pump Product Certification Requirements.

Reason: To comply with London Plan 2016 Policy 5.2 and 5.9 and Local Plan Policy SP4 and in the interest of adapting to climate change and to secure sustainable development.

17. Prior to first occupation, evidence shall be submitted to demonstrate that arrangements have been made to secure the development as 'car free' in accordance with a detailed scheme or agreement which has been approved in writing by the local planning authority. The approved scheme/ agreement should ensure that all future occupiers of the approved development cannot apply for or obtain an on street parking permit to park a vehicle on the public highway (should a CPZ be introduced) in perpetuity. The approved scheme/ agreement shall be implemented prior to first occupation of the development hereby permitted.

Reason: To promote sustainable transport and to reduce the potential for additional on street parking stress as a result of the development, consistent with Policy DM32 of The Development Management DPD 2017 and Policy 6.13 of the London Plan 2016.

18. The proposed residential units shall not be occupied until an agreement with the local highway authority under Section 278 of the Highways Act 1980 securing the following works outside the site have been secured:

- The necessary section of redundant crossover across the footway into the site is removed and public footpath at this location reinstated.
- The location of a disabled badge (blue badge bay) parking bay on the public highway, adjacent to the relevant accessible dwelling is secured.

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

19. Before the development hereby permitted is occupied, details of any external lighting shall be submitted to and approved in writing by the local planning authority. The details shall include location, design, levels of brightness and beam orientation, together with measures to minimise overspill and light pollution and minimise impacts to foraging bats. The lighting scheme shall thereafter be carried out in accordance with the approved details and the measures to reduce overspill and light pollution retained for the lifetime of the development unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of the protecting the amenities of neighbouring occupants, in accordance with policy 7.6 of the London Plan 2016 and policy DM1 of the Haringey Development Management DPD 2017.

20. Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 2015 the 6 flats shall be served by a single Integrated Reception System (IRS) for the reception of TV signals, and no further aerials or satellite dishes shall be installed without agreement in writing by the local planning authority.

Reason: In the interest of the appearance and visual amenities of the development and immediate surroundings.

21. Notwithstanding any provisions to the contrary, the eight residential units hereby approved shall be for rent at council social-rent levels within the C3 use class, and for no other tenure or use unless otherwise agreed in writing by the Local Planning Authority.

Reason: To define the scope of this permission in relation to the provision of affordable housing.

INFORMATIVE: Community Infrastructure Levy

Based on the information given on the plans, the Mayoral CIL charge will be £46,996 (788sqm x £59.64) and the Haringey CIL charge will be £291,820 (788sqm x £ 370.33 (Indexation included)). This will be collected by Haringey 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 late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.

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

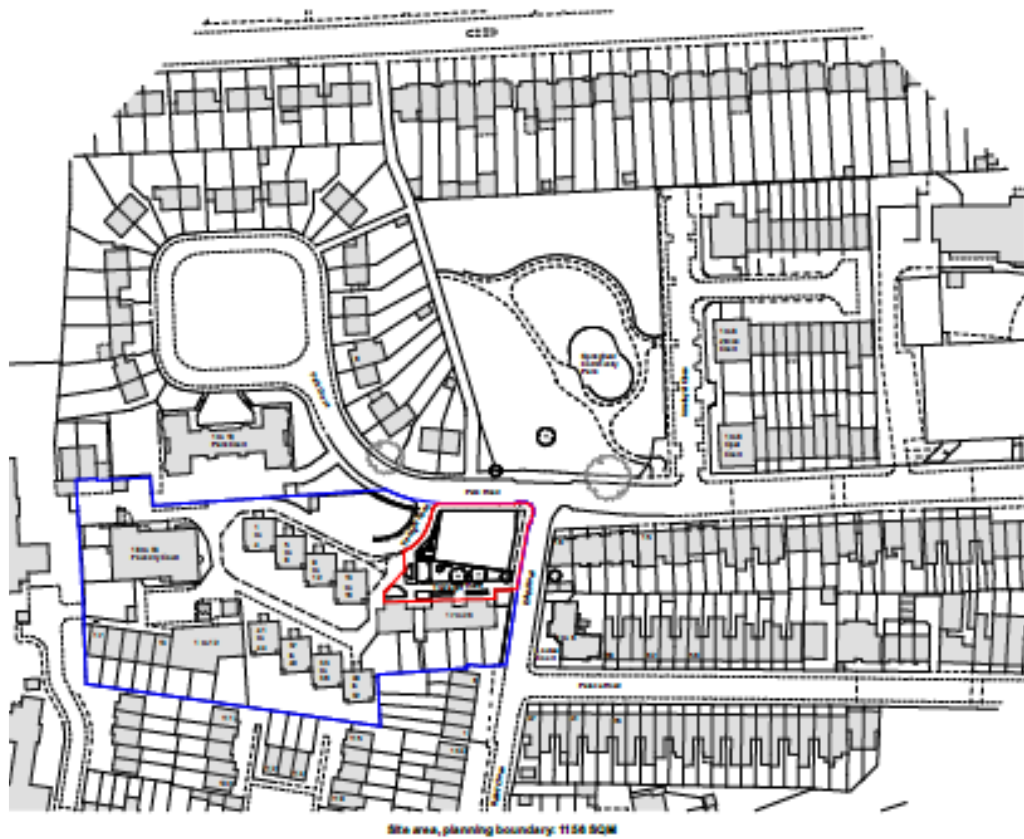
and not at all on Sundays and Bank Holidays.

INFORMATIVE: The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 3472) to arrange for the allocation of a suitable address.

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.

INFORMATIVE: The applicant must seek the continual advice of the Metropolitan Police Service Designing Out Crime Officers (DOCOs) 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.

Appendix 1: Plans and Images



Site Location Plan

Photomontage view from Springfield Community Park



B. Proposed view from Springfield Community Park showing elevations on Park Road and Edith Road.

View from Springfield Community Park

Photomontage view from Springfield Community Park



12. This is a conceptual rendering of the proposed building. The actual building may vary in appearance. The rendering is for informational purposes only. © 2015 The City of Springfield, Missouri. All rights reserved.

Closer View from Springfield Community Park

Landscape and biodiversity proposals



D. Proposed final view of courtyard garden and landscape public realm
© 2018 City of London - Design & Architecture - 08/18/18

Landscaping Scheme

Landscape and biodiversity proposals



1. Pavement
 2. Paved area
 3. Paved area
 4. Paved area
 5. Paved area
 6. Paved area
 7. Paved area
 8. Paved area
 9. Paved area
 10. Paved area
 11. Paved area
 12. Paved area
 13. Paved area
 14. Paved area
 15. Paved area

Roof Plan

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Planning Sub Committee 8th June 2020

Item No.

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS

Reference No: HGY/2020/0136

Ward: Tottenham Hale

Address: Former Garages at St Marys Close N17 9UD

Proposal: Redevelopment of parking spaces and part of roadway to erect 2 x dwelling houses with front and rear gardens with provision of 2 x parking spaces

Applicant: Haringey Council

Ownership: Council

Case Officer Contact: Conor Guilfoyle

Site Visit Date: 20/01/2020

Date received: 16/01/2020

1.1 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposal would provide 2 dwellings at council social rent levels, and is part of the Council's programme to deliver 1000 new council homes.
- The provision of affordable housing is welcomed
- The proposal would preserve and enhance the character and appearance of North Tottenham Conservation area.
- The proposal would not harm the residential amenity of neighbouring occupiers and would result in a high standard of accommodation for future occupiers.
- There would be no significant impact on parking.
- The proposal would incorporate energy-efficiency measures.
- Contamination risks are considered low and can be managed by conditions.
- The proposal would be acceptable in terms of flood risk.

1.2 The Council's scheme of delegation sets out that applications made by or on behalf of the Council are to be decided by Planning Committee unless otherwise agreed with the Chair of Planning sub-committee. This application, although 'minor development' with little public interest, has been brought before the Committee in the absence of a Chair.

2. RECOMMENDATION

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

Conditions

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans
- 3) Materials and external details to be agreed
- 4) No external pipes
- 5) Details of hard and soft landscaping
- 6) Cycle parking
- 7) Construction Method Statement
- 8) S278 Car-capped
- 9) Site contamination investigation
- 10) Contamination remediation strategy
- 11) Removal of PD rights
- 12) Secure by Design
- 13) Obscure glaze first floor side windows
- 14) Social rented housing

Informatives

- 1) Working in accordance with NPPF
- 2) CIL liability
- 3) Hours of construction
- 4) Party Wall Act
- 5) Street Numbering
- 6) Sprinklers
- 7) Thames Water: surface water drainage
- 8) Thames Water

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5. LOCAL REPRESENTATIONS
6. MATERIAL PLANNING CONSIDERATIONS
7. COMMUNITY INFRASTRUCTURE LEVY
8. RECOMMENDATION
9. PLANNING CONDITIONS & INFORMATIVES

APPENDICES:

Appendix 1	Planning Conditions and Informatives
Appendix 2	Plans and Images
Appendix 3	Consultation Responses – Internal Consultee

3.0 PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

- 3.1.1. This is an application for the erection of a pair of semi-detached three-bedroom dwelling houses. Amenity space would feature on all sides (gardens and terraces). The proposal includes associated bin storage, cycle storage, hard and soft landscaping and two parking spaces. The homes would be provided as Council Social Rent and contribute to Haringey's 1000 new council homes programme.
- 3.1.2. The main body of the buildings would be two storeys in scale, with front and rear gables serving a third loft level within the dual-pitched roofs. The roof of each house would meet to form a 'valley' between the houses. The houses are contemporary in design with large aluminium composite glazing to provide good quality living conditions which seeks to respect and respond to the local character of the surrounding conservation area. This is reflected in the use of dark roof tiles and the choice of brickwork and its detailing.
- 3.1.3. The houses would meet national and London Plan space standards. The layout allows for future adaptation and accessibility requirements under Part M of the building regulations. The parking spaces would be wheelchair accessible.

3.2 Site and Surroundings

- 3.1.4. The site is a northern section of public highway comprising the larger of two 'heads' terminating the cul-de-sac of St Mary's Close, and adjoining hardstanding on either side in use as under-utilised parking spaces.
- 3.1.5. The site (road and parking spaces) is bounded by a brick wall on its three sides to the north, east and west (the garages that historically existed here have been removed). The gable end of a three-storey block of flats (33-40 Rheola Close) and its surrounding garden lies to the north of the site. The rear gardens of Nos 41 and 42 Rheola Close (two-storey semi-detached houses) and their rear elevations beyond, lie to the west. The side and rear gardens of No.3 St Mary's Close, a three-storey semi-detached house facing north-south, lie to the east.
- 3.1.6. The site lies in the North Tottenham Conservation Area. Its enclosure by Rheola Close and more recent buildings (1-3) on St Mary's Close mean it is largely isolated from the nearest heritage assets on Kemble Road (Kemble Hall to the northeast) and the High Road. As such, it does not affect the setting of any statutorily or locally listed building.

3.3 Relevant Planning and Enforcement history

None

4 CONSULTATION RESPONSE

Quality Review Panel

- 4.1.1. An earlier iteration of this scheme was presented to Haringey's Quality Review Panel in July 2017 as part of a wider portfolio of housing developments. This was proposed by a different applicant (a housing association).
- 4.1.2. The QRP noted that the pre-application discussions have focused on the need to enhance the character and appearance of each area through high quality design, the need for proposals to protect the amenity for neighbours and future residents and for a high standard of accommodation to be provided.. The QRP comments noted that the design was of a high quality, and the approach represents a logical response to site constraints. The proposals would have an inevitable impact on existing neighbours, but it will be for the local authority to decide whether this is acceptable.
- 4.1.3. The current proposal is one small element of that presented to the QRP in 2017 and amendments have since been made i.e. rotating the building slightly to reflect adjoining boundary lines, and to avoid creating difficult spaces between new and old buildings. The current scheme, being only 2 dwellings, has not been back to the QRP, but was reviewed and guided by the Design Officer at pre-application stage.
- 4.1.4. A plan and visualisation of the original QRP scheme, and the current proposal for comparison, is included in Appendix 3.

4.2. Application Consultation

4.2.1. The following were consulted regarding the application:

- Conservation Officer
- Transportation

The following responses were received :

Internal:

- 1) Conservation: No comments to make.
- 2) Transportation: No objection subject to conditions, summarised as follows;

- The proposal is for redevelopment of a parking area within St. Mary's Close to provide 2 new 3 bedroom houses with off street parking and the removal of some on street parking bays to facilitate easier access for larger service vehicles, which is supported.
- This will reduce the available parking within St Mary's Close, but this is not expected to be problematic given the low parking stresses in the locality.
- The new properties will need to be designated as ineligible to apply for resident parking permits (car-free) and there will need to be 'stopping up' of some highway 'lost'.
- Details of cycle storage are necessary, which can be secured by planning condition.

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 27 letters, two site notices, and a press notice. 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: 0

Objecting: 0

Supporting: 0

Neither/Others: 0

6 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of the development;
2. Design and the impact of the proposed development on the character and appearance of the conservation area;
3. Impact on the amenity of neighbouring occupiers;
4. Living conditions for future occupants;
5. Parking and highway safety;
6. Sustainability;
7. Contamination;
8. Flood risk

6.2 Principle of the development

Delivery of additional housing

6.2.1 Government policy as set out in the NPPF 2019 requires Local Planning Authorities to significantly boost the supply of housing (para. 59). Paragraph 68 supports approval on small sites and outlines that such sites can make an

important contribution to meeting the housing requirement of an area and can be built-out relatively quickly.

- 6.2.2 The principle of additional housing is supported by the London Plan (2016) Policies 3.3 'Increasing Housing Supply' and 3.4 'Optimising Housing Potential'. It is also supported by Haringey's Local Plan Policy SP2 'Housing'. Policy SP2 states that the Council will seek to ensure a mix of dwelling sizes arising from development. The Haringey Local Plan has a target of 19,820 dwellings between 2011 and 2026. The Council's Borough Plan and Housing Strategy (which are material considerations) both prioritise the delivery of affordable housing.
- 6.2.3 The Draft London Plan (LPIP) Dec 2019 policy H2 on 'small sites' is also a material consideration. This policy outlines that small sites will play a greater role in housing delivery and that Borough's should support well-designed new homes on small sites.
- 6.2.4 The NPPF 2019 also states that adopted policy should require the type of housing in terms of size, type and tenure that reflects local housing need, including affordable rented housing. Policy H4 of the LPIP sets a strategic target for 50 per cent of all new homes delivered across London to be genuinely be affordable. Policy H6 states a minimum of 30 per cent low cost rented homes should be delivered in new schemes (of 10 units or more). DM policy DM13 seeks the maximum reasonable amount of affordable housing provision when negotiating on individual private residential and mixed-use scheme with site capacity to accommodate more than 10 dwellings.
- 6.2.5 In the case of the application site it is not considered capable of delivering a scheme of ten or more dwellings, and as such is exempt from the policy requirement for affordable housing. Notwithstanding this, the proposal is to deliver two high quality new family dwellings that will be available for social rent.
- 6.2.6 The proposal would therefore work towards delivering additional housing targets as well as provide affordable social rented housing that meets an identified need in the borough. The principle of the development is acceptable and the provision of social rented housing and a contribution to the Council's 1,000 homes programme is welcomed.

6.3 Design and impact on the character and appearance of the conservation area

- 6.3.1 DM Policy (2017) DM1 'Delivering High Quality Design' states that development proposals should relate positively to their locality, having regard to, building heights, form, scale & massing prevailing around the site, urban grain, sense of enclosure and, where appropriate, following existing building lines, rhythm of any neighbouring or local regular plot and building widths, active, lively frontages to the public realm, and distinctive local architectural styles, detailing and materials. Local Plan (2017) Policy SP11 states that all new development should enhance

and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. Development shall be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity which is supported by London Plan (2016) Policies 7.4 and 7.6.

- 6.3.2 Policy 7.8 of the London Plan (2016) requires that development affecting heritage assets and their settings to conserve their significance by being sympathetic to their form, scale and architectural detail. Policy SP12 of the Haringey Local Plan (2017) requires the conservation of the historic significance of Haringey's heritage assets. Policy DM9 of the DPD (2017) states that proposals for alterations and extensions to existing buildings in conservation areas should complement the architectural style, scale, proportions, materials and details of the host building and should not appear overbearing or intrusive.
- 6.3.3 The Legal Position on impacts on heritage assets is as follows, and Section 72(1) of the Listed Buildings Act 1990 provides: "In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area." Among the provisions referred to in subsection (2) are "the planning Acts".
- 6.3.4 The Barnwell Manor Wind Farm Energy Limited v East Northamptonshire District Council case tells us that "Parliament in enacting section 66(1) intended that the desirability of preserving heritage assets should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given "considerable importance and weight" when the decision-maker carries out the balancing exercise."
- 6.3.5 The site lies in the North Tottenham Conservation Area (CA). It is enclosed by Rheola Close and more recent buildings (1-3) on St Mary's Close, meaning it is largely isolated from the nearest heritage assets on Kemble Road (Kemble Hall to the northeast) and the High Road. As such the proposal will not affect the setting of any statutorily or locally listed building.
- 6.3.6 The 'North Tottenham Conservation Area Appraisal and Management Plan' is relevant. The appraisal acknowledges the mixed character of the CA and the context of the site. While it does not directly reference the application site and St Mary's Close, it refers to the location of the application site within 'sub-area E' at the lower half of the CA. It notes that this area is characterised by continuation of the historic mix of Georgian and Victorian development in the area, mixed with some twentieth century interventions. Such twentieth century development includes St Marys Close and its immediate surroundings to the north, south, east, and west.

- 6.3.7 The appraisal notes the special interest of the overall conservation area that needs to be preserved and enhanced including the historic linear continuity of buildings either side of the High Road, maintaining the character of the townscape and its sense of spatial sequence, highlighted by the mix of Victorian and Georgian buildings that help to give the street its scale and sense of place. The proposal would not affect these aspects of the CA due to its limited size, height, and context in an area characterised by surrounding twentieth century development. A contemporary design would therefore not deviate from, or harm, the character and appearance of the surrounding CA in this location.
- 6.3.8 The proposal seeks to erect a pair of semi-detached three-bedroom dwelling houses designed with an occupancy of up to five persons. The main body of buildings would be two storeys in scale, with front and rear gables serving a third loft level within the dual-pitched roofs. The roof of each house would meet to form a 'valley' between the houses. This is considered to result in an attractive pairing which completes an end to the street.
- 6.3.9 The main facing material to the development will be a buff brick colour with red brick protruding bands giving the houses a material finish and texture reflective of the materials and architectural detailing found in the surrounding CA. The exact brick choice, bond and detailing will be required to be agreed with the LPA prior to works starting on site. The roof design and material finish reflect that of the surrounding area with the choice of material taking account of comments by the QRP and Officers. Contemporary aluminium windows are to be used which are considered acceptable.
- 6.3.10 In response to the previous scheme's QRP comments the position of the buildings were changed to sit at a slight inwards-facing angle, towards the centre of the street. This is to avoid the perception of overlooking to adjacent properties and their gardens. This represents a good design solution to protect the privacy and amenity of neighbouring occupiers.
- 6.3.11 Amenity space would feature on all sides (gardens and terraces). The proposal includes associated bin storage, cycle storage, hard and soft landscaping and two parking spaces. The front boundary walls would be finished in brick to reflect the character of the houses and surrounding area, including the retained walls to the sides and rear. The size of the properties and plots would allow for a good balance between soft and hard landscaping, providing an enhancement to the character and appearance of this area. Details of the landscaping are to be secured by the imposition of a condition.
- 6.3.12 Subject to conditions, the proposal would result in a good quality design responsive of the local character and context which does not harm the CA. It would preserve, and due to the good quality design and positive transformation

of the character and appearance of the existing site, enhance, the CA. It therefore satisfies the above planning policy framework and the above legal test.

6.4 Impact on the amenity of adjoining occupiers

6.4.1 The London Plan (2016) Policy 7.6 *Architecture* states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. DM Policy (2017) DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours. Policy DM12 is consistent with this. The Council will support proposals that provide appropriate sunlight, daylight and open aspects (including private amenity space where required) to all parts of the development and adjacent buildings and land.

Daylight/sunlight/overshadowing

6.4.2 A Daylight and Sunlight Study has been undertaken by Right of Light Consulting and provided with the application. The study includes a diffuse daylight and sunlight test applied in accordance with BRE guidelines to neighbouring properties. The properties considered were Nos 33-40 (flatted block to the north) and 41 & 42 Rheola Close (west), No 3 St Marys Close (east) and Nos 8-12 and 14-24 St Marys Close on the far side of the cul-de-sac, to the south-east and south-west respectively.

6.4.3 The BRE guide contained two tests to measure diffuse daylight; vertical sky component (VSC) and daylight distribution. The VSC measures the amount of skyline visible at the middle of the window subject to the test. There should be at least 27% skyline visibility or no less than 0.8 of its former value following the development.

6.4.4 The Daylight Distribution test measures the area of working plane that do and do not have direct view of sky. Daylight may be adversely affected if the area of the working plane in a room which could receive direct skylight is reduced to less than 0.8 times its former value. The BRE guide also contains an objective overshadowing test which has been adopted for the purpose of the study. This guide recommends that at least 50% of the area of each amenity space listed above should receive at least two hours of sunlight on 21 March. If as a result of new development an existing garden or amenity area does not meet the above, and the area which can receive two hours of sunlight on 21 March is less than 0.8 times its former value, then the loss of light is likely to be noticeable.

6.4.5 The study concluded that all main habitable room windows tested passed the VSC test. The precise room layouts of the neighbouring properties are unknown. Therefore, the daylight distribution test was not undertaken. However, based on the results of the VSC test officers do not consider that further testing is

necessary as no material harm would likely arise to neighbouring amenity in terms of the considerations of this test.

- 6.4.6 The closest properties in this respect would be the three-storey block of flats to the immediate north/rear of the proposed houses (33-40 Rheola Close). The main windows on that building are oriented west-east to the front and rear, and away from the application site. The side windows face south, towards the application site, and are not principal windows. Secondary windows would not be 'protected' in the same way as primary habitable room windows.
- 6.4.7 While the proposed houses would be taller than the existing boundary wall to the rear of the site, this boundary already has a notable presence on windows to Nos 33-40. Having regard to the width and height of the houses, and their set-back behind the boundary wall, they are not considered to lead to material harm to neighbouring properties, in terms of daylight, sunlight or overshadowing. Given the greater setback from other nearby properties, and the same existing boundary context, the same view is reached regarding other such neighbouring properties.
- 6.4.8 All main habitable room windows within 90 degrees of due south passed the BRE test for annual sunlight hours and winter sunlight hours. Likewise, the development would not result in at least 50% of any nearby gardens receiving less than 2 hours sunlight on March 21st, in accordance with BRE guidance. As such, the proposed development would not adversely affect daylight-sunlight conditions to neighbouring occupiers.
- 6.4.9 The results of the overshadowing test show that sunlight availability after the development will be no less than 0.86 times the former value. This is better than the BRE minimum requirement which permits sunlight to be reduced by up to 0.8 times.

Outlook

- 6.4.10 As noted above, the three-storey block of flats to the immediate north/rear of the proposed houses (33-40 Rheola Close) has secondary windows on its (south) elevation facing the application site which are not to habitable rooms, with its main front-rear windows on an east-west orientation unaffected by the proposal. As such, the proposal would not cause a material loss or reduction in the level of outlook enjoyed by the occupiers of this block.
- 6.4.11 The size and height of the two new houses would reduce the level of outlook from their rear communal garden grounds to some extent. However, given the existing boundary wall in close proximity to that property, the level of change is not considered enough to result in material harm to the residential amenity of those users.

6.4.12 To the west, the limited width and height of the proposal, and its set-back from the boundary wall which is an existing longstanding boundary feature of approximately 1.8m in height, means it would not reduce outlook from the rear windows and gardens of Nos 41 and 42 Rheola Close to a detrimental degree compared to existing. This also applies to No.3 St Marys Close to the east. Properties to the south-east and south-west, on the far end of St Marys Close, would be too far away to have their outlook materially impacted upon.

Visual overbearing impact

6.4.13 The siting, height and massing of the development would not have a visually overbearing impact on neighbouring properties. For the reasons outlined with respect to outlook above, while the new houses would have additional volume, depth and height as viewed from neighbouring properties, the site is one in which there is already existing boundary walls, and the houses would be set-back from them. As such the existing built context and the resulting scale of the development is not considered to have a visually overbearing impact on neighbouring occupiers.

Privacy

6.4.14 The houses would be triple aspect, with the main window orientations facing approximately north and south (front and rear). The houses would be set further 'back' from No.41 Rheola Close to the west and No.3 St Marys Close to the east. No.41 has a first-floor rear elevation and rear garden facing towards the site and No.3 has a side elevation adjacent to it.

6.4.15 In response to this context, following the QRP comments, the houses were changed to tilt at a slight angle inwards towards each other and the centre part of the street. This avoids direct or oblique overlooking of the rear elevation and garden of No.41 to the west (and to a lesser degree, No.42 further beyond) from the first and second floor front elevations. It also avoids overlooking of first floor side windows of No.3 from this perspective.

6.4.16 The first floor would also have side windows facing east and west. However, they would be complementary windows to the main front-rear window orientation. A planning condition is to be imposed to ensure they are obscure glazed and not openable below 1.7m above floor height. This would avoid material harm to the residential amenity of properties on either side.

6.4.17 The rear upper floor windows would face approximately north, towards the block of flats comprising Nos 33-40 Rheola Close and their rear communal gardens. This would cause some overlooking of those rear gardens and the side windows in that building. However the existing urban context of this location should be noted and the rear gardens are already overlooked by the block of flats and rear of No.3 St Marys Close. The side windows in Nos 33-40 are not habitable rooms.

The resultant arrangement would not cause overlooking to a degree that would cause material harm which would warrant refusal of planning permission.

- 6.4.18 At ground floor level, the existing boundary wall of 1.8m means that the windows in the houses would not cause a loss of privacy/overlooking to the neighbouring occupiers. The proposal is acceptable in this regard.

6.5 Quality of Residential Accommodation

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

- 6.5.2 Two x 3-bedroom 5-person houses are proposed for the scheme which comply with minimum floor space standards as set out in the London Plan as set out in the table below. All bedrooms exceed minimum space standards. Both units would have a triple aspect with all habitable rooms benefitting from a satisfactory north and south outlook with good access to natural light.

Unit	Bedrooms/bed spaces	Internal floorspace m2	London Plan min. requirement	Complies
1	3-bed 5-person	115	99	Yes
2	3-bed 5-person	115	99	Yes

- 6.5.3 A Daylight and Sunlight Study, showing the quality of light afforded to occupants within the proposed development, has been undertaken by Right of Light Consulting and provided as part of the application. It finds that all rooms surpass the BRE Average Daylight Factor targets with good access to daylight over a significant part of the working plane of rooms. All living rooms have at least one window which passes both the total annual sunlight hours test and the winter sunlight hours test. The proposed development therefore satisfies the BRE direct sunlight to windows requirements.

- 6.5.4 Both houses would benefit from having their main gardens, to the side and front, facing south, as well as further garden wrapping around to the rear. The amenity space exceeds the minimum amenity space requirements as set out in the London Plan.
- 6.5.5 The daylight and sunlight study also considers the amenity space. The results show that 88% or more of the area of each amenity space will receive at least two hours of sunlight on 21 March. This is significantly better than the BRE recommendation which states that at least 50% of any garden or amenity area should receive at least two hours of sunlight on 21 March. The proposed development therefore passes the BRE overshadowing to gardens and open spaces test.
- 6.5.6 A level access and ground floor kitchen/living room and bathroom would be provided to all units in accordance with Part M4(1) Building Regulations. There would be scope to adapt the homes to meet the changing needs of occupants over time in accordance with Part M4(2). A satisfactory level of in-built storage is provided to all units within the scheme. The proposed development would provide a satisfactory standard of accommodation for future occupants of the development.
- 6.5.7 The houses would meet national and regional space standards. The layout allows for future adaptation and accessibility requirements under Part M of the building regulations. The proposal complies with Secured by Design principles, including the cycle storage which is designed to be securely located within the property, accessed via the rear entrance. The quality of accommodation for future occupants is therefore acceptable.

6.6 Parking and highway safety

- 6.6.1 Local Plan (2017) Policy SP7 Transport states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport. This is supported by DM Policy (2017) DM31 'Sustainable Transport'.
- 6.6.2 DM Policy (2017) DM32 'Parking' states that the Council will support proposals for new development with limited or no on-site parking ('car-free') subject to several criteria. These are where there are alternative and accessible means of transport available, public transport accessibility is at least 4 as defined in the Public Transport Accessibility Index Level (PTAL), a Controlled Parking Zone (CPZ) exists or will be provided prior to the occupation of the development parking is provided for disabled people, and parking is designated for occupiers of developments specified as car capped.

Parking and stopping up of highway

- 6.6.3 The proposal would involve 'stopping up' part of the public highway (St Mary's Close) and the loss of approximately 15 parking spaces on the hardstanding to either side, to form the application site and accommodate the development. Two new spaces will be created for the proposed dwellings. The site has a PTAL value of 4, which is considered 'good' access to public transport services. Seven bus routes and Bruce Grove Railway station are within a few minutes' walk of the site. The site is located within the Tottenham Hale North CPZ, (08:00 – 1830 Monday to Sunday) and there are additional parking restrictions in place on local match days.
- 6.6.4 The two new units will be 'car-capped' and therefore not entitled to the issue of CPZ permits (each has one off-street space). They satisfy the policy criteria for this, as outlined above. To consider if this is appropriate, and to gauge parking demand, a parking stress survey was submitted with the application.
- 6.6.5 The parking stress survey was reviewed by the Council's Transportation Officers. It found parking stress in the survey area at 64%, with 50 spaces available overnight out of the 136 within the parking stress survey area. It also recorded that a maximum of 7 vehicles were recorded parking within the 15 spaces to be redeveloped, and the parking stress within St Mary's Close was recorded as 36%.
- 6.6.6 The survey recorded 10 cars parking within St. Mary's Close and the existing parking area. Under the proposal, approximately 4 to 5 cars will be able to park. The proposal could therefore result in approximately 5 vehicles seeking to park on the wider network. Kemble Road is the closest to the site, and the parking stress recorded in this street was 20% on both survey nights, with 12 spaces available out of the 15 on the road.
- 6.6.7 Therefore, the loss of the parking area and spaces within St. Mary's Close should not be problematic given the low adjacent parking stresses and ability to accommodate the cars potentially displaced by the proposal. Therefore, the loss of the 15 spaces is not considered to cause difficulties in obtaining parking elsewhere in the locality.
- 6.6.8 A single blue badge space is proposed for each new residential unit so that they are 'future proofed' should future occupiers require them. In terms of car-parking, the proposal is therefore acceptable and policy compliant.

Cycle parking

- 6.6.9 London Plan (2016) cycle space standards (and emerging standards) require at least two cycle spaces for each house. It is proposed to provide a secure cycle parking store for two cycles internally in each house. Full details will need to be

provided for the proposed arrangements, to demonstrate that there will be a dedicated location for the two cycles. There will need to be details of the fixing arrangements so that the store is specifically used for cycles rather than an internal cupboard/store. These details can be secured by condition to be approved before occupation of the houses.

Delivery and servicing arrangements / Refuse and recycling collections

6.6.10 Under the existing highway arrangement, service vehicles need to reverse down into St. Mary's Close. Transportation Officers note that over-running of the footway has happened or regularly occurs. Removal of some kerbside parking space within St. Mary's Close will facilitate easier access for refuse and recycling collection trucks and emergency services vehicles. The new layouts have been subject to a 'swept path analysis' which demonstrated that they allow for bin truck/servicing and emergency service vehicle access and movements. Transportation Officers find the details satisfactory.

Construction phase

6.6.11 Given the site's location adjacent to other residential properties and the narrow highway access, Transportation Officers have requested a Construction Logistics Plan or Construction Method Statement. This will be required for approval prior to commencement of the works. It will need to detail how impacts arising from the build out of the development will be managed and minimised, with respect to the safe operation and function of the public highway and adjacent neighbours. Subject to this, the proposal is acceptable in this regard.

Sustainability

6.6.12 The NPPF, London Plan (2016) Policies 5.1, 5.2, 5.3, 5.7, 5.8, 5.9, 5.10 and 5.11, Policy DM21 of the Haringey Development Management DPD (2017) and Haringey Local Plan (2017) Policy SP4 sets out the approach to climate change. They require developments to meet the highest standards of sustainable design, including the conservation of energy and water; ensuring designs make the most of natural systems and the conserving and enhancing the natural environment. The London Plan requires all new homes to achieve a zero carbon target beyond Part L 2013 of the Building Regulations. The London Plan also sets a target of 25% of the heat and power used in London to be generated through the use of localised decentralised energy systems by 2025

6.6.13 The application has been accompanied by an Energy & Sustainability Statement produced by XC02 in December 2019. The statement outlines that the proposed development would include a number of sustainable design and energy efficiency features, including:

- The re-use of previously developed land;

- Effective site layout in response to the neighbouring context; Efficient design of the proposed massing, openings and internal layouts so that habitable spaces across the site benefit maximise daylight and sunlight levels, whilst impacts to neighbouring buildings are kept to a minimum;
- The specification of water efficient fittings to limit water consumption to less than 105 litres per person per day for domestic uses;
- The improvement of biodiversity on site through introducing landscaped areas within private gardens for each dwelling;
- Effective pollution management and control: the development is not expected to have any significant adverse effects to air, noise, land or watercourses.

6.6.14 The development would incorporate energy efficiency measures including a highly insulated building envelope and renewable technology such as electric air source heat pumps. The development would exceed the 35% CO2 savings of the London Plan, with expected CO2 savings level of 58% compared to a notional development which meets the minimum building regulations standards. Given the size of the site and the small number of units provided the level of carbon savings is significantly improved over the majority of developments of this size. The carbon-offsetting charge has not been applied in this instance in order to allow for this funding to be used towards the larger Council schemes being zero carbon and this is acceptable in this instance.

Contamination

6.6.15 DM policy DM23 states that proposals for new development will only be permitted where it is demonstrated that any risks associated with land contamination can be adequately addressed in order to make the development safe. All proposals for new development on land which is known to be contaminated, or potentially contaminated, will be required to submit a preliminary assessment to identify the level and risk of contamination and where appropriate, a risk management and remediation strategy.

6.6.16 A Preliminary Risk Assessment Report by 'GO Contaminated Land Solutions' has been submitted as part of the proposal. This document has been reviewed by Officers. The level of risk identified is low, with 'standard' precautions against direct contact with contaminated soil, inhalation of contaminated dust, and any asbestos fibres from existing development if present.

6.6.17 The report recommends some preliminary intrusive investigations to determine if contamination is present on the property. Subject to the recommendations of the report in managing such potential risk, the proposal is considered acceptable.

6.6.18 Therefore, Officers raise no objection to the proposal subject to a tiered number of conditions being applied to any grant of consent. The conditions would initially require a site investigation to be conducted, to allow a risk assessment to be

undertaken, refinement of the Conceptual Model, and the development of a Method Statement detailing any remediation requirements if necessary.

6.7 Flood Risk and Drainage

- 6.7.1 London Plan (2011) Policy 5.13 (Sustainable drainage) and Local Plan (2013) Policy SP5 (Water Management and Flooding) require developments to utilise Sustainable Urban Drainage Systems (SUDS) unless there are practical reasons for not doing so, and aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible in line with the drainage hierarchy.
- 6.7.2 Policy also requires drainage to be designed and implemented in ways that deliver other policy objectives, including water use efficiency and quality, biodiversity, amenity and recreation. Further guidance on implementing Policy 5.13 is provided in the Mayor's Sustainable Design and Construction SPG (2014) including the design of a suitable SUDS scheme.
- 6.7.3 The site is located within Flood Zone 1, which has the least-risk of the three flood zones covering all areas. It is therefore considered to have a low probability of flooding. Compared to the existing hardstanding of highway and parking spaces, the proposal would result in an increase in unmade ground (gardens) which will result in a net gain in the ability of the area to absorb excess surface water runoff. The proposal is acceptable in this regard.

6.8 Conclusion

- 6.8.1 The development would provide a high quality, council social rented family-sized accommodation as part of the Council's 1,000 home programme and this provision is welcomed.
- 6.8.2 The proposal responds to its context and is of high design quality and equally provides a high quality of accommodation for future occupiers
- 6.8.3 The design, layout and orientation of the buildings and separation distances to neighbouring properties are considered to be satisfactory to protect the amenities of the neighbouring occupier.
- 6.8.4 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

7.0 CIL

Based on the information given on the plans, the Mayoral CIL charge will be £13,717 (230 sqm x £59.64) and the Haringey CIL charge will be £4821 (230 sqm x £20.96).

However It is expected that this proposal will be subject to Affordable housing relief and that this CIL will not be payable.

8.0 RECOMMENDATIONS

GRANT PERMISSION subject to conditions subject to conditions as set out below:

Applicant's drawing No.(s) PL_0001; Design and Access Statement; PL_1000 REV.C; PL_0100; PL_0300; PL_0301; PL_1001 REV.C; PL_1002 REV.C; PL_1003; PL_1004 REV.A; PL_3000; PL_3100; PL_3101; PL_4000; 1073-P1E-1-A (Phase 1 Environmental Report) dated 19 December 2019; 200 (Drainage Strategy) dated December 2019; Energy & Sustainability Statement dated December 2019; Daylight and Sunlight Study (Neighbouring Properties) dated 22 November 2019; Daylight and Sunlight Study (Within Development) dated 22 November 2019; Transport Statement dated December 2019

Subject to the following condition(s)

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

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

2. The approved plans comprise drawing nos; PL_0001; Design and Access Statement; PL_1000 REV.C; PL_0100; PL_0300; PL_0301; PL_1001 REV.C; PL_1002 REV.C; PL_1003; PL_1004 REV.A; PL_3000; PL_3100; PL_3101; PL_4000; 1073-P1E-1-A (Phase 1 Environmental Report) dated 19 December 2019; 200 (Drainage Strategy) dated December 2019; Energy & Sustainability Statement dated December 2019; Daylight and Sunlight Study (Neighbouring Properties) dated 22 November 2019; Daylight and Sunlight Study (Within Development) dated 22 November 2019; Transport Statement dated December 2019. The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

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

3. Before any above ground development commences the following details in relation to the buildings hereby approved shall be submitted to and approved in writing by the local planning authority:

- i) plan, elevation and section drawings indicating jamb, head, cill, reveal and surrounds of all new external frontage windows and doors at a scale of 1:10;

- ii) details of brickwork, roofing and cladding materials including model and manufacturer.

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

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development, assess the suitability of the samples submitted and to ensure a satisfactory standard of design 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. Notwithstanding the plans hereby approved, no plumbing, down pipes, rainwater pipes or foul pipes other than those shown on the approved plans shall be located to the external elevations of buildings hereby approved without obtaining express planning consent unless submitted to and approved in writing by the local planning authority as part of discharging this condition.

Reason: The Local Planning Authority considers that such plumbing and pipes would potentially detract from the appearance of the building and undermine the current assessment of the application, necessitating the condition to ensure a satisfactory standard of design 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.

5. Prior to practical completion of the development hereby approved, details of treatment of all parts on the site not covered by buildings shall be submitted to and approved in writing by the Local Planning Authority. The site shall be landscaped strictly in accordance with the approved details in the first planting season after completion or first occupation of the development, whichever is the sooner. Details shall include:

- 1) location, type and materials to be used for hard landscaping including specifications for the permeable paving;

- 2) a schedule detailing sizes and numbers/densities of all proposed trees/plants; and

- 3) Details, including elevations and materials of all hard boundary treatments.

Any new tree(s) that die(s), are/is removed or become(s) severely damaged or diseased shall be replaced and any new planting (other than trees) which dies, is removed, becomes severely damaged or diseased within five years of planting shall be replaced. Unless further specific permission has been given by the Local Planning Authority, replacement planting shall be in accordance with the approved details.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity consistent with Policy 7.21 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

6. Notwithstanding the details shown in drawing no. PL_1001 REV.C, details of the fixing arrangements for the secure cycle stands in compliance with London Plan (2016) minimum standards (4 cycles /2 in each house) shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking facilities thereafter shall be installed fully operational prior to the occupation of the residential units and shall be retained and maintained to function fully for the life of the development as cycle parking

Reason: To promote sustainable modes of transport in accordance with Policies 6.1 and 6.9 of the London Plan 2016 and Policy SP7 of the Haringey Local Plan 2017.

7. No development shall take place, including any works of demolition, until a Method of Construction Statement, to include details of:
 - a) parking and management of vehicles of site personnel, operatives and visitors
 - b) loading and unloading of plant and materials
 - c) storage of plant and materials
 - d) programme of works (including measures for traffic management)
 - e) provision of boundary hoarding behind any visibility zones
 - f) 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.

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

8. No development shall take place until arrangements have been made to secure the development as 'car-free' in accordance with a detailed scheme or agreement which has been approved in writing by the local planning authority.

The approved scheme/ agreement should ensure that all future occupiers of the approved development cannot apply for or obtain an on-street parking permit to park a vehicle on the public highway in perpetuity. The approved scheme/ agreement shall be implemented prior to first occupation of the development hereby permitted.

Reason: To promote sustainable transport and to reduce the potential for additional on street parking stress as a result of the development, consistent with Policy DM32 of The Development Management DPD 2017 and Policy 6.13 of the London Plan 2016.

9. Before development commences other than for investigative work:
 - a. With the recommendation of the outcome of risk assessment in sections 10 and 11 of the submitted Desk Study/Preliminary Risk Assessment Report with reference 1073-P1E-1-A REV.A, dated 19/12/2019, prepared by 'GO Contaminated Land Solutions' indicating the risk of contamination and the need for Phase II investigation, a site investigation shall be conducted for the site using information obtained from the desktop study and Conceptual Model. 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.
 - b. The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.
 - c. 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.
 - d. 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 in accordance with Policy 5.21 of the London Plan 2011 and Policy DM1 of The Development Management DPD 2017.

10. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to

and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution from previously unidentified contamination sources at the development site in line with paragraph 109 of the National Planning Policy Framework, policy 5.21 of the London Plan 2016 and Policy DM1 of The Development Management DPD 2017.

11. Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 2015 or any Order revoking or re-enacting that Order, no works permitted under Classes A-E 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.

12. Prior to commencement of all works on site (save for demolition or site investigation and preparation 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.

13. Before the first occupation of the dwelling houses hereby permitted, their first floor side elevation windows shall be fitted with obscured glazing and any part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening and fixed shut. The window shall be 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.

14. Notwithstanding any provisions to the contrary, the eight residential units hereby approved shall be for rent at social-rent levels within the C3 use class, and for other tenure or use unless otherwise agreed in writing by the Local Planning Authority.

Reason: To define the scope of this permission in relation to the provision of affordable housing.

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 £13,717 (230 sqm x £59.64) and the Haringey CIL charge will be £4821 (230 sqm x £20.96). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

INFORMATIVE:

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

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

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

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

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

INFORMATIVE:

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

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

Appendix 1 Conditions and Informatives

Appendix 2 Consultation Responses from internal and external agencies

Stakeholder	Question/Comment	Response
INTERNAL		
Transportation	<p>This proposal is for redevelopment of a parking area within St. Mary’s Close to enable provision of 2 No. 3 bedroom houses with cycle and blue badge parking. This site is located at the western end of St. Mary’s Close in Tottenham, access to the wider highway network is from Kemble Road.</p> <p>It has a PTAL value of 4, considered ‘good’ access to public transport services. 7 different bus services are accessible within 4 to 5 minutes walk of the site, and Bruce Grove Railway station is a 7 to 8minute walk away.</p> <p>The site is located within the Tottenham Hale North CPZ, which has operating hours of 0800 – 1830 Monday to Sunday, and there are additional parking restrictions in place on matchdays and event days at the Tottenham Hotspur Stadium.</p> <p>The transportation considerations are as follows;</p> <p><u>Access arrangements</u></p> <p>The site accesses the wider highway network via Kemble Road. The car parking spaces proposed for redevelopment are accessed from what is currently public highway, and</p>	None

Stakeholder	Question/Comment	Response
	<p>accordingly this area where the houses will be built will need to be formally stopped up as highway.</p> <p><u>Car parking considerations</u></p> <p>A single blue badge space is proposed for each new residential unit. The two new units will be permit free and not entitled to the issue of CPZ permits.</p> <p>There will be loss of 15 parking spaces to facilitate build out of the two new residential units. In addition to this, it is proposed to remove 2 to 3 spaces on St. Mary's Close to facilitate easier service and refuse/recycling vehicle manoeuvring and prevent over running of the footway. This is a suitable suggestion and should be implemented.</p> <p>A Parking stress survey has been carried out and this recorded parking stress in the survey area at 64%, with 50 spaces available overnight out of the 136 in the area. It also recorded that a maximum of 7 vehicles were recorded parking within the 15 spaces to be redeveloped, and the parking stress within St Mary's Close was recorded as 36%. Therefore, the loss of the 15 spaces is not considered to cause difficulties in obtaining parking elsewhere in the locality.</p> <p>As each new unit will have a blue badge space, there should be no additional parking stresses resultant from these.</p>	

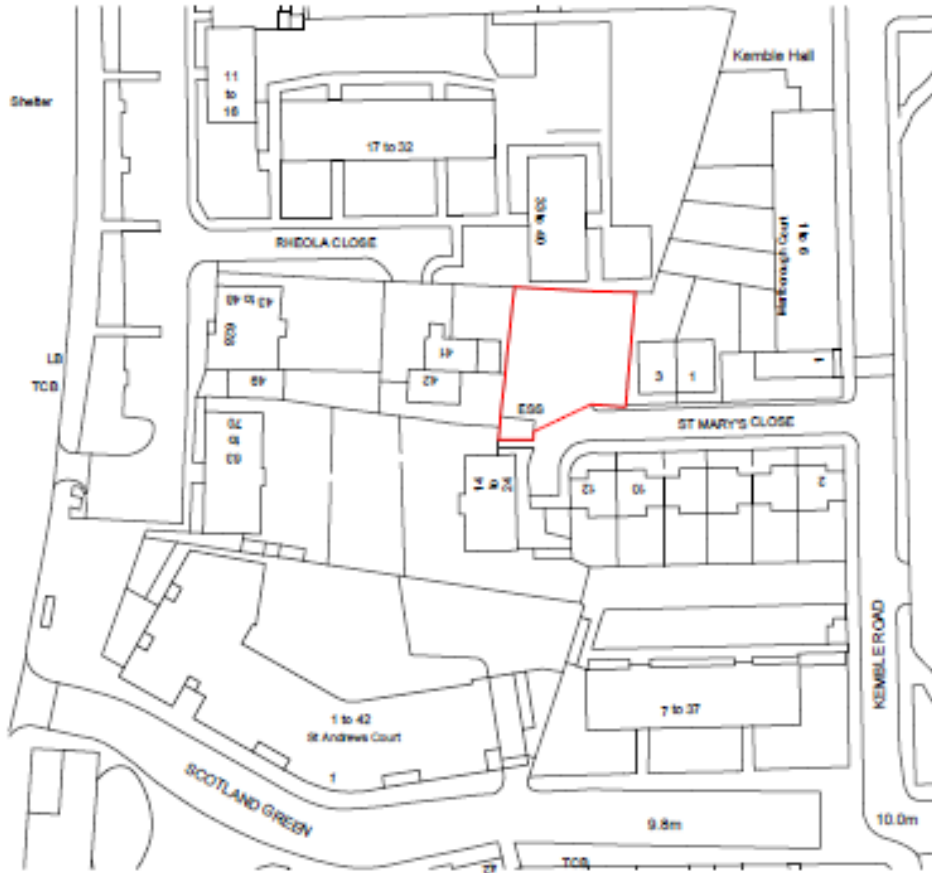
Stakeholder	Question/Comment	Response
	<p>The parking stress survey recorded 10 cars parking within St. Mary's Close and the existing parking area, with this development something like 4 to 5 cars will be able to park. Potentially then, the redevelopment could result in 5 or so car seeking to park on the wider network. Kemble Road is the closest to the site, and the parking stress recorded in this street was 20% on both survey nights, with 12 spaces available out of the 15 on the road. Therefore, the loss of the parking area and spaces within St. Mary's Close should not be problematic given the low adjacent parking stresses and ability to accommodate the cars potentially displaced.</p> <p><u>Cycle parking</u></p> <p>It is proposed to provide a secure cycle parking store for two cycles internally in each house. Full details will need to be provided for the proposed arrangements, to demonstrate that there will be a dedicated location for the two cycles. There will need to be details of the fixing arrangements so that the store is specifically used for cycles rather than an internal cupboard/store. This can be covered by condition for approval prior to build out.</p> <p><u>Delivery and servicing arrangements/ Refuse and recycling collections</u></p> <p>As commented earlier in this response, it is noted that with the existing highway arrangement, service vehicles need to reverse down into St. Mary's Close, and that over running of the footway has happened or regularly occurs. Removal of some kerbside parking space within St. Mary's Close will facilitate easier access for refuse and recycling collection trucks and emergency services vehicles.</p>	

Stakeholder	Question/Comment	Response
	<p data-bbox="468 342 743 375"><u>Construction phase</u></p> <p data-bbox="468 399 1833 704">Given the site's location adjacent to other residential properties and the narrow highway access, a Construction Logistics Plan or Construction Method Statement will be required for approval prior to commencement of the works. This document will need to detail how impacts arising from the build out of the development will be managed and minimised, with respect to the safe operation and function of the public highway and adjacent neighbours. The measures in the CLP should include the following;</p> <ul data-bbox="468 781 1833 1308" style="list-style-type: none"> • Construction programme duration and key activities • A breakdown of the number of construction movements during the different phases of the programme • Ensure construction vehicle arrivals are managed using a slot/booking system so no vehicles wait on the highway • No arrivals or departures during the AM and PM peak periods • Footways and carriageways to be kept clear and unobstructed • Dirt and dust nuisance to be effectively managed • Discussions with the Highway Authority and Network Management team/offices will be required in the production of the CLP. 	

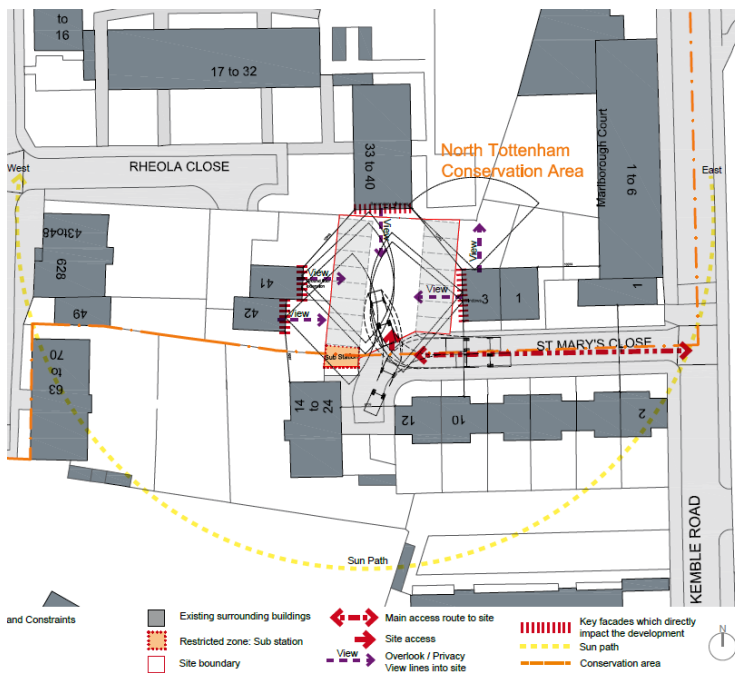
Stakeholder	Question/Comment	Response
	<p><u>Conclusion</u></p> <p>This proposal is for redevelopment of a parking area within St. Mary's Close to provide 2 new 3 bedroom houses with off street parking. In addition to this it is proposed to remove some on street parking bays to facilitate easier access for larger service vehicles and this is supported. This will reduce the available parking within St Mary's Close, however this is not expected to be problematic given the low parking stresses in the locality. The new properties will need to be designated as permit free/car free, and there will also need to be stopping up of some highway. Finally, full details of the proposed arrangements for the internal cycle parking will be required, and this can be covered by condition.</p> <p>No objections to this application from Transportation.</p>	
EXTERNAL	N/A (None)	N/A (None)
NEIGHBOURING PROPERTIES	N/A (None)	N/A (None)

Appendix 3 Plans and Images

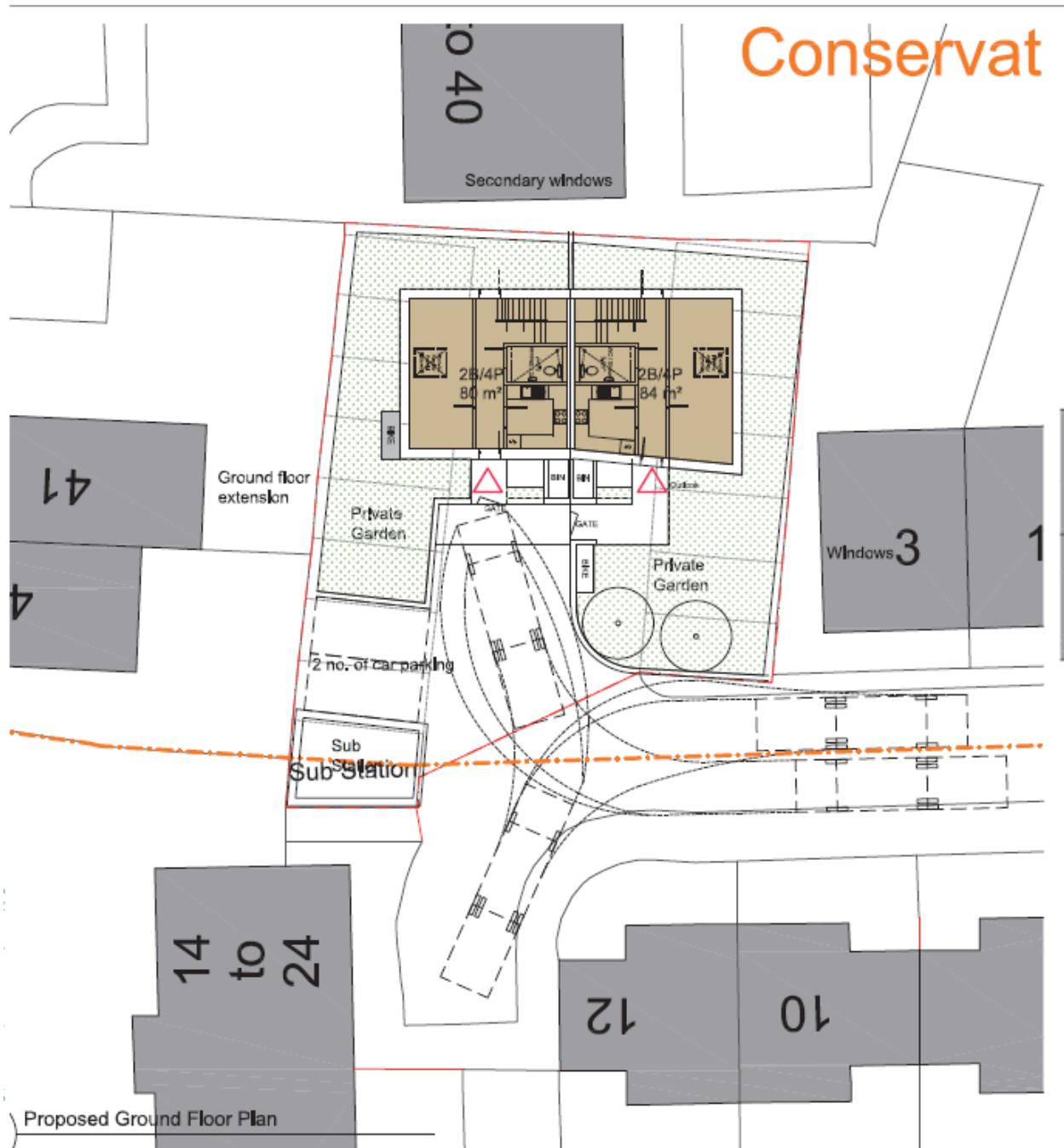
Location Plan



Existing site

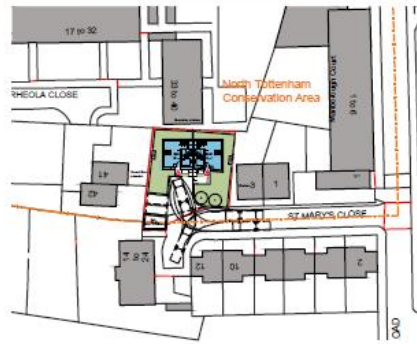


Previous proposal reviewed by QRP



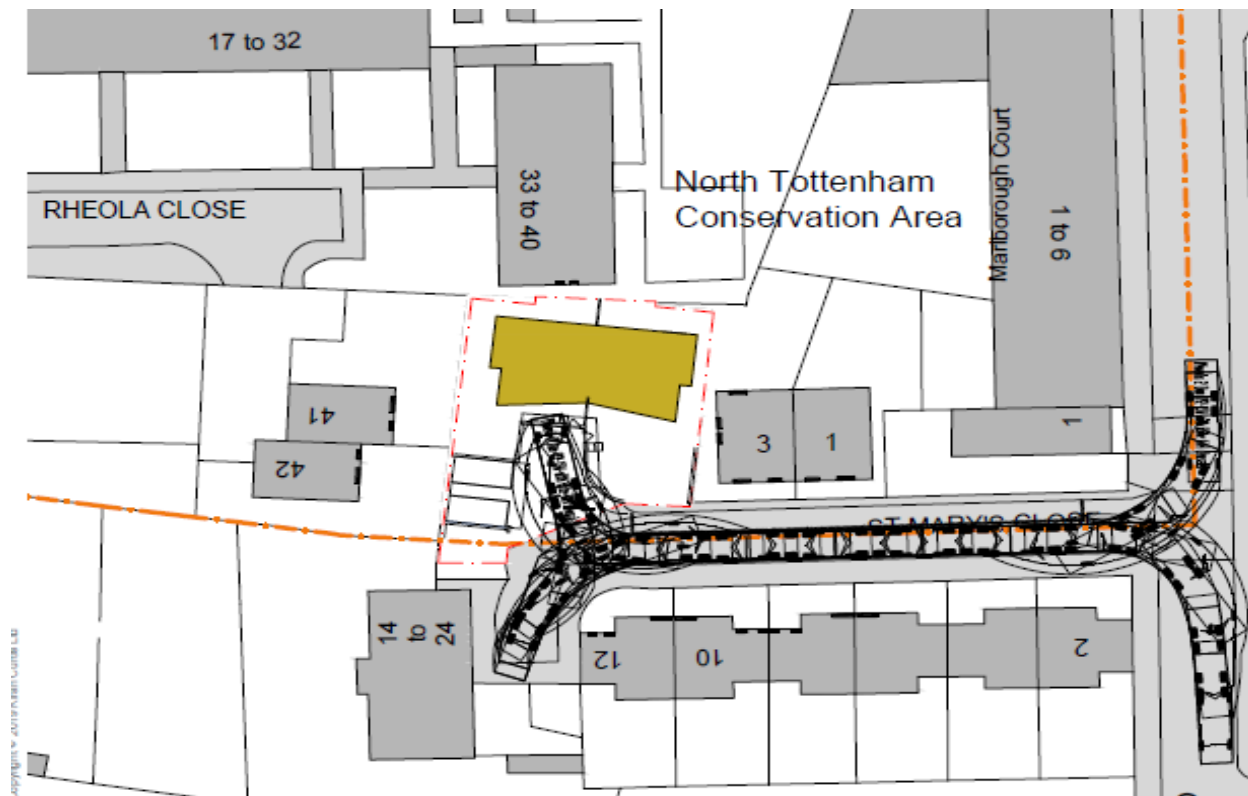


Previous proposal artist's impression

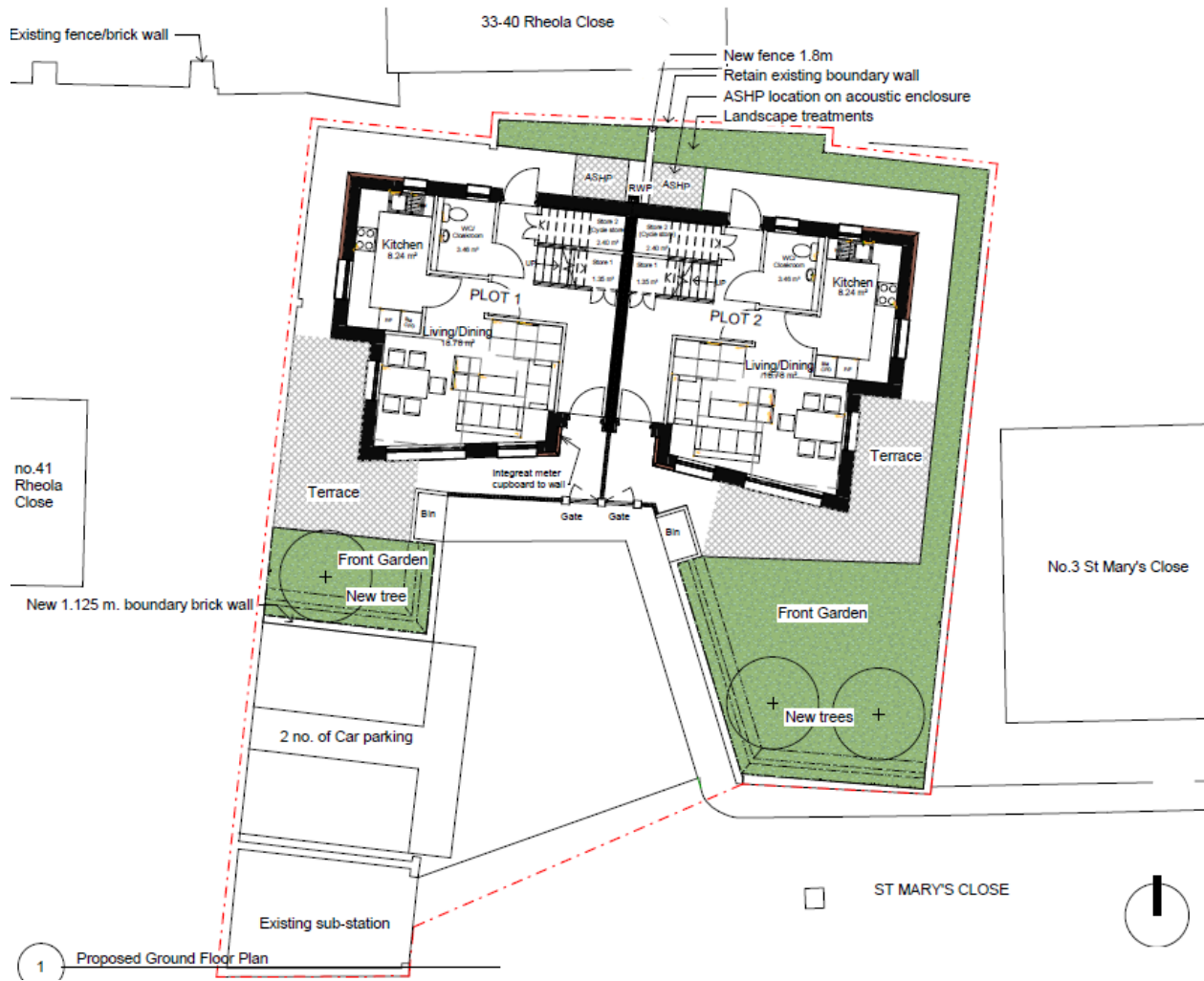


Previous proposed site plan

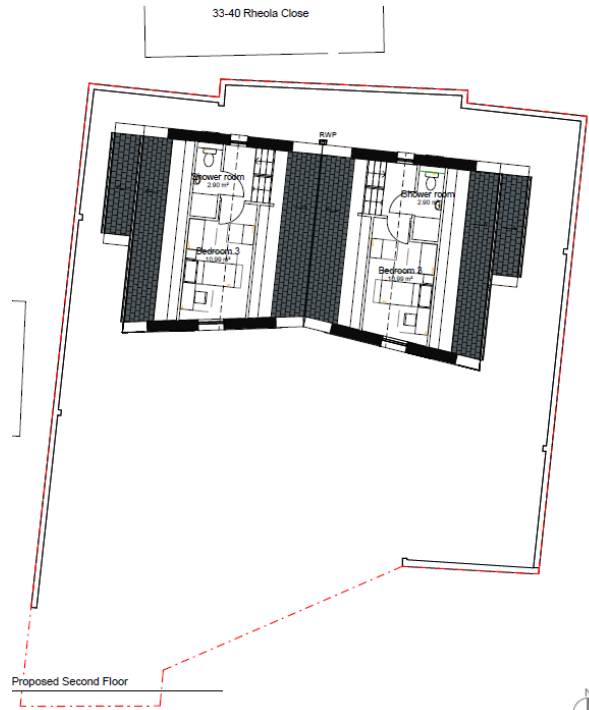
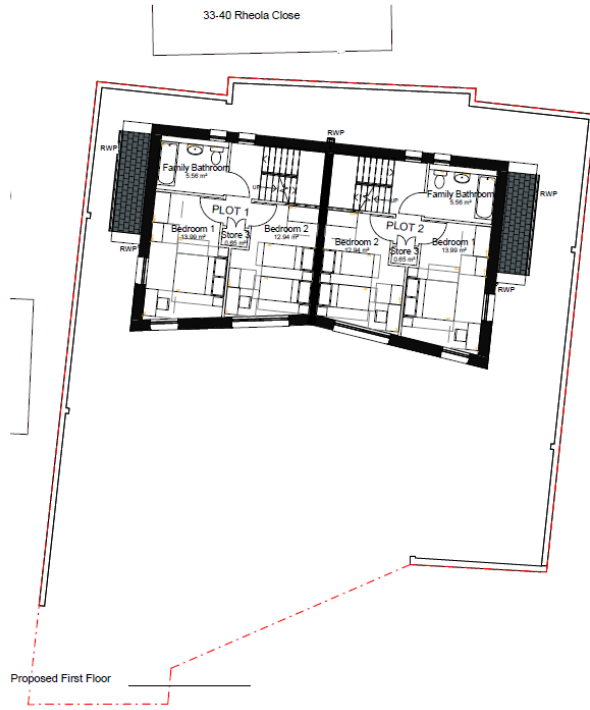
Current proposal: visualisation and access arrangements



Proposed layout



Floor Plans



Appendix 4 QRP Note

CONFIDENTIAL



London Borough of Haringey Quality Review Panel

Report of Chair's Review Meeting: Haringey Small Sites

Thursday 20 July 2017

Room 8, Level 6, River Park House, 225 High Road, London, N22 8HQ

Panel

Peter Studdert (chair)
Tim Pitman

Attendees

Conor Gullfoyle	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Maurice Richards	London Borough of Haringey
Deborah Denner	Frame Projects
Tom Bolton	Frame Projects

Apologies / report copied to

Emma Williamson	London Borough of Haringey
Dean Hermitage	London Borough of Haringey
Nell McClellan	London Borough of Haringey
Matthew Gunning	London Borough of Haringey
Nora Begoll	London Borough of Haringey
Nalrita Chakraborty	London Borough of Haringey

Confidentiality

This is a pre-application review, and therefore confidential. As a public organisation Haringey Council is subject to the Freedom of Information Act (FOI), and in the case of an FOI request may be obliged to release project information submitted for review.

Report of Formal Review Meeting
20 July 2017
QRP 53_Haringey Small Sites AAP

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1. Project name and site address

Kiran Curtis Architects	Unit One Architects
Nightingale Lane, N8	Mount View Court, N8
Brooke Road, N8	Cornwall Road, N15
St. Marys Close, N17	Poynton Road, N17
Tudor Close, N6	
Jansons Road, N15	
Summerhill Road, N15	
Barrington Road, N8	

2. Presenting team

Simon Cavanagh	Sanctuary Housing Association
Bo Laugeson	Kiran Curtis Architects
Colin Merfield	Kiran Curtis Architects
Jullana Sasikan	Kiran Curtis Architects
Christian Pinchin	Unit One Architects
Vejay Lal	Unit One Architects

3. Planning authority's views

Sanctuary Housing Association are acquiring a portfolio of 17 Infill sites from London Borough of Haringey. Pre-application discussions have focused on the need to enhance the character and appearance of each area through high quality design; the need for proposals to protect the amenity for neighbours and future residents; and for a high standard of accommodation to be provided. The scale and massing, architectural expression, and landscape design are all areas where the panel's views are requested.



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4. Design Review Panel's views

Summary

The panel supports the approach taken to the development of these small but significant sites. A commitment to achieving high quality design was evident in the presentations by both Unit One and Kiran Curtis Architects on behalf of Sanctuary Housing Association. While the designs presented were at varying stages of development, each promises to deliver housing of the quality required by Haringey. As design work continues, the panel would encourage further consideration of the relationship of each scheme to its specific site. The concept of a common architectural language is also welcome, and has potential to help achieve consistent high quality construction. However, the panel recommends that both firms should aim to create a contemporary version of the borough's vernacular, with a bolder design to reflect the characteristic exuberance of houses across Haringey.

Kiran Curtis Architects

Nightingale Lane, N8

- The panel supports the design proposition for Nightingale Lane, both in terms of the number of flats and the scale of building.
- The panel suggests that further thought should be given to how the architectural expression can respond to its context, particularly to the adjoining Conservation Area. For example, the architects could consider reflecting the contrast between brick and cream render, found in nearby buildings, such as the former pub building opposite, which creates both lightness and richness of detail. Contrast could be applied to elements of the façade such as the window surrounds.
- As an important site in closing the view on Brook Road, more exuberance of design would be appropriate.
- The panel also asks whether the entrance to the ground floor on Brook Road, could be given greater prominence and celebrated more.
- The bicycle storage unit at the back of the site could also be integrated with the main building, rather than designed as an add-on.

Brook Road, N8

- The panel finds much to admire in the design quality of the proposal, which it feels will provide high quality housing, and make a positive contribution to the area.

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- The quieter architecture is appropriate for this site – which is less prominent than the site on Nightingale Lane. However, there may be scope to refine both schemes together – so that they share some common architectural elements and materials.
- The panel feel that north-facing balconies were not ideal. A better solution may be to adjust the interior layout to place a living room at the back with a balcony on the garden side, facing south, although the possible constraint of overlooking neighbouring gardens would need to be assessed.

St. Mary's Close, N17

- The panel feel that the proposed design is of a high quality, and the approach represents a logical response to site constraints.
- The proposals would have an inevitable impact on existing neighbours, but it will be for the local authority to decide whether this is acceptable.
- The panel feel that it might be worth considering rotating the building slightly to reflect adjoining boundary lines, and to avoid creating difficult spaces between new and old buildings.

Tudor Close N6

- The panel supports the overall approach being taken to the site.
- For the first and second floor flats, the residential amenity could possibly be improved by flipping the internal the layout to place the living room and terrace on the south west side.
- At ground floor level, retaining the current internal arrangement would allow for a living room opening onto a north east facing garden.
- The panel highlights that care should be taken to ensure windows are not located closer to boundaries than legally permitted.
- Ownership of the strip of land between the building and the fence to the east should be determined. Ground floor bedroom windows looking on to an indeterminate alley could be insecure. The space should ideally belong to the ground floor flats, to give them control. It could also be made wider – as much as 2.5m – to make a useable space available to the flats.
- The panel would encourage the use of lighter brickwork, and more articulation in the architectural expression. While there is some variation in the proposed window reveals, more is needed to lift the façade. The stair slots above the entrance could be lighter, and the entrance better defined.

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- The brickwork could also be contrasted with a different material around the windows. A combination of stucco and stone is characteristic of the borough, and designs should provide a contemporary interpretation of the Haringey vernacular while being relevant to each locality, for example taking on board the art deco building nearby.

Jansons Road, N15

- The panel supports both the form and scale of development proposed.
- However, it suggests that there is no need for the designs to respond directly to the 'mansard' roof next door. The neighbouring mansard building is not of particularly high quality, does not require the level of respect currently afforded to it by the design.
- The new building does not need to step down in scale to respond to the houses behind, which are closer to two-and-a-half storeys in height.
- Tall plane trees at the front of the site will provide an effective foil for a new three storey building on this site.
- The panel would encourage the architects to create a confident three storey corner building – there may even be potential for a set back fourth storey of accommodation.
- The architecture could address Maysle Memorial Garden and the new green space at the front more boldly, as focal points for the scheme.
- The new green space on the corner will be relatively large, and management arrangements for this should be considered. Giving ownership of this space to the ground floor flats could be one solution.

Summerhill Road, N15

- The panel support the principle of building a new block closing the car park entrance to the site from Summerhill Road.
- It asks whether the proposed block facing on to West Green Road next to the Baptist Church could be moved up to the line of the existing block of flats. This would improve its relationship with the street.
- The panel also suggest creating two mews houses in the courtyard, this could be more successful than a free standing block in the courtyard, with narrow spaces on all sides.



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- The distance between the new block and the Baptist Church needs to be sufficient to provide light to the ground floor. This could be achieved by building mews houses that lean up against the existing wall facing the church, keeping the side of church more open.

Barrington Road, N8

- The panel expressed a strong preference for redevelopment of the existing garages on Barrington Road – rather than development on an area of green space with several mature trees on Park Road.
- There is an opportunity to improve Barrington Road, by replacing the unattractive existing garages, with high quality new homes. This could enhance views from existing houses opposite, and provide a less fragmented street edge.
- The panel recognises that careful design would be required to create a good relationship between the new homes and Ramsey Court, but has confidence in the skills of the design team to achieve this.
- The sloping site could provide an opportunity to sink the houses into the ground, reducing their apparent height in relation to Ramsey Court.
- The panel is not convinced that the Park Road side of the site is good a location for building. Ramsey Court is a good example of an elegant and well-mannered mid-20th century apartment building, and its scale and prominence needs the space and mature trees that surround it.
- The panel feels that every effort should be made to avoid the loss of the mature trees, which make a significant contribution to the character of the area and local biodiversity.

Unit One Architects

Mount View Court, N8

- The panel feel that the layout makes good use of space, with an intelligently designed internal layout that should provide very good quality houses.
- It would encourage further development to create a design that is specific to Haringey, and belongs to its context. It questions whether the proposed dormer roofs with Velux windows are an appropriate response to the Haringey vernacular of gabled terraces, and feels the designs should reflect the neighbouring buildings more directly.



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- It encourages the architects to experiment more, developing the front elevation further and introducing greater design detail. For example, bedroom windows could be divided in two, rather than a single window.
- To the south of the site, the panel would encourage the design team to consider setting back the facade of the house opposite the parking spaces to create more defensible space. Although this would reduce the size of the rear garden, the panel think this would improve privacy at the front.
- The panel would also encourage further thought about the relationship between the new houses and the existing terrace, in terms of both architecture and construction of the party wall.

Comwall Road, N15

- The panel support the proposed designs which it feels are of high architectural quality.
- It suggests that the entrance on the west elevation could 'pop out' from the facade, rather than being recessed, matching the design of the existing building and creating a more positive effect.
- The panel would also encourage the architects to consider how to make the entrance more prominent, for example with a thoughtfully designed entrance gate.
- The panel is also concerned that planning permission might not be granted for a roof terrace. This eventually should be considered, and an alternative strategy needs to be developed for ensuring the first and second floor flats have balcony access.

Poynton Road, N17

- The panel feels that the design typology works well, and that the courtyard plan is a good approach.
- It expresses some concern about the inclusion of windows in boundary walls, which could cause planning difficulties, and suggests they are removed.
- It also suggests that the chamfered corners would not provide the extra light intended, and that the building could be designed with squared corners instead. This approach would create a more straight-forward building form, a contemporary equivalent of the cottage-like terraces nearby.
- A daylight assessment would be helpful to test whether it is possible to extend the building to full height across the entire site.

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- It suggests that the design detail should be simple, but that details such as painted window reveals could be used in response to terraced houses opposite. Windows could be set back from the building line further to reveal more depth.

Next steps

The panel has confidence that the applicants will be able to successfully develop the proposals in consultation with Haringey officers.

It was agreed that a follow up session should be arranged to provide comments on Romney Close.



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Report for:	Planning Sub Committee Date: 08 June 2020	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. A list of current appeals is also included.

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 2019 (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. Stage 2 expected to be sent to the GLA imminently.	Samuel Uff	John McRory
Former Taxi Care Centre, 38 Crawley Road HGY/2019/0938	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).	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Negotiations for the legal agreement are ongoing.	Chris Smith	John McRory
19 Bernard Road N15 4NE HGY/2019/1490	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.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Awaiting agreement from applicant on draft s106. Decision expected to be issued imminently.	Martin Cowie	Robbie McNaugher

1-6 Crescent Mews, N22 HGY/2019/1183	Redevelopment of site to create residential development comprising approximately 30 residential units	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Negotiations for the legal agreement are ongoing.	Tobias Finlayson	John McRory
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.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Legal agreement being finalised. Referral to the GLA likely in June.	Graham Harrington	Robbie McNaugher
Land to the East of Cross Lane HGY/2020/0633	Variation of condition 23 of Planning Permission HGY/2016/0086 (Appeal reference APP/Y5420/W/16/3165389) to allow D1 Use	Variation of existing S106 agreement to be completed shortly.	Valerie Okeiyi	John McRory
APPLICATIONS SUBMITTED TO BE DECIDED				
10 Gourley Street HGY/2020/1183	Addition of two floors to existing warehouse to provide new storage and office space and other ancillary facilities.	Application submitted and consultation period is underway.	Chris Smith	Robbie McNaugher
Lockkeepers Cottage, Ferry Lane HGY/2020/0847	Redevelopment of the site comprising the demolition of existing buildings and the erection of a new building ranging in height from 3 to 6 storeys to accommodate 13 residential units (Use Class C3), employment floorspace (Use Class B1a) at upper ground and first floor level and retail / café floorspace (Use Class A1 / A3) at lower ground	Application submitted and consultation period is underway. Expected to be presented to July committee.	Chris Smith	Robbie McNaugher

	floor level, along with associated landscaping and public realm improvements, cycle parking provision, plant and storage and other associated works.			
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.	Revised scheme has been submitted and re-consultation on the revised plans currently taking place.	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.	Delegated report to be signed. Deed of variation in process.	Laurence Ackrill	John McRory
300-306 West Green Road N15 HGY/2020/0158	Demolition of existing buildings and erection of a five-storey building (plus basement) comprising of a retail unit at ground and basement levels and nineteen residential units above; and associated landscaping and the provision of an outdoor children's play area	Currently at public consultation stage.	Valerie Okeiyi	John McRory
550 White Hart Lane HGY/2020/0100	Redevelopment of site involving new industrial / warehousing units (Use Class B1(C) and B8) with associated yard and parking area, following demolition of existing building.	Public consultation finished. S106 waiting to be signed / conditions to be agreed. Will be delegated decision as agreed with Chair of Planning Committee.	Laurence Ackrill	John McRory

555 White Hart Lane HGY/2020/0635	Demolition of existing structures and construction of two buildings to provide eight units for light industrial (Use Class B1(c)); industrial (Use Class B2); and/or storage and distribution (Use Class B8) purposes, with ancillary offices and associated landscaping, car parking, servicing and access arrangements.	To be presented to members of the Planning-Sub Committee on 8 th June 2020.	Laurence Ackrill	John McRory
76-84 Mayes Road (former Caxton Road PFS), N22 6TE Caxton Road PFS HGY/2020/0795	Re-development of vacant site to provide a residential led mixed-use development comprising circa 75 C3 units and 1000sqm of commercial floorspace	Currently at public consultation stage. Expected to be at July planning committee.	Tobias Finlayson	John McRory
IN PRE-APPLICATION DISCUSSIONS				
573-575 Lordship Lane	Replacement of glaziers firm with four storey residential development of 17 units.	Pre-app response issued.	Chris Smith	John McRory
Northumberland Terrace 807, 790-814) High Road, Tottenham, N17	THFC proposal for 2,700sqm (GIA) of A1/A2/A3/B1/D1/D2 floorspace and refurbishment of the Listed Buildings fronting the High Road.	Pre-application discussions ongoing. Presented as a pre-app briefing in March. Submission expected soon.	Graham Harrington	Robbie McNaugher
679 Green Lanes	Redevelopment of the site to provide up to 121 new homes, new office and retail space	Pre-app response issued.	Samuel Uff	John McRory
44 Hampstead Lane	Use Class C2 high quality specialist dementia care with 45 en-suite bedrooms and communal facilities	Received amended plans reducing scale but issues remain over public benefit of the high-	Samuel Uff	John McRory

		end product to justify demolition. Final pre-application being arranged.		
West Indian Cultural Centre Clarendon Road off Hornsey Park Road	Construction of a new West Indian Cultural Centre with approximately 100 residential units, an Aparthotel and flexible workspace, along with a new public square and amenity areas and improved access and parking.	Pre-app response issued.	Tobias Finlayson	John McRory
Clarendon Gasworks	Reserved Matter discussions taking place on E blocks within the eastern quarters	Pre-application discussions commenced	Valerie Okeiyi	John McRory
Cranwood House, Muswell Hill Road/Woodside Ave, N10	Redevelopment of site for residential and associated amenity space, landscaping and parking.	Pre-application discussions ongoing. QRP - 4 th Feb 2020. Pre-committee briefing - 11 th March.	Phil Elliot	Robbie McNaugher
Selby Centre	Council housing and community centre replacement	Pre-apps meetings commenced in March. Presented to QRP in May.	Phil Elliott	Robbie McNaugher
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.	Pre-application report issued – revised scheme with additional residential units to be submitted soon.	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.	Planning application to be submitted soon.	Valerie Okeiyi	John McRory
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-application 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, Braemar Avenue.	Demolition of dilapidated church hall, to allow construction of part 3, part 4 storey building (over basement) comprising new church hall extensions (204m ²) and 16 flats. Internal and minor external alterations to adjacent listed church, together with landscaping improvements.	Pre-application discussions taking place.	Valerie Okeiyi	John McRory
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 response issued.	TBC	John McRory
Warehouse living proposals: Overbury/Eade Road, Arena Design Centre, Haringey	Warehouse Living and other proposals across 2 sites.	Draft framework presented for Overbury /Eade Road Sites, further pre-application meetings scheduled, PPA signed.	Phil Elliott	Robbie McNaugher

Warehouse District				
Warehouse living proposal- Omega Works Haringey Warehouse District	Warehouse Living and other proposals.	Early pre-application discussions taking place. Discussions now on hold.	Phil Elliott	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 – 70 Units	Officers have met with one landowner to seek a masterplanned approach. Pre-application discussions expected soon.	Chris Smith	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
42 Oakleigh Hampstead Lane London N6 4LL	Erection of replacement dwelling	Pre-application meeting held – principle acceptable.	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-application report issued.	Samuel Uff	John McRory

36-38 Turnpike Lane London N8 0PS	Erection of 9 residential flats and commercial space at ground floor. (major as over 1000 square metres) (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-application report issued	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)	Second pre-application meeting arranged following revised scheme	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
50 Clarendon Road	Use of Ground Floor as 4 commercial units and 3 upper floors of 13 Flats.	Pre-application discussions taking place	Valerie Okeiyi	John McRory
8 Craven Park Road	Demolishing a single story synagogue building and converting it to a four story building with a basement, The synagogue will be in the basement with a big office on the ground floor and flats above.	Pre-application meeting held 13 th Feb. Advice note issued.	Laurence Ackrill	Robbie McNaugher
Osborne Grove Nursing Home/ Stroud Green Clinic	Demolition of a 32 bed respite home and clinic building. Erection of a new 70 bed care home and 10 studio rooms for semi-independent living, managed by the care home. Separate independent residential component comprising a mix of twenty	Pre-application meeting held 26 th March. Advice note to be issued	Tania Skelli	John McRory

14-16 Upper Tollington Park N4 3EL	self-contained 1 and 2 bedroom flats for older adults, planned on Happi principles. Day Centre for use of residents and the wider community as part of a facility to promote ageing wellness.			
Partridge Way, N22	Council development of garages and adjoining land for block of 17 residential units and associated landscaping, play space, cycling and refuse stores	Pre-application discussions ongoing. QRP – 18 th March 2020	Conor Guilfoyle	John McRory
Wat Tyler House, Boyton Road, N8	Council development of car park for block of 14 residential units and associated landscaping, play space, cycling and refuse stores.	First pre-application discussions ongoing discussions	Laurence Ackrill	John McRory
Remington Road, N15 6SR	Council development of open land and garages for 35 residential units and associated landscaping, public realm improvements, play space, cycling and refuse stores.	Pre-application meeting held 12/05.	Laurence Ackrill	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	Hearing cancelled. Appeal now being decided by written representations. Decision expected soon.	Chris Smith Manager: John McRory	
Guildens, Courtenay Avenue	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.	Appeal submitted, not yet made valid. Rebuttal statement regarding choice of appeal procedure sent 24/12/2019	Laurence Ackrill	

HARINGEY COUNCIL

PLANNING COMMITTEE

APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 23/02/2020 AND 22/05/2020

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 web www.haringey.gov.uk

From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facilities. 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:

Recommendation Type codes:

ADV	Advertisement Consent	GTD	Grant permission
CAC	Conservation Area Consent	REF	Refuse permission
CLDE	Certificate of Lawfulness (Existing)	NOT DEV	Permission not required - Not Developn
CLUP	Certificate of Lawfulness (Proposed)	PERM DEV	Permission not required - Permitted
COND	Variation of Condition	PERM REQ	Development
EXTP	Replace an Extant Planning Permission	RNO	Permission required
FUL	Full Planning Permission	ROB	Raise No Objection
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		

London Borough of Haringey

List of applications decided under delegated powers between

23/02/2020 and 22/05/2020

Page

WARD: **Alexandra**

ADV Applications Decided: 1Application No: **HGY/2020/0243**

Officer: Laurence Ackrill

Decision: **GTD**

Decision Date: 06/03/2020

Location: Maid of Muswell 121 Alexandra Park Road N10 2DP

Proposal: Installation of 3x sets of halo illuminated letters to existing fascia, one externally illuminated hanging sign. Refurbish existing wall mounted pictorial and 4x half lanterns.

CLUP Applications Decided: 3Application No: **HGY/2020/0528**

Officer: Mercy Oruwari

Decision: **PERM DEV**

Decision Date: 08/04/2020

Location: 33 Victoria Road N22 7XA

Proposal: Certificate of lawfulness for the replacement of existing conservatory with a single storey 4.1m rear extension.

Application No: **HGY/2020/0911**

Officer: Laina Levassor

Decision: **PERM DEV**

Decision Date: 13/05/2020

Location: 62 Dukes Avenue N10 2PU

Proposal: Certificate of Lawfulness for proposed provision of driveway and pedestrian access, raised brick planters, walls and electric car charging points.

Application No: **HGY/2020/1034**

Officer: Mercy Oruwari

Decision: **PERM DEV**

Decision Date: 19/05/2020

Location: 16 Bidwell Gardens N11 2AX

Proposal: Certificate of lawfulness for the formation of a rear dormer and hip to gable extension including the insertion of 1x rear rooflights.

COND Applications Decided: 1

Application No: **HGY/2020/0627** Officer: Tania Skelli
 Decision: GTD Decision Date: 09/04/2020
 Location: 85 Albert Road N22 7AG
 Proposal: Variation of condition no. 2 (approved drawings) pursuant to planning permission for the formation full width-dormer extension to rear roofslopes with rooflights and 2 nos. rooflights to front roofslope granted on 8/1/2020; namely to amend the approved fenestration and add a rooflight to front roofs

FUL Applications Decided: 29

Application No: **HGY/2020/0088** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 04/03/2020
 Location: 55 Clyde Road N22 7AD
 Proposal: Erection of single storey rear extension and replacement fenestration to ground and first floor rear elevations.

Application No: **HGY/2020/0110** Officer: Tania Skelli
 Decision: GTD Decision Date: 01/04/2020
 Location: Alexandra Park Secondary School Bidwell Gardens N11 2AZ
 Proposal: Extension of the existing science building to provide two additional storeys of classrooms and an escape stair in association with existing school (Class use D1)

Application No: **HGY/2020/0154** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 25/02/2020
 Location: 142 Dukes Avenue N10 2QB
 Proposal: Proposed extension of basement to the rear and conversion of existing basement garage to habitable accommodation with associated front alterations to form bay window; Associated works including construction of new external garden walls and access stairwell walls.

Application No: **HGY/2020/0156** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 25/02/2020
 Location: 43 Dukes Avenue N10 2PX
 Proposal: Erection of replacement single storey rear extension.

Application No: **HGY/2020/0204** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 26/02/2020
 Location: First Floor Flat 25 Grasmere Road N10 2DH
 Proposal: Construction of a rear dormer roof extension to facilitate conversion of loft to habitable space.

Application No: **HGY/2020/0245** Officer: Tania Skelli
 Decision: GTD Decision Date: 23/03/2020
 Location: Flats A + B 174 Victoria Road N22 7XQ
 Proposal: Retrospective application for the amalgamation of 2 flats into single-dwelling-house including internal alterations (Class use C3)

Application No: **HGY/2020/0301** Officer: Matthew Gunning
 Decision: GTD Decision Date: 03/03/2020
 Location: 240 Victoria Road N22 7XQ
 Proposal: Erection of dormer extension to loft and internal reconfiguration in order to provide additional space self-contained flat.

Application No:	HGY/2020/0302	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	05/03/2020
Location:	89 Princes Avenue N22 7SB		
Proposal:	Rear dormer plus roof lights on front slope.		
Application No:	HGY/2020/0317	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	27/03/2020
Location:	Coach House 2 Rosebery Road N10 2LH		
Proposal:	Proposed new ground floor side extension along with the creation of a basement level extension to existing 'coach house'.		
Application No:	HGY/2020/0337	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	18/03/2020
Location:	Maid of Muswell 121 Alexandra Park Road N10 2DP		
Proposal:	Alterations to boundary fence, installation of garden decking, removal of jumbrella and installation awnings.		
Application No:	HGY/2020/0353	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	11/03/2020
Location:	55 Albert Road N22 7AA		
Proposal:	Construction of a rear dormer with front elevation rooflights		
Application No:	HGY/2020/0354	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	19/03/2020
Location:	20 Donovan Avenue N10 2JX		
Proposal:	Conversion of 2x flats to 4x flats involving a depth increase of the existing basement; erection of re extensions on the lower and upper ground floors with associated terraces, patio and excavation of garden; alterations to the rear elevation fenestration insertion of a rear roof dormer extension and light.		
Application No:	HGY/2020/0356	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	18/03/2020
Location:	168 Dukes Avenue N10 2QB		
Proposal:	Construction of a single storey rear extension and alterations to existing side return projection.		
Application No:	HGY/2020/0357	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	27/03/2020
Location:	37 Dukes Avenue N10 2PX		
Proposal:	Proposed single storey side infill extension, alteration to roof design of existing rear projection.		
Application No:	HGY/2020/0358	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	18/03/2020
Location:	35 Albert Road N22 7AA		
Proposal:	Retention of single storey side extension.		

Application No:	HGY/2020/0375	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	07/04/2020
Location:	100 Alexandra Park Road N10 2AE		
Proposal:	Construction of a part single, part two-storey rear extension to accommodate a self-contained flat : upper ground floor level and a B8 storage unit to lower ground floor. Roof extension involving a rear dormer with 3x front Velux roof lights and reconfiguration of existing first and second floor flats to create an additional self-contained flat.		
Application No:	HGY/2020/0407	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	01/04/2020
Location:	105 Rosebery Road N10 2LD		
Proposal:	Alterations to, and extension of, existing rear extension on ground floor (with roof terrace and associated French doors on top) and lower ground floor extension; erection of first floor rear extension; replacement rear windows; Replacement of existing rear roof dormer extension with enlarged rear dormer with balcony; Insertion of ground floor window and entrance on side elevation.		
Application No:	HGY/2020/0412	Officer:	Conor Guilfoyle
Decision:	REF	Decision Date:	31/03/2020
Location:	15 Grasmere Road N10 2DH		
Proposal:	Erection of rear roof dormer extension.		
Application No:	HGY/2020/0461	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	31/03/2020
Location:	8 The Avenue N10 2QL		
Proposal:	Erection of two single-storey rear extensions following the removal of an existing conservatory. Alterations to rear glazing on the ground floor.		
Application No:	HGY/2020/0475	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	02/04/2020
Location:	27 Crescent Rise N22 7AW		
Proposal:	Proposed erection of 2-storey rear extension.		
Application No:	HGY/2020/0572	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	15/04/2020
Location:	9A Barnard Hill N10 2HB		
Proposal:	Erection of first floor rear extension, alterations to first floor rear fenestration.		
Application No:	HGY/2020/0647	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	27/04/2020
Location:	33 Grasmere Road N10 2DH		
Proposal:	Retention of single storey ground floor rear extension.		
Application No:	HGY/2020/0648	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	27/04/2020
Location:	24 Grosvenor Road N10 2DS		
Proposal:	Conversion of two flats to one single family dwelling, erection of single storey rear extension, increase in width of first floor rear projection, rear dormer and installation of 2 front rooflights.		

Application No:	HGY/2020/0691	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	29/04/2020
Location:	26 Muswell Avenue N10 2EG		
Proposal:	Erection of 2 x rear dormer roof extensions		
Application No:	HGY/2020/0703	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	27/04/2020
Location:	11 Winton Avenue N11 2AS		
Proposal:	Hip to gable and rear dormer roof extensions, plus installation of 2 x front rooflights		
Application No:	HGY/2020/0706	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	20/04/2020
Location:	46 Albert Road N22 7AH		
Proposal:	Rear dormer roof extensions to main roof and the rear outrigger; rear external stairwell from first fl garden; and 6 x front rooflights.		
Application No:	HGY/2020/0707	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	05/05/2020
Location:	First Floor Flat 229 Victoria Road N22 7XH		
Proposal:	Erection of rear dormer roof extension with associated rear roof terrace and balustrades and instal of 3 x front rooflights (plus removal of existing rooflights)		
Application No:	HGY/2020/0713	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	06/05/2020
Location:	102 Dukes Avenue N10 2QA		
Proposal:	Single storey side to rear extension (with sedum roof); installation of front window; reclad rear dorm replace existing first floor rear window frames; remove decorative feature in rear.		
Application No:	HGY/2020/0714	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	11/05/2020
Location:	170 Dukes Avenue N10 2QB		
Proposal:	Demolition of existing garage and replacement with rear garden studio and car port.		

LBC Applications Decided: 2

Application No:	HGY/2020/0131	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	03/03/2020
Location:	Alexandra Palace Alexandra Palace Way N22 7AY		
Proposal:	Listed Building Consent application for alterations to West Yard development including revisions to external hardscaping materials, the installation of a gate control box, and increase in height of the overrun by 0.14 metres.		
Application No:	HGY/2020/0132	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	03/03/2020
Location:	Alexandra Palace Alexandra Palace Way N22 7AY		
Proposal:	Listed Building Consent application for revisions to the drainage water attenuation tank arrangement the North Yard.		

NON Applications Decided: 6

Application No:	HGY/2020/0129	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	03/03/2020
Location:	Alexandra Palace Alexandra Palace Way N22 7AY		
Proposal:	Non-material amendment application following a grant of planning permission HGY/2016/1574 including revisions to external hardscaping materials, installation of gate control box and increase in height of the lift overrun by 0.14 metres.		
Application No:	HGY/2020/0130	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	03/03/2020
Location:	Alexandra Palace Alexandra Palace Way N22 7AY		
Proposal:	Non-material amendment application following a grant of planning permission HGY/2017/2971 for revisions to the drainage water attenuation tank arrangements in the North Yard, installation of pipework, revised vehicle access ramp design and other minor amendments.		
Application No:	HGY/2020/0312	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	13/03/2020
Location:	90 Dukes Avenue N10 2QA		
Proposal:	Non-material amendment to permission HGY/2019/0464 to amend the outbuilding by virtue of increased height and width, materials changed to 'wood effect'; alterations to windows and door materials, positioning and glazing; a reduced width of the rear dormer and increased size of side dormer to the main dwelling; alterations to windows and doors approved.		
Application No:	HGY/2020/0499	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	26/02/2020
Location:	Andernton Court Alexandra Park Road N22 7BE		
Proposal:	Non material amendment following a grant of planning permission HGY/2014/3507 involving the addition of aluminium coping to the parapet around the roof terrace.		
Application No:	HGY/2020/0772	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	31/03/2020
Location:	Garden Flat 53 Dukes Avenue N10 2PY		
Proposal:	Non-material amendment following a grant of planning permission HGY/2019/2552 involving alterations to existing rear ground floor window.		
Application No:	HGY/2020/0859	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	23/04/2020
Location:	5 Elgin Road N22 7UE		
Proposal:	Non-material amendment to planning permission reference HGY/2019/0520 to reposition the boundary wall adjacent to No.7 to form a party wall on the boundary and to replace and reposition the roof lights with two smaller roof lights.		

PNC Applications Decided: 1

Application No:	HGY/2020/0573	Officer:	Roland Sheldon
Decision:	PN GRANT	Decision Date:	14/04/2020
Location:	2-4 Crescent Road N22 7RS		
Proposal:	Application to determine if prior approval is required for a proposed Change of Use from Offices (Class B1(a)) to Dwellinghouses (Class C3). The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class O		

Total Applications Decided for Ward: 43

WARD: Bounds Green**ADV Applications Decided: 1**

Application No: **HGY/2020/0649** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 14/04/2020
 Location: Shop 78 Myddleton Road N22 8NQ
 Proposal: Non-illuminated fascia sign

CLDE Applications Decided: 1

Application No: **HGY/2020/0761** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 01/05/2020
 Location: 18 Eastern Road N22 7DD
 Proposal: Certificate of lawfulness: LDC application for the existing use of the property as a small HMO (C4).

CLUP Applications Decided: 2

Application No: **HGY/2020/0237** Officer: Mercy Oruwari
 Decision: PERM DEV Decision Date: 09/03/2020
 Location: 18 Sidney Road N22 8LS
 Proposal: Certificate of lawfulness for the replacement of the original extension with a full width single storey extension and the insertion of 2 front and 1 rear rooflights.

Application No: **HGY/2020/0678** Officer: Samuel Uff
 Decision: PERM DEV Decision Date: 28/04/2020
 Location: 22 Eleanor Road N11 2QS
 Proposal: Certificate of lawfulness for proposed side dormer to main roof and rear outrigger roof extension.

FUL Applications Decided: 15

Application No: **HGY/2019/3071** Officer: Samuel Uff
 Decision: GTD Decision Date: 18/03/2020
 Location: 287 High Road N22 8HU
 Proposal: Change of use from mixed office use (sui-Generis) to residential (C3) of ground floor and basement 4 x self contained flats, in conjunction with creation of a lightwells; replacement of existing window; doors; landscaping; boundary treatment; removal of vehicle crossover and provision of refuse and storage facility.

Application No: **HGY/2020/0195** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 12/03/2020
 Location: 38 Eleanor Road N11 2QS
 Proposal: Erection of single storey side and rear 'wraparound' extension

Application No: **HGY/2020/0206** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 04/03/2020
 Location: 17 Queens Road N11 2QP
 Proposal: Construction of a single storey rear extension.

Application No:	HGY/2020/0214	Officer:	Samuel Uff	Decision Date:	16/03/2020
Decision:	GTD				
Location:	9 Fletton Road N11 2QL				
Proposal:	Erection of single storey rear / infill extension.				
Application No:	HGY/2020/0221	Officer:	Tania Skelli	Decision Date:	04/03/2020
Decision:	GTD				
Location:	53 Myddleton Road N22 8LZ				
Proposal:	Erection of single storey rear extension (Use Class C3).				
Application No:	HGY/2020/0227	Officer:	Tania Skelli	Decision Date:	23/03/2020
Decision:	GTD				
Location:	First Floor Flat 31 Myddleton Road N22 8LY				
Proposal:	Formation of rear dormer window to rear roofslope in connection with first floor flat (class use C3).				
Application No:	HGY/2020/0229	Officer:	Tania Skelli	Decision Date:	01/04/2020
Decision:	GTD				
Location:	449-451 High Road N22 8JD				
Proposal:	Erection of single storey rear extension to existing retail store (Use Class A1).				
Application No:	HGY/2020/0230	Officer:	Tania Skelli	Decision Date:	16/03/2020
Decision:	GTD				
Location:	111 Whittington Road N22 8YR				
Proposal:	Erection of a single storey garden room in rear garden following removal of the existing outbuilding connection with existing ground floor flat (class use C3)				
Application No:	HGY/2020/0383	Officer:	Samuel Uff	Decision Date:	19/03/2020
Decision:	GTD				
Location:	93 Marlborough Road N22 8NL				
Proposal:	Single storey rear / infill extension				
Application No:	HGY/2020/0392	Officer:	Samuel Uff	Decision Date:	24/03/2020
Decision:	REF				
Location:	80 Blake Road N11 2AH				
Proposal:	Erection of front dormer, hip to gable roof extension and rear roof extension.				
Application No:	HGY/2020/0524	Officer:	Matthew Gunning	Decision Date:	21/04/2020
Decision:	GTD				
Location:	6 Whittington Road N22 8YD				
Proposal:	Alteration to shopfront				

Application No: **HGY/2020/0606** Officer: Roland Sheldon
 Decision: REF Decision Date: 16/04/2020
 Location: Land to rear of 26-28 Sidney Road N22 8LS
 Proposal: Proposed two bedroom, two storey detached house replacing disused garages.

Application No: **HGY/2020/0629** Officer: Roland Sheldon
 Decision: GTD Decision Date: 28/04/2020
 Location: 44 Whittington Road N22 8YD
 Proposal: Demolition of existing garages, erection of single storey one bedroom house.

Application No: **HGY/2020/0671** Officer: Samuel Uff
 Decision: GTD Decision Date: 20/04/2020
 Location: First Floor Flat 25 Myddleton Road N22 8LY
 Proposal: Erection of rear dormer roof extension with Juliet balcony and two front roof lights (as per that gran under HGY/2017/0671)

Application No: **HGY/2020/0677** Officer: Samuel Uff
 Decision: GTD Decision Date: 16/04/2020
 Location: 22 Eleanor Road N11 2QS
 Proposal: Proposed ground floor rear and side infill extension.

RES Applications Decided: 6

Application No: **HGY/2019/3116** Officer: Tania Skelli
 Decision: GTD Decision Date: 31/03/2020
 Location: Scout Park Gordon Road N11 2PB
 Proposal: Discharge of details pursuant to condition 3 (Great Crested Newt habitats), condition 4 (Nesting bird check), condition 5 (Reptile check), condition 6 (Bat survey) of planning permission ref. HGY/2017, granted on 4th April 2017.

Application No: **HGY/2019/3141** Officer: Matthew Gunning
 Decision: GTD Decision Date: 29/04/2020
 Location: 2A Truro Road N22 8EL
 Proposal: Approval of details pursuant to condition 9 (tree protection measures) attached to planning permission HGY/2019/1511.

Application No: **HGY/2019/3142** Officer: Matthew Gunning
 Decision: GTD Decision Date: 29/04/2020
 Location: 2A Truro Road N22 8EL
 Proposal: Approval of details pursuant to condition 12 (treatment of the surroundings) attached to planning permission HGY/2019/1511

Application No: **HGY/2020/0398** Officer: Tania Skelli
 Decision: GTD Decision Date: 16/03/2020
 Location: Petrol Filling Station Garage1 Pinkham Way N11 2UU
 Proposal: Discharge of condition 5a (Land contamination) pursuant to planning permission ref. HGY/2019/24 dated 1/11/2019.

Application No:	HGY/2020/0399	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	16/03/2020
Location:	Garage 1 Petrol Filling Station Pinkham Way N11 2UU		
Proposal:	Discharge of condition 4 (Air Quality and Dust Management Plan) pursuant to planning permission HGY/2019/2463 dated 1/11/2019.		
Application No:	HGY/2020/0579	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	14/05/2020
Location:	1 Whittington Road N22 8YS		
Proposal:	Approval of details pursuant to conditions 3 (materials), 4 (treatment of the surroundings), 5 (refuse waste storage and recycling facilities), 6 (secure and covered cycle parking facilities), 7 (Method of Construction Statement), 8 ('vegetated' or 'green' roof), 10 (fencing for the protection of any retained tree), 11 (lighting assessment), 12 (details of all enclosures around the site boundary) and 14 (drainage works) attached to planning permission HGY/2019/2614.		

Total Applications Decided for Ward: 25

WARD: Bruce Grove

ADV Applications Decided: 1

Application No:	HGY/2020/0458	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	08/04/2020
Location:	585 High Road N17 6SB		
Proposal:	Non- illuminated aluminium sign measuring 1300 x 650mm mounted on a 76mm aluminium pole. (Advertisement)		

CLDE Applications Decided: 3

Application No:	HGY/2020/0708	Officer:	Laina Levassor
Decision:	GTD	Decision Date:	01/04/2020
Location:	41 Handsworth Road N17 6DB		
Proposal:	Certificate of Lawfulness for the existing use of 41 Handsworth Road as two self-contained flats		

Application No:	HGY/2020/0822	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	13/05/2020
Location:	99 Steele Road N17 6YJ		
Proposal:	Certificate of lawfulness for the existing use of the property as two self-contained flats		

Application No:	HGY/2020/1033	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	19/05/2020
Location:	11 Dongola Road N17 6EB		
Proposal:	Certificate of lawfulness for the existing use of the property as six self-contained flats.		

CLUP Applications Decided: 4

Application No:	HGY/2020/0532	Officer:	Mercy Oruwari
Decision:	PERM DEV	Decision Date:	08/04/2020
Location:	71 Sperling Road N17 6UJ		
Proposal:	Certificate of lawfulness for the formation of a rear dormer and roof extension including the insertio 2 x front rooflights.		
Application No:	HGY/2020/0771	Officer:	Mercy Oruwari
Decision:	PERM DEV	Decision Date:	05/05/2020
Location:	20 Downhills Avenue N17 6LG		
Proposal:	Certificate of lawfulness for the proposed erection of a single storey rear extension.		
Application No:	HGY/2020/0794	Officer:	Janey Zhao
Decision:	PERM DEV	Decision Date:	29/04/2020
Location:	26 Eve Road N17 6YD		
Proposal:	Certificate of lawfulness: proposed formation of rear dormer and outrigger dormer and insertion of roof lights.		
Application No:	HGY/2020/1072	Officer:	Mercy Oruwari
Decision:	PERM DEV	Decision Date:	19/05/2020
Location:	67 Clonmell Road N17 6JT		
Proposal:	Certificate of lawfulness for the formation of a rear dormer and roof extension.		

FUL Applications Decided: 6

Application No:	HGY/2019/3009	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	28/04/2020
Location:	365 High Road N17 6QN		
Proposal:	Erection of 2 storey rear extension to create 2 new self contained units.		
Application No:	HGY/2019/3194	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	12/03/2020
Location:	276 Philip Lane N15 4AD		
Proposal:	Change of use from betting shop (sui-generis) to restaurant (A3), in conjunction with single storey extension and external flue		
Application No:	HGY/2020/0417	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	27/03/2020
Location:	31 Elmhurst Road N17 6RQ		
Proposal:	Erection of ground floor side infill extension, first floor internal alteration, floor plan redesign and all associated works.		
Application No:	HGY/2020/0460	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	08/04/2020
Location:	Guzel House 549 High Road N17 6SP		
Proposal:	Proposed change of use from office to self contained flat at ground & first floors rear of main buildii		

Application No: **HGY/2020/0556** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 08/04/2020
 Location: 71 Sperling Road N17 6UJ
 Proposal: Proposed side and rear ground floor extension with a pitched roof and three rooflights.

Application No: **HGY/2020/0710** Officer: Gareth Prosser
 Decision: REF Decision Date: 16/04/2020
 Location: 62 Ranelagh Road N17 6XU
 Proposal: Construction of a dormer over the outrigger with 3 rooflights on a flat roof and a window toward the garden.

LBC Applications Decided: 1

Application No: **HGY/2019/3312** Officer: Gareth Prosser
 Decision: GTD Decision Date: 27/03/2020
 Location: 7 Bruce Grove N17 6RA
 Proposal: Listed building consent for retaining existing basement passageway, relocation of cycle stores to the rear of the building at basement level and moving the bin stores to ground floor level at the rear.

NON Applications Decided: 1

Application No: **HGY/2019/3309** Officer: Gareth Prosser
 Decision: GTD Decision Date: 02/03/2020
 Location: 7 Bruce Grove N17 6RA
 Proposal: Non-material amendment to permission HGY/2012/0563: Retention existing basement passageway relocation of cycle stores to rear of the building at basement level and moving the bin stores to ground floor level at the rear.

Total Applications Decided for Ward: 16**WARD: Crouch End****ADV Applications Decided: 1**

Application No: **HGY/2020/0268** Officer: Gareth Prosser
 Decision: GTD Decision Date: 16/03/2020
 Location: 31 The Broadway N8 8DU
 Proposal: Advertisement consent for replacement of existing 20mm thick non-illuminated acrylic letters are to be replaced with new 25mm thick internally illuminated letters to existing fascia.

CLUP Applications Decided: 2

Application No: **HGY/2020/0490** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 03/03/2020
 Location: 7 Gladwell Road N8 9AA
 Proposal: Certificate of Lawfulness for proposed rear dormer and outrigger extensions to facilitate a loft conversion.

Application No: **HGY/2020/0670** Officer: Mercy Oruwari
 Decision: PERM DEV Decision Date: 01/05/2020
 Location: 47 Weston Park N8 9SY
 Proposal: Certificate of lawfulness for the insertion of 4 front elevation and 3 side elevation windows in connection with existing cellar and ground floor accommodation (Amended Description).

COND Applications Decided: 1

Application No: **HGY/2019/2512** Officer: Matthew Gunning
 Decision: GTD Decision Date: 28/02/2020
 Location: 24 Claremont Road N6 5BY
 Proposal: Variation of conditions 2 and 4 of HGY/2016/3702 to retain an obscure glazed rooflight in the flank slope.

FUL Applications Decided: 23

Application No: **HGY/2019/2829** Officer: Roland Sheldon
 Decision: GTD Decision Date: 28/02/2020
 Location: Land to the Rear of 19 Haringey Park N8 9HY
 Proposal: The demolition of 18 lock up garages and associated hard standing and the erection of three x 3 b person family houses with associated amenity, access and servicing.

Application No: **HGY/2020/0084** Officer: Samuel Uff
 Decision: GTD Decision Date: 13/03/2020
 Location: 20 Middle Lane N8 8PL
 Proposal: Change of use of ground floor rear and part first floor storage area associated with retail (A1) use and reconfiguration of the 2 no. self-contained flats on the upper floors to create 3 x self-contained flats in conjunction with rear dormer extension; replacement of existing rear extension; installation of ground and first floor rear windows; associated rear landscaping; and removal of external stairs to the first

Application No: **HGY/2020/0198** Officer: Roland Sheldon
 Decision: GTD Decision Date: 13/03/2020
 Location: 15 Wolseley Road N8 8RR
 Proposal: Excavation of part of the front garden to provide lightwell addition to one window and one new entrance door at lower ground floor. Re-arrangement of front garden flower beds and removal of 1 x tree.

Application No: **HGY/2020/0211** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 20/03/2020
 Location: 17 Womersley Road N8 9AE
 Proposal: Construction of rear dormer roof extension with front elevation rooflights and rear roof terrace to first floor flat (AMENDED PLANS)

Application No: **HGY/2020/0216** Officer: Samuel Uff
 Decision: REF Decision Date: 14/04/2020
 Location: 2B Wolseley Road N8 8RP
 Proposal: Alterations and enclosing the front lightwell (including removing external access) and alterations to elevation windows and doors

Application No:	HGY/2020/0292	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	18/03/2020
Location:	30 Clifton Road N8 8JA		
Proposal:	Proposed replacement of existing window with door onto existing second floor roof terrace, replace of existing uPVC door onto existing roof terrace, insertion of walk-on rooflight of roof terrace floor, replacement roof tiles and associated alterations.		
Application No:	HGY/2020/0303	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	10/03/2020
Location:	51 Landrock Road N8 9HR		
Proposal:	Ground floor rear side extension, loft conversion and rear dormer (AMENDED PLANS).		
Application No:	HGY/2020/0327	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	02/04/2020
Location:	Ground Floor Flat A 11 Birchington Road N8 8HR		
Proposal:	Replacement of ground floor front single glazed timber framed windows with timber framed double-glazed units.		
Application No:	HGY/2020/0333	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	17/04/2020
Location:	21 Clifton Road N8 8JA		
Proposal:	Erection of single storey ground floor side infill extension and external alterations to existing single storey rear projection.		
Application No:	HGY/2020/0350	Officer:	Roland Sheldon
Decision:	REF	Decision Date:	25/03/2020
Location:	1 Tregaron Avenue N8 9HA		
Proposal:	Erection of part single part 2-storey rear extension.		
Application No:	HGY/2020/0395	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	08/04/2020
Location:	88 Priory Gardens N6 5QT		
Proposal:	Demolition of existing rear wall and erection of single storey ground floor rear extension, erection of outbuilding, erection of rear dormer and installation of 2 front rooflights.		
Application No:	HGY/2020/0414	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	01/04/2020
Location:	Flat 1 125 Crouch Hill N8 9QN		
Proposal:	Erection of outbuilding in rear garden in connection with ground floor flat.		
Application No:	HGY/2020/0415	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	02/04/2020
Location:	86 Priory Gardens N6 5QT		
Proposal:	Replacement (larger) rear roof dormer extension and insertion of front roof lights.		

Application No:	HGY/2020/0423	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	03/04/2020
Location:	62 Wolseley Road N8 8RP		
Proposal:	Demolition of existing single-storey building and erection of a two-storey, four-bedroom dwelling house with associated works including landscaping and boundary treatments.		
Application No:	HGY/2020/0426	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	06/04/2020
Location:	First Floor Flat 73 Ferme Park Road N8 9SA		
Proposal:	Erection of rear dormer roof extension and hip-to-gableroof extension and formation of rear roof terrace.		
Application No:	HGY/2020/0427	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	06/04/2020
Location:	7 Gladwell Road N8 9AA		
Proposal:	Erection of single storey side and rear 'wraparound' extension to replace existing separate single side and rear extensions.		
Application No:	HGY/2020/0451	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	08/04/2020
Location:	11 Gladwell Road N8 9AA		
Proposal:	Erection of single storey side and rear 'wraparound' extension; installation of zinc cladding to existing rear dormer roof extension and enlargement and alterations to its windows; Insertion of roof lights rear dormer and rear roof slope.		
Application No:	HGY/2020/0596	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	14/04/2020
Location:	57 Crouch Hall Road N8 8HD		
Proposal:	Erection of single storey side extension along rear outrigger projection.		
Application No:	HGY/2020/0598	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	07/04/2020
Location:	35 Topsfield Parade Tottenham Lane N8 8PT		
Proposal:	Change of use of ground floor from A2 (estate agency) to Pilates Studio (D2).		
Application No:	HGY/2020/0599	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	07/04/2020
Location:	20 Tivoli Road N8 8RE		
Proposal:	Construction of single-storey extension into the side return at the rear of the property, forming a courtyard at ground floor level.		
Application No:	HGY/2020/0601	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	23/04/2020
Location:	11 Crescent Road N8 8AZ		
Proposal:	Roof alterations and extension to part of the building to create an additional floor level.		

Application No: **HGY/2020/0626** Officer: Matthew Gunning
 Decision: GTD Decision Date: 09/04/2020
 Location: 29 Dickenson Road N8 9ER
 Proposal: External alterations and extensions at ground, first, second and roof levels. Internal alterations.

Application No: **HGY/2020/0669** Officer: Conor Guilfoyle
 Decision: REF Decision Date: 28/04/2020
 Location: 44 Weston Park N8 9TJ
 Proposal: Erection of rear garden outbuilding including covered parking space, access door, and associated alterations to vehicle crossover.

NON Applications Decided: 2

Application No: **HGY/2020/0591** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 06/03/2020
 Location: 11 Tregaron Avenue N8 9HA
 Proposal: Non material amendment following a grant of planning permission HGY/2018/0730 involving alterations to ground floor lightwell; changes to kitchen/dining room roof; extension of sunken garden area; addition of a velux window and minor changes to windows.

Application No: **HGY/2020/0743** Officer: Roland Sheldon
 Decision: GTD Decision Date: 02/04/2020
 Location: 41 Avenue Road N6 5DF
 Proposal: Non-material amendment to planning permission HGY/2019/0455 to widen window apertures for first floor rear bedroom and 2nd floor rear bedroom (from 1100mm to 1700mm) to match window aperture of existing bedrooms.

RES Applications Decided: 4

Application No: **HGY/2019/3133** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 03/04/2020
 Location: Broadway Annexe Hornsey Town Hall The Broadway N8 9JJ
 Proposal: Approval of details pursuant to condition 3 (evidence of contract(s) for the carrying out of the completion of the entire scheme of works) attached to listed building consent HGY/2017/2223

Application No: **HGY/2019/3135** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 03/04/2020
 Location: Hornsey Town Hall The Broadway N8 9JJ
 Proposal: Approval of details pursuant to condition 3 (evidence of contract(s) for the carrying out of the completion of the entire scheme of works) attached to listed building consent HGY/2017/2222

Application No: **HGY/2020/0311** Officer: Roland Sheldon
 Decision: GTD Decision Date: 11/03/2020
 Location: Hornsey Central Library Haringey Park N8 9JA
 Proposal: Approval of details pursuant to condition 5 (detailed method statement specifying the method of removal, storage and reinstatement of the 'Etched Glass Hornsey Panel' currently situated above the staircase within the building) attached to listed building consent HGY/2018/2749

Application No: **HGY/2020/0774** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 31/03/2020
 Location: Alford House Stanhope Road N6 5AL
 Proposal: Approval of Details pursuant to Condition 4 (Central satellite dish) attached to planning permission HGY/2016/1742.

TPO Applications Decided: 3

Application No: **HGY/2020/0446** Officer: Janey Zhao
 Decision: GTD Decision Date: 30/03/2020
 Location: 25 Shepherds Hill N6 5QJ
 Proposal: Works to tree protected by a TPO: T4 Sycamore in rear garden Reduce height by 5m and crown s by 3m Reasons: Subsidence issues

Application No: **HGY/2020/0467** Officer: Janey Zhao
 Decision: GTD Decision Date: 16/03/2020
 Location: Mabel House 1F Crouch Hall Road N8 8HT
 Proposal: Works to trees protected by a Group TPO: T1 XLarge CHESTNUT - Crown reduce height and late branches by 2-3m (regrowth) + reshape and carry out aerial inspection, T2 Large Tree of Heaven - Remove major deadwood, cut back to give a 2m clearance of building and carry out aerial inspecti

Application No: **HGY/2020/0483** Officer: Janey Zhao
 Decision: GTD Decision Date: 30/03/2020
 Location: Highgate Spinney Crescent Road N8 8AR
 Proposal: Works to tree protected by a TPO: T38: Common Horse Chestnut: Crown thin by 30% to allow mo light into flower beds and adjacent flats.

(All other specified tree works will be considered under a Section 211 Notice)

Total Applications Decided for Ward: 36**WARD: Fortis Green****CLUP Applications Decided: 3**

Application No: **HGY/2020/0420** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 24/02/2020
 Location: 20 Greenham Road N10 1LP
 Proposal: Certificate of lawfulness for proposed rear dormer and outrigger extensions to facilitate a loft conversion.

Application No: **HGY/2020/0752** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 02/04/2020
 Location: 22 Greenham Road N10 1LP
 Proposal: Certificate of Lawfulness for proposed rear dormer and outrigger extensions to facilitate loft conver

Application No: **HGY/2020/0863** Officer: Mercy Oruwari
 Decision: PERM DEV Decision Date: 13/05/2020
 Location: 17 Marriott Road N10 1JJ
 Proposal: Certificate of lawfulness for the formation of a rear dormer and hip to gable extension including the insertion of 2 front rooflight.

FUL Applications Decided: 19

Application No:	HGY/2019/1271	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	13/03/2020
Location:	Tivoli Southern Road N2 9LN		
Proposal:	Construction of a two storey side extension with dutch gable roof to provide ancillary accommodati the existing dwelling. (amended drawings)		
Application No:	HGY/2020/0014	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	02/03/2020
Location:	59 Woodberry Crescent N10 1PJ		
Proposal:	Proposed ground floor rear extension, loft conversion with dormers, floor plan redesign and associ works.		
Application No:	HGY/2020/0015	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	09/03/2020
Location:	19 Greenfield Drive N2 9AF		
Proposal:	Construction of dormer windows and rooflights to side roof slopes to facilitate a loft conversion. Hi gable extension to rear roof to facilitate new rear facing window and new front facing window to fro gable.		
Application No:	HGY/2020/0057	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	25/02/2020
Location:	First Floor Flat 59 Colney Hatch Lane N10 1LR		
Proposal:	Construction a rear dormer, installation a velux roof windows and creation of rear terrace with balustrade.		
Application No:	HGY/2020/0196	Officer:	Anestis Skoupras
Decision:	GTD	Decision Date:	09/03/2020
Location:	9 Ringwood Avenue N2 9NT		
Proposal:	Erection of small extension to the side of the rear dormer to create a larger wardrobe area.		
Application No:	HGY/2020/0270	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	25/03/2020
Location:	20 Greenham Road N10 1LP		
Proposal:	Erection of rear and side infill single-storey extensions to existing single-dwelling-house (Class C3)		
Application No:	HGY/2020/0285	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	03/04/2020
Location:	Exeter House 2A Twyford Avenue N2 9NJ		
Proposal:	Demolition of 2A and 2B Twyford Avenue and the construction of 7 x 3 bedroom houses with off-st parking spaces		
Application No:	HGY/2020/0299	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	19/03/2020
Location:	124 Creighton Avenue N2 9BJ		
Proposal:	Erection of front eyebrow dormer and rear roof dormer extensions and installation of front and rear lights (AMENDED PLANS)		

Application No:	HGY/2020/0318	Officer:	Roland Sheldon
Decision:	REF	Decision Date:	26/03/2020
Location:	4 Shakespeare Gardens N2 9LJ		
Proposal:	Replacement of outbuildings, erection of dwelling with basement level and front lightwell.		
Application No:	HGY/2020/0447	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	07/04/2020
Location:	63 Twyford Avenue N2 9NP		
Proposal:	Erection of single storey side infill extension, infilling void between partially constructed side-to-rear extension approved under extant planning permission reference HGY/2019/0522.		
Application No:	HGY/2020/0673	Officer:	Samuel Uff
Decision:	REF	Decision Date:	23/04/2020
Location:	Land adjacent to 2 Lanchester Road N6 4TA		
Proposal:	Demolition of existing garage and erection of single storey dwelling with basement and associated parking and boundary treatment at r/o no.2 Woodside Avenue and side of no.2 Lanchester Road.		
Application No:	HGY/2020/0696	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	21/04/2020
Location:	72 Tetherdown N10 1NG		
Proposal:	Construction of a single storey rear extension		
Application No:	HGY/2020/0698	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	21/04/2020
Location:	6 Burlington Road N10 1NJ		
Proposal:	Construction of a single storey rear extension and associated alterations to the rear garden.		
Application No:	HGY/2020/0701	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	21/04/2020
Location:	54 Eastern Road N2 9LA		
Proposal:	Demolition of existing ground floor rear extension and construction of new single storey rear extension.		
Application No:	HGY/2020/0722	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	20/04/2020
Location:	22 Greenham Road N10 1LP		
Proposal:	Demolition of existing rear extension, replacement of rear extension and addition of side infill extension.		
Application No:	HGY/2020/0724	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	21/04/2020
Location:	40 Greenham Road N10 1LP		
Proposal:	Construction of a single storey ground floor rear infill extension.		

Application No:	HGY/2020/0725	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	17/04/2020
Location:	25 Church Vale N2 9PB		
Proposal:	Single storey rear extension together with the existing raised side flat roof. Installation of No. 4 roof lights to flat roof.		
Application No:	HGY/2020/0727	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	27/04/2020
Location:	7 Osier Crescent N10 1QQ		
Proposal:	Conversion of existing garage into habitable room and rear ground floor extension.		
Application No:	HGY/2020/0734	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	21/04/2020
Location:	39 Greenham Road N10 1LN		
Proposal:	Single storey side extension with glazed roof.		

NON Applications Decided: 3

Application No:	HGY/2020/0784	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	30/03/2020
Location:	32 Fordington Road N6 4TJ		
Proposal:	Non-material alterations to planning permission HGY/2018/1233 for "Erection of single storey side rear extension" to include: alterations to approved roof shape; rooflight; side window siting and nur and patio doors.		
Application No:	HGY/2020/0928	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	23/04/2020
Location:	15 Midhurst Avenue N10 3EP		
Proposal:	Non-material amendment following a grant of planning permission HGY/2019/3100 involving insert of roof light on flat roof rear dormer.		
Application No:	HGY/2020/1019	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	01/05/2020
Location:	19 Greenfield Drive N2 9AF		
Proposal:	Non-material amendment following a grant of planning permission HGY/2020/0015 involving additi woodburner flue on rear elevation and alterations to side rooflight.		

PNE Applications Decided: 1

Application No:	HGY/2020/0642	Officer:	Laina Levassor
Decision:	PN REFUSED	Decision Date:	16/04/2020
Location:	39 Greenham Road N10 1LN		
Proposal:	Erection of a single storey extension which extends beyond the rear wall of the original house by 6 for which the maximum height would be 2.5m and for which the height of the eaves would be 3.6m		

RES Applications Decided: 4

Application No:	HGY/2019/2004	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	21/05/2020
Location:	Coppetts Wood Hospital Coppetts Road N10 1JN		
Proposal:	Approval of details pursuant to condition 18 (site boiler facility) attached to planning permission HGY/2018/1643.		
Application No:	HGY/2020/0290	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	16/03/2020
Location:	76-78 Great North Road N2 0LL		
Proposal:	Discharge of conditions 8 (construction management plan) and 9 (details of Chartered Civil Engine of planning permission HGY/2019/0714.		
Application No:	HGY/2020/0310	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	02/04/2020
Location:	50 Tetherdown N10 1NG		
Proposal:	Approval of details pursuant to conditions 3, 4, 5, 6, and 7 of planning permission reference HGY/2017/0661.		
Application No:	HGY/2020/0614	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	15/04/2020
Location:	76-78 Great North Road N2 0LL		
Proposal:	Part discharge of condition 10 (detailed design and method statements (in consultation with Londo Underground) for all of the demolition process attached to planning permission HGY/2019/0714.		

TPO Applications Decided: 4

Application No:	HGY/2020/0086	Officer:	Janey Zhao
Decision:	GTD	Decision Date:	02/03/2020
Location:	Twyford Court Fortis Green N10 3ES		
Proposal:	T1- Pine- Remove major deadwood T2- Pine-Reduce over extending limbs to south by two metres Ash tree- Crown reduction back to most recent pruning points		
Application No:	HGY/2020/0482	Officer:	Janey Zhao
Decision:	GTD	Decision Date:	22/04/2020
Location:	Westside 68 Fortis Green N2 9ES		
Proposal:	Works to trees protected by a Group TPO: Two x Lime trees (T1 & T2): Reduce height by 1-2m and thin by 15% 1 x Lime Tree (T3): Reduce eastern crown by 2-3m to alleviate excessive basal loading and thin remainder by 15%		
Application No:	HGY/2020/0484	Officer:	Janey Zhao
Decision:	GTD	Decision Date:	30/03/2020
Location:	75 Creighton Avenue N10 1NR		
Proposal:	Works to tree protected by a TPO: Oak (T1)- overall crown reduction of 2-3 metres back to previous pruning points to maintain the health of the tree		

Application No: **HGY/2020/0680** Officer: Janey Zhao
 Decision: GTD Decision Date: 14/05/2020
 Location: 20 Colney Hatch Lane N10 1DU
 Proposal: Works to trees protected by a TPO.
 2 x Lombardy Poplars: crown reduce all new growth back to previous pollard points (approx. 4-5m)
 reduce the trunks down to a height of 6m
 Oak - Remove all major deadwood from the crown

Total Applications Decided for Ward: 34

WARD: Harringay

CLUP Applications Decided: 9

Application No: **HGY/2020/0127** Officer: Laina Levassor
 Decision: PERM REQ Decision Date: 27/02/2020
 Location: 2 Sydney Road N8 0EX
 Proposal: Certificate of Lawfulness for proposed outbuilding.

Application No: **HGY/2020/0568** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 06/03/2020
 Location: 103 Seymour Road N8 0BH
 Proposal: Certificate of Lawfulness for proposed rear dormer and outrigger extensions to facilitate a loft conversion.

Application No: **HGY/2020/0584** Officer: Janey Zhao
 Decision: PERM DEV Decision Date: 19/03/2020
 Location: 53 Warham Road N4 1AR
 Proposal: Certificate of lawfulness: proposed formation of rear dormer and outrigger dormer with insertion of roof lights.

Application No: **HGY/2020/0687** Officer: Janey Zhao
 Decision: PERM DEV Decision Date: 09/04/2020
 Location: 13 Woollaston Road N4 1SD
 Proposal: Certificate of lawfulness: proposed formation of rear dormer and insertion of four roof lights and on chimney.

Application No: **HGY/2020/0688** Officer: Janey Zhao
 Decision: PERM DEV Decision Date: 23/04/2020
 Location: 43 Falkland Road N8 0NS
 Proposal: Certificate of lawfulness: proposed formation of rear dormer and outrigger dormer with insertion of roof lights.

Application No: **HGY/2020/0759** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 03/04/2020
 Location: 78 Hewitt Road N8 0BL
 Proposal: Certificate of Lawfulness for proposed rear dormer and outrigger extensions to facilitate loft conver

Application No:	HGY/2020/0764	Officer:	Mercy Oruwari
Decision:	PERM DEV	Decision Date:	16/04/2020
Location:	130 Fairfax Road N8 0NL		
Proposal:	Certificate of lawfulness for the formation of a rear dormer and roof extension including the insertio 2 x front rooflights.		
Application No:	HGY/2020/0864	Officer:	Mercy Oruwari
Decision:	PERM DEV	Decision Date:	13/05/2020
Location:	27 Effingham Road N8 0AA		
Proposal:	Certificate of lawfulness for the formation of a rear dormer and roof extension including the insertio 2 x front rooflights - proposed use.		
Application No:	HGY/2020/1035	Officer:	Mercy Oruwari
Decision:	PERM DEV	Decision Date:	19/05/2020
Location:	122 Seymour Road N8 0BG		
Proposal:	Certificate of lawfulness for the formation of a rear dormer and roof extension including the insertio 3x front rooflights.		

FUL Applications Decided: 17

Application No:	HGY/2020/0255	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	13/03/2020
Location:	Flat C 29 Burgoyne Road N4 1AA		
Proposal:	External alterations to upper floor flat, with formation of new windows, alterations to existing windo form glazed doors, and the creation of raised external rear garden access platform.		
Application No:	HGY/2020/0257	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	10/03/2020
Location:	43 Duckett Road N4 1BJ		
Proposal:	Erection of single storey 'infill' extension along side return passage.		
Application No:	HGY/2020/0259	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	26/02/2020
Location:	53 Pemberton Road N4 1AX		
Proposal:	Erection of single storey rear extension		
Application No:	HGY/2020/0271	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	27/03/2020
Location:	Roj Cafe Ducketts Common Green Lanes N8 0EP		
Proposal:	Removal of existing kiosk café, erection of replacement single storey café building.		
Application No:	HGY/2020/0279	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	10/03/2020
Location:	5 Beresford Road N8 0AL		
Proposal:	Erection of single storey ground floor side-to-rear infill and single storey rear extension.		

Application No:	HGY/2020/0296	Officer:	Anestis Skoupras
Decision:	GTD	Decision Date:	10/03/2020
Location:	Flat B 178 Wightman Road N8 0BT		
Proposal:	Single storey rear extension (revision to planning permission HGY/2019/3219 increasing the width the previously approved extension by 600mm).		
Application No:	HGY/2020/0321	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	25/03/2020
Location:	2 Lausanne Road N8 0HN		
Proposal:	Replacement of, and insertion of additional, windows and doors at rear elevation, including replace of rear bay window with oriel window.		
Application No:	HGY/2020/0334	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	30/03/2020
Location:	30 Mattison Road N4 1BD		
Proposal:	Erection of single storey rear and side 'wraparound' extension with external courtyard retained at s return.		
Application No:	HGY/2020/0402	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	06/05/2020
Location:	1 Turnpike Lane N8 0EP		
Proposal:	Erection of first floor roof extension to create an additional 2-bed self-contained flat.		
Application No:	HGY/2020/0450	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	08/04/2020
Location:	37 Cavendish Road N4 1RP		
Proposal:	Erection of front bay window roof extension; rear dormer roof extension; single storey rear extensio		
Application No:	HGY/2020/0577	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	07/04/2020
Location:	Flat A 10 Willoughby Road N8 0HR		
Proposal:	Erection of a single storey ground floor side to rear extension.		
Application No:	HGY/2020/0612	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	06/04/2020
Location:	4 Endymion Road N4 1EE		
Proposal:	Installation of external fire escape staircase at rear.		
Application No:	HGY/2020/0613	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	06/04/2020
Location:	4 Endymion Road N4 1EE		
Proposal:	Proposed loft conversion involving enlargement of the existing rear dormer.		

Application No: **HGY/2020/0699** Officer: Roland Sheldon
 Decision: GTD Decision Date: 30/04/2020
 Location: 41 Beresford Road N8 0AL
 Proposal: Erection of a single storey ground floor side to rear extension.

Application No: **HGY/2020/0700** Officer: Roland Sheldon
 Decision: GTD Decision Date: 30/04/2020
 Location: Flat A 68 Raleigh Road N8 0HY
 Proposal: Erection of single storey ground floor side to rear extension.

Application No: **HGY/2020/0735** Officer: Roland Sheldon
 Decision: GTD Decision Date: 30/04/2020
 Location: Ground Floor Flat A 112 Allison Road N8 0AS
 Proposal: Demolition of existing and erection of replacement single storey ground floor rear extension.

Application No: **HGY/2020/0745** Officer: Anestis Skoupras
 Decision: GTD Decision Date: 19/05/2020
 Location: 595-597 Green Lanes N8 0RE
 Proposal: Proposed new canopy to front forecourt.

LCD Applications Decided: 1

Application No: **HGY/2020/0181** Officer: Roland Sheldon
 Decision: GTD Decision Date: 13/03/2020
 Location: Garages off St Margarets Avenue N15
 Proposal: Demolition of existing garages off St Margarets Avenue. Erection of 4 X 4-Bed, 6-Person dwellings (storeys).

NON Applications Decided: 1

Application No: **HGY/2019/3136** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 01/05/2020
 Location: 590-598 Green Lanes N8 0RA
 Proposal: Non-material amendment following a grant of planning permission HGY/2016/1807 to allow adjustments to the design allowing compliance with various standards.

PNE Applications Decided: 2

Application No: **HGY/2020/0439** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 19/03/2020
 Location: 26 Effingham Road N8 0AB
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 5 for which the maximum height would be 3.2m and for which the height of the eaves would be 2.9m

Application No: **HGY/2020/0441** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 19/03/2020
 Location: 24 Effingham Road N8 0AB
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 5 for which the maximum height would be 2.9m and for which the height of the eaves would be 2.571

RES Applications Decided: 4

Application No: **HGY/2020/0205** Officer: Roland Sheldon
 Decision: GTD Decision Date: 26/02/2020
 Location: 2 Frobisher Road N8 0QS
 Proposal: Discharge of conditions 4 (waste and recycling) and 5 (cycle storage) of HGY/2017/1166.

Application No: **HGY/2020/0366** Officer: Sarah Madondo
 Decision: GTD Decision Date: 09/03/2020
 Location: 45 Duckett Road N4 1BJ
 Proposal: Approval of details pursuant to condition 4 (Refuse) attached to planning permission HGY/2017/11

Application No: **HGY/2020/0367** Officer: Sarah Madondo
 Decision: GTD Decision Date: 05/03/2020
 Location: 45 Duckett Road N4 1BJ
 Proposal: Approval of details pursuant to condition 5 (Construction Management Plan) attached to HGY/2017/1194.

Application No: **HGY/2020/0369** Officer: Roland Sheldon
 Decision: GTD Decision Date: 26/03/2020
 Location: 1 Willoughby Road N8 0HR
 Proposal: Discharge of condition 3 (materials) of planning permission HGY/2015/1594.

Total Applications Decided for Ward: 34**WARD: Highgate****ADV Applications Decided: 2**

Application No: **HGY/2019/2479** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 20/03/2020
 Location: 52 Highgate High Street N6 5HX
 Proposal: Application for advertisement consent for 1 x non-illuminated fascia sign.

Application No: **HGY/2020/0850** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 22/05/2020
 Location: Tesco Express 32 Highgate High Street N6 5JG
 Proposal: Advertisement consent for new pinned off lettering attached to fascia and externally illuminated via swan neck cowl lights; one non-illuminated graphic sign applied internally and new plain frosting to applied to part of shopfront internally. (AMENDED PLANS)

CLDE Applications Decided: 1

Application No: **HGY/2020/0917** Officer: Laina Levassor
 Decision: GTD Decision Date: 20/05/2020
 Location: 94 Talbot Road N6 4RA
 Proposal: Certificate of Lawfulness for existing roof terrace.

CLUP Applications Decided: 1

Application No: **HGY/2020/0749** Officer: Laina Levassor
 Decision: PERM REQ Decision Date: 01/04/2020
 Location: 5 Grange Road N6 4AR
 Proposal: Certificate of Lawfulness for proposed single storey rear extension.

CONM Applications Decided: 1

Application No: **HGY/2020/0247** Officer: Gareth Prosser
 Decision: GTD Decision Date: 09/04/2020
 Location: Somerlese Courtenay Avenue N6 4LP
 Proposal: Application made under Section 73 of the Town & Country Planning Act 1990 (as amended), to seek minor material amendment to planning permission LPA ref: HGY/2019/1481, as it relates to the abovementioned property. The application proposes to amend Condition 2 imposed on planning permission LPA ref HGY/2019/1481, as it relates to the approved plans. In addition, it is proposed that Conditions 3, 5 9 are amended to reflect the information submitted to discharge these conditions, such that any fresh grant of planning permission agreed by way of this Section 73 application is unburdened by any subsequent requirement to re-discharge these

FUL Applications Decided: 17

Application No: **HGY/2019/3200** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 16/04/2020
 Location: 98 Talbot Road N6 4RA
 Proposal: Demolition of existing rear detached garage and erection of two storey side and rear extension to existing building and associated works including replacement of existing windows and door (AMENDED PLANS)

Application No: **HGY/2020/0123** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 31/03/2020
 Location: 57 North Hill N6 4BS
 Proposal: Refurbishment works to the existing basement and external alterations including alterations to the ground and first floor rear elevation fenestration and the insertion of a rear roof light (AMENDED PLANS & AMENDED DESCRIPTION).

Application No: **HGY/2020/0197** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 06/03/2020
 Location: 23 Cromwell Avenue N6 5HN
 Proposal: Proposed loft conversion, including x3 roof/sky lights to main elevation within existing roof plane at rear dormer extension.

Application No:	HGY/2020/0218	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	04/03/2020
Location:	Flat B 419 Archway Road N6 4HT		
Proposal:	Construction of a rear garden outbuilding.		
Application No:	HGY/2020/0304	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	03/03/2020
Location:	Flat 4 1 Bishops Road N6 4HP		
Proposal:	Replacement of existing double glazed rear door and double glazed window to garden which are in bad state of repair.		
Application No:	HGY/2020/0376	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	26/03/2020
Location:	16 Cholmeley Crescent N6 5HA		
Proposal:	Erection of part single/ part two-storey rear, side and roof extensions (Class use C3)		
Application No:	HGY/2020/0379	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	06/04/2020
Location:	Elizabeth House Winchester Place N6 5HJ		
Proposal:	Replacement of an existing garden shed within the grounds of the main building (AMEDNED PLAN)		
Application No:	HGY/2020/0445	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	06/04/2020
Location:	6 Causton Road N6 5ES		
Proposal:	Extension to rear outrigger roof.		
Application No:	HGY/2020/0449	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	02/04/2020
Location:	5 Grange Road N6 4AR		
Proposal:	Conversion of garage into habitable room.		
Application No:	HGY/2020/0469	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	31/03/2020
Location:	12 Winchester Place N6 5HJ		
Proposal:	Erection of a greenhouse to the rear elevation.		
Application No:	HGY/2020/0472	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	16/04/2020
Location:	65 Hornsey Lane Gardens N6 5PA		
Proposal:	Construction of a ground floor rear extension.		

Application No:	HGY/2020/0575	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	24/04/2020
Location:	Elm Court Cholmeley Park N6 5EJ		
Proposal:	Construction of a new garden wall, side gates and resurfaced driveway following demolition of the existing front garden wall and new front porch and door.		
Application No:	HGY/2020/0586	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	07/04/2020
Location:	9 Cholmeley Park N6 5ET		
Proposal:	Replacement of existing single glazed metal framed windows and wooden cills to front and back a rear kitchen door with double glazed UPVC frames.		
Application No:	HGY/2020/0603	Officer:	Laurence Ackrill
Decision:	REF	Decision Date:	24/04/2020
Location:	Basement Flat 63 Hornsey Lane N6 5LE		
Proposal:	Proposed conversion of existing 1 bedroom basement flat to 2 x self-contained 1 bed studios.		
Application No:	HGY/2020/0628	Officer:	Tania Skelli
Decision:	REF	Decision Date:	01/05/2020
Location:	48 Yeatman Road N6 4DT		
Proposal:	The formation of a hip to gable roof extension, formation of rear dormer window with rooflight, inse of 2no. rooflights in the front roof pitch; the erection of a rear ground floor extension, the demolitior the existing garage and erection of a new dwelling in the side garden (Class use C3).		
Application No:	HGY/2020/0694	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	29/04/2020
Location:	Olisa Court 446 Archway Road N6 4JH		
Proposal:	Replacement of timber door/windows with proposed double glazed uPVC door/windows.		
Application No:	HGY/2020/0695	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	29/04/2020
Location:	Adela Court 442 Archway Road N6 4JH		
Proposal:	Replacement of timber door/windows with proposed double glazed uPVC door/windows.		
LBC Applications Decided: 5			
Application No:	HGY/2019/2756	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	04/03/2020
Location:	57 North Hill N6 4BS		
Proposal:	Listed building consent for waterproofing to the basement of the building to help protect the buildin fabric and to provide usable accommodation.		
Application No:	HGY/2020/0106	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	12/03/2020
Location:	Penthouse High Point 2 North Hill N6 4AZ		
Proposal:	Listed Building consent for the internal refurbishment of the cracked travertine bench in associator existing flat (Class use C3)		

Application No:	HGY/2020/0124	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	31/03/2020
Location:	57 North Hill N6 4BS		
Proposal:	Listed building consent for internal alterations and refurbishment of existing building including waterproofing to the basement of the building to help protect the building fabric and to provide usual accommodation, and external alterations including alterations to ground and first floor rear elevatic fenestration and insertion of a rear roof light.		
Application No:	HGY/2020/0442	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	30/04/2020
Location:	Flat 26 Cholmeley Lodge Cholmeley Park N6 5EN		
Proposal:	Listed Building Consent for alterations to internal partitions.		
Application No:	HGY/2020/0496	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	20/04/2020
Location:	Flat 26 Cholmeley Lodge Cholmeley Park N6 5EN		
Proposal:	Listed Building Consent for internal alterations relating to replacement of floorboards, plumbing vanity unit and doorway architrave.		

NON Applications Decided: 3

Application No:	HGY/2020/0300	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	24/03/2020
Location:	225 Archway Road N6 5BS		
Proposal:	Minor internal alterations to the proposed plan form and re-positioning of several windows to the re elevation. No changes are proposed to the total amount of dwellings or the primary front elevation.		
Application No:	HGY/2020/0740	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	27/03/2020
Location:	65-67 North Road N6 4BQ		
Proposal:	Non-material amendment following a grant of planning permission HGY/2015/3796 involving omis: of basement level. Alterations to facade including set and changes to windows and materials. Enlargement of swimming pool and moved to ground floor. First floor terraces enclosed and acous louvered plant room added to roof.		
Application No:	HGY/2020/0838	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	07/05/2020
Location:	191-201 Archway Road N6 5BN		
Proposal:	Non-material amendment following a grant of planning permission HGY/2015/2517 involving fenestration alterations, relocation of bin store and reduction of previously proposed 3 bedroom un 2 bedroom unit.		

RES Applications Decided: 7

Application No:	HGY/2019/2871	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	02/04/2020
Location:	191-201 Archway Road N6 5BN		
Proposal:	Approval of details pursuant to conditions 4 (details of new shop front, signage and illumination), 2 (Delivery and Servicing Plan) and 25 (details of the proposed air conditioning units and enclosure, including technical specification) attached to planning permission HGY/2015/2517		

Application No:	HGY/2019/3338	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	11/03/2020
Location:	27 Southwood Avenue N6 5SA		
Proposal:	Discharge of details pursuant to conditions 3 (materials), condition 4 (ground trial excavations), condition 5 (method statement) and condition 6 (CMP) of planning permission ref. HGY/2017/2749 granted on 24th October 2017.		
Application No:	HGY/2020/0189	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	05/03/2020
Location:	3-5 Church Road N6 4QH		
Proposal:	Approval of details for condition 6 (Construction Management Plan and Method Statement) of plan permission HGY/2015/1667.		
Application No:	HGY/2020/0193	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	13/03/2020
Location:	3-5 Church Road N6 4QH		
Proposal:	Approval of details of condition 3 (materials) of planning application HGY/2015/1667.		
Application No:	HGY/2020/0374	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	10/03/2020
Location:	191-201 Archway Road N6 5BN		
Proposal:	Discharge of condition 12 (plant and machinery to be used at the demolition phase) attached to planning permission HGY/2015/2517.		
Application No:	HGY/2020/0574	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	18/03/2020
Location:	6 Sheldon Avenue N6 4JT		
Proposal:	Approval of details pursuant to condition 3 (Materials) attached to planning permission HGY/2019/		
Application No:	HGY/2020/0580	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	17/04/2020
Location:	27 Sheldon Avenue N6 4JP		
Proposal:	Approval of details pursuant to condition 4 (Specifications and construction details) HGY/2019/001		

TEL Applications Decided: 1

Application No:	HGY/2020/0254	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	09/03/2020
Location:	351 Archway Road N6 5AA		
Proposal:	Prior notification application for the placement of two small telecommunications equipment cabinet		

TPO Applications Decided: 4

Application No:	HGY/2020/0360	Officer:	Janey Zhao
Decision:	GTD	Decision Date:	09/03/2020
Location:	Townsend Yard Highgate High Street N6 5HX		
Proposal:	T1, T2 Lime: Crown reduction by 25% Reason: Trees are producing excessive shade and obstruct garage and windows opening.		

Application No:	HGY/2020/0465	Officer:	Janey Zhao
Decision:	GTD	Decision Date:	16/03/2020
Location:	11 Highgate Close N6 4SD		
Proposal:	Works to tree protected by a TPO. Plane Tree - Reduce to previous points of reduction to reduce shading and for insurance purposes		
Application No:	HGY/2020/0471	Officer:	Janey Zhao
Decision:	GTD	Decision Date:	23/03/2020
Location:	4 Somerset Gardens N6 5EQ		
Proposal:	Works to tree protected by a TPO: Pine - Prune lowest lateral branch towards no.5 by up to 1.2m branch lengths to reduce encroachment to neighbouring property and reduce over-extended form Maintenance works in line with good Arboricultural practice		
Application No:	HGY/2020/0486	Officer:	Janey Zhao
Decision:	GTD	Decision Date:	31/03/2020
Location:	Apollo House 14 Broadlands Road N6 4AT		
Proposal:	Works to tree protected by a TPO: T1 Cedar of Lebanon: reduce upper crown by 3.5-4m in height, remove deadwood, clean up torn limbs / snags		

Total Applications Decided for Ward: 42

WARD: Hornsey

CLDE Applications Decided: 1

Application No:	HGY/2020/0750	Officer:	Laina Levassor
Decision:	GTD	Decision Date:	14/05/2020
Location:	15 Hillfield Avenue N8 7DU		
Proposal:	Certificate of Lawfulness for existing use of property as Use Class C3(b) - up to six people living together as a single household and receiving care.		

CLUP Applications Decided: 5

Application No:	HGY/2020/0238	Officer:	Mercy Oruwari
Decision:	PERM DEV	Decision Date:	09/03/2020
Location:	67 Nightingale Lane N8 7RA		
Proposal:	Certificate of lawfulness for the proposed extension of the roof including the formation of a rear do with Juliet balcony and the insertion of 3 front roof lights.		
Application No:	HGY/2020/0503	Officer:	Mercy Oruwari
Decision:	PERM DEV	Decision Date:	26/03/2020
Location:	21 Nightingale Lane N8 7RA		
Proposal:	Certificate of lawfulness for the proposed internal and external works to complete the re-conversion self-contained flats into a single family dwelling (HGY/2017/2327). Including the removal of 2 inter chimney breasts, reconfiguration of existing ground floor bedroom and bathroom to increase the size of the existing kitchen, conversion of the first floor kitchen into a bedroom and the replacement of existing external rear door and window into one double door.		
Application No:	HGY/2020/0583	Officer:	Janey Zhao
Decision:	PERM DEV	Decision Date:	20/04/2020
Location:	137 Inderwick Road N8 9JR		
Proposal:	Certificate of lawfulness: proposed formation of rear dormer with insertion of three roof lights.		

Application No: **HGY/2020/0833** Officer: Janey Zhao
 Decision: PERM DEV Decision Date: 29/04/2020
 Location: 16 Chestnut Avenue N8 8NY
 Proposal: Certificate of Lawfulness - proposed formation of rear dormer and insertion of three roof lights

Application No: **HGY/2020/1000** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 19/05/2020
 Location: 22 Church Lane N8 7BU
 Proposal: Certificate of Lawfulness for proposed outrigger extension to facilitate loft conversion.

FUL Applications Decided: 8

Application No: **HGY/2020/0046** Officer: Tania Skelli
 Decision: GTD Decision Date: 02/03/2020
 Location: 87 Middle Lane N8 8NX
 Proposal: Replacement of existing single-storey rear ground floor extension and alterations to existing rear dormer (Class use C3)

Application No: **HGY/2020/0454** Officer: Samuel Uff
 Decision: GTD Decision Date: 06/04/2020
 Location: 6 Temple Road N8 7BY
 Proposal: Further excavation of existing basement in conjunction with creation of front and rear lightwells; front basement entrance; front bin store; single storey rear and rear infill extension; and outbuilding at rear garden.

Application No: **HGY/2020/0481** Officer: Roland Sheldon
 Decision: REF Decision Date: 03/04/2020
 Location: 133 Tottenham Lane N8 9BJ
 Proposal: Conversion of the upper floors of the building from 1 x 4 bedroom flat to 2 x 2 bed flats with associated works including partial first floor and second floor extensions and conversion of rear annex mono pitch roof to flat roof.

Application No: **HGY/2020/0641** Officer: Tania Skelli
 Decision: GTD Decision Date: 16/04/2020
 Location: 58 Beechwood Road N8 7NG
 Proposal: Replacement of existing rear conservatory with rear/side single storey extension.

Application No: **HGY/2020/0653** Officer: Tania Skelli
 Decision: GTD Decision Date: 16/04/2020
 Location: Flat B 195 Inderwick Road N8 9JR
 Proposal: Installation of double glazed doors and metal railings to replace existing rear window in associated existing flat.

Application No: **HGY/2020/0661** Officer: Tania Skelli
 Decision: GTD Decision Date: 21/04/2020
 Location: 22 Montague Road N8 9PJ
 Proposal: Erection of single storey rear extension, alterations to rear fenestration including replacement of double doors and railings with sash window, and mansard roof extension with retention of rear roof terrace (Class C3)

Application No:	HGY/2020/0663	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	27/04/2020
Location:	56 Tottenham Lane N8 7EE		
Proposal:	Conversion of existing house into 4 self-contained flats (2 x studio, 1 x 1 bed and 1 x 2 bed), altera to previously approved (ref. HGY/2020/0155) ground floor rear lightwell including new window, woi front garden to include refuse and cycle storage provision, rear garden landscaping and replaceme 2nd floor rear outrigger window with larger window.		
Application No:	HGY/2020/0683	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	21/04/2020
Location:	57 Middle Lane N8 8PE		
Proposal:	Conversion of existing single family dwelling to 2 x self-contained flats in conjunction with a hip to g roof extension; rear dormer roof extension; two storey side extension (access to upper floor flat); alterations to side windows; and replacing existing solar panels.		

LCD Applications Decided: 1

Application No:	HGY/2020/0159	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	12/03/2020
Location:	Garages Opposite The Nightingale Brook Road N8 7QX		
Proposal:	Demolition of existing garages and erection of three storey building containing 3 flats (1x 2 bed & 2 bed) with associated bin and cycle stores and outside amenity space; Associated works including landscaping and reinstatement of pavement in front of the existing crossovers.		

NON Applications Decided: 3

Application No:	HGY/2019/3341	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	15/05/2020
Location:	Land to the East of Cross Lane N8		
Proposal:	Non-material amendments to the design and siting of an electricity substation at the front of Block , that was previously approved on the 1st November 2019 (reference HGY/2019/0121).		
Application No:	HGY/2020/0500	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	25/03/2020
Location:	46 Clovelly Road N8 7RH		
Proposal:	Non-material amendment to planning permission reference HGY/2015/3440 to amend the rear gut and change the roof finish to GRP with seams.		
Application No:	HGY/2020/0634	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	07/04/2020
Location:	Land to the East of Cross Lane N8		
Proposal:	Non material amendment o change the description of the development so it reads as follows: Erec of a part seven-storey, part five-storey development (plus basement parking) to create 69 residenti dwellings, 1,009sqm of flexible business B1a and D1 floorspace (including a maximum of 248sqm used for D1 Dentist Use only) with associated access, landscaping, car parking and other infrastru		

PNC Applications Decided: 1

Application No:	HGY/2020/0816	Officer:	Roland Sheldon
Decision:	PN REFUSED	Decision Date:	15/05/2020
Location:	47 Tottenham Lane N8 9BD		

Proposal: An application to determine if prior approval is required for a proposed: Change of Use from Office (Class B1(a)) to Dwellinghouses (Class C3). The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class O.

RES Applications Decided: 6

Application No: **HGY/2020/0024** Officer: Valerie Okeiyi

Decision: GTD Decision Date: 20/05/2020

Location: 159 Tottenham Lane N8 9BZ

Proposal: Approval of details pursuant to condition 12 (Reduction in CO2 emissions) attached to planning permission HGY/2018/2529.

Application No: **HGY/2020/0178** Officer: Tania Skelli

Decision: GTD Decision Date: 09/03/2020

Location: 1 Church Lane N8 7BU

Proposal: Discharge of details pursuant to condition 3 (boundary enclosures) of planning permission ref. HGY/2019/2574 granted on 09/12/2019.

Application No: **HGY/2020/0219** Officer: Tania Skelli

Decision: GTD Decision Date: 11/03/2020

Location: Hornsey Tavern 26 High Street N8 7PB

Proposal: Discharge of details pursuant to condition 6 (satellite dish) of planning permission ref. HGY/2018/ granted on 20/6/2018

Application No: **HGY/2020/0377** Officer: Valerie Okeiyi

Decision: GTD Decision Date: 07/04/2020

Location: 159 Tottenham Lane N8 9BZ

Proposal: Approval of details pursuant to condition 21 (lighting scheme) attached to planning permission HGY/2018/2529.

Application No: **HGY/2020/0448** Officer: Laurence Ackrill

Decision: GTD Decision Date: 18/03/2020

Location: Campsbourne Parade High Street N8 7PR

Proposal: Approval of details pursuant to condition 4 (Central dish/aerial system) attached to planning permis HGY/2014/0661.

Application No: **HGY/2020/0636** Officer: Valerie Okeiyi

Decision: GTD Decision Date: 03/04/2020

Location: Land to the East of Cross Lane N8

Proposal: Approval of details reserved by condition 16 (Contamination Verification Report) attached to Appe reference APP/Y5420/W/16/3165389 (Haringey planning reference HGY/2016/0086).

Total Applications Decided for Ward: 25

WARD: **Muswell Hill**

CLUP Applications Decided: 5

Application No: **HGY/2020/0776** Officer: Laina Levassor

Decision: PERM DEV Decision Date: 05/05/2020

Location: 50 Barrington Road N8 8QS

Proposal: Certificate of Lawfulness for proposed rear dormer and outrigger extensions to facilitate loft conver

Application No:	HGY/2020/0914	Officer:	Laina Levassor
Decision:	PERM DEV	Decision Date:	06/05/2020
Location:	47 Woodland Gardens N10 3UE		
Proposal:	Certificate of Lawfulness for proposed two storey rear extension, first floor rear extension and single storey side/rear extension.		
Application No:	HGY/2020/0955	Officer:	Janey Zhao
Decision:	PERM DEV	Decision Date:	01/05/2020
Location:	52 Etheldene Avenue N10 3QB		
Proposal:	Certificate of lawfulness for proposed erection of rear single storey extension and insertion of six rear lights.		
Application No:	HGY/2020/0956	Officer:	Janey Zhao
Decision:	PERM DEV	Decision Date:	01/05/2020
Location:	52 Etheldene Avenue N10 3QB		
Proposal:	Certificate of lawfulness for proposed erection of rear single storey extension and insertion of six rear lights.		
Application No:	HGY/2020/0972	Officer:	Janey Zhao
Decision:	PERM DEV	Decision Date:	01/05/2020
Location:	19 Farrer Road N8 8LD		
Proposal:	Certificate of lawfulness for proposed erection of gym in rear garden.		

COND Applications Decided: 1

Application No:	HGY/2020/0459	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	17/04/2020
Location:	9 Church Crescent N10 3NA		
Proposal:	Variation of condition 2 (approved plans) of planning permission reference HGY/2017/2206 to alter internal arrangements to increase the depth of the previously approved lower ground floor and ground floor rear extensions with a corresponding increase in the depth of the rear garden excavation.		

FUL Applications Decided: 11

Application No:	HGY/2020/0082	Officer:	Conor Guilfoyle
Decision:	REF	Decision Date:	27/03/2020
Location:	Garage to rear of 35 Park Avenue North N8 7RU		
Proposal:	Demolition of the existing garage structures and erection of a single residential dwelling house, including excavation of new basement		
Application No:	HGY/2020/0213	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	13/03/2020
Location:	36 Redston Road N8 7HJ		
Proposal:	Erection of side extension to outbuilding and conversion to home office.		
Application No:	HGY/2020/0291	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	09/03/2020
Location:	18 The Chine N10 3PY		

Proposal:	Proposed erection of single storey ground floor rear extension, replacement of windows to front and rear elevations of dwelling, replacement timber framed front door, replacement front garage door, external alterations to rear fenestration and brickwork, installation of replacement hardstanding and landscaping in front garden, installation of 1 rear rooflight.		
Application No:	HGY/2020/0370	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	09/04/2020
Location:	5 Alexandra Gardens N10 3RN		
Proposal:	Erection of rear dormer with linked extension above outrigger roof and associated raising of party wall, installation of 2 front rooflights, replacement of rear staircase to first floor rear door.		
Application No:	HGY/2020/0405	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	31/03/2020
Location:	36 Hillfield Park N10 3QS		
Proposal:	Erection of single storey ground floor rear extension.		
Application No:	HGY/2020/0455	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	08/04/2020
Location:	110 Cranley Gardens N10 3AH		
Proposal:	Demolition of existing rear extension to be replaced with full width single storey ground floor rear extension.		
Application No:	HGY/2020/0548	Officer:	Roland Sheldon
Decision:	REF	Decision Date:	23/04/2020
Location:	Ground Floor Flat 24 Princes Avenue N10 3LR		
Proposal:	Erection of single storey ground floor rear extension and insertion of ground floor side window, in association with conversion of existing ground floor self-contained flat into two flats.		
Application No:	HGY/2020/0611	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	06/04/2020
Location:	50 Barrington Road N8 8QS		
Proposal:	Ground floor single storey side return extension.		
Application No:	HGY/2020/0650	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	21/04/2020
Location:	23 Princes Avenue N10 3LS		
Proposal:	Erection of detached outbuilding to rear of residential block.		
Application No:	HGY/2020/0741	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	14/05/2020
Location:	62 Priory Road N8 7EX		
Proposal:	Conversion of existing single family dwelling into 2no. 3-bed flats and 2no. 1-bedroom flats and alterations to front elevation, provision of cycle parking and refuse storage to front area.		
Application No:	HGY/2020/0801	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	05/05/2020
Location:	89 Cranley Gardens N10 3AB		
Proposal:	Creation of vehicle crossover to front of property.		

NON Applications Decided: 4

Application No:	HGY/2020/0494	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	11/03/2020
Location:	25 Lynton Road N8 8SR		
Proposal:	Non-material amendment following a grant of planning permission HGY/2018/0596 for slight change the rear dormer volume to achieve head height in layout, and change of size and position of street facing Velux roof windows		
Application No:	HGY/2020/0645	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	26/03/2020
Location:	Grove Lodge Meadow Allotment gardens Alexandra Palace Way N22		
Proposal:	Non-material amendment following a grant of planning permission HGY/2019/2983 to reduce the size from 40m2 to 30m2 and increase the covered patio area accordingly. A single apex roof would cover both patio and meeting shed. Build on same plot to same height as already permitted.		
Application No:	HGY/2020/0664	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	31/03/2020
Location:	5 Springfield Avenue N10 3SU		
Proposal:	Non-material amendment pursuant to planning permission ref. HGY/2019/2747 granted on 31/12/19 namely to reduce the width and depth of the previously approved extension.		
Application No:	HGY/2020/1083	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	15/05/2020
Location:	110 Cranley Gardens N10 3AH		
Proposal:	Proposed non-material amendment to design (rear fenestration) of planning application HGY/2020/0455.		

RES Applications Decided: 3

Application No:	HGY/2019/1156	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	10/03/2020
Location:	61 Farrer Road N8 8LD		
Proposal:	Approval of details pursuant to condition 6 (Engineer) attached to planning permission HGY/2016/1		
Application No:	HGY/2020/0134	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	09/03/2020
Location:	3 Eden House (Land to rear of 3) 3 New Road N8 8TA		
Proposal:	Approval of details pursuant to condition 5 (Pollution) attached to planning permission HGY/2016/1		
Application No:	HGY/2020/0452	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	13/05/2020
Location:	33 Connaught Gardens N10 3LD		
Proposal:	Discharge of conditions 3 (Chartered Civil Engineer) and 4 (Construction Management Plan) of HGY/2019/0173.		

Total Applications Decided for Ward: 24

WARD: Noel Park

ADV Applications Decided: 1

Application No: **HGY/2020/0210** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 23/04/2020
 Location: Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Coburg Road, Western and the Kings Cross / East Coast Mainline, Clarendon Gas Works, Olympia Trading Estate, and 5 Western Road N8
 Proposal: Application for Advertisement Consent. 3 no. sections of sales hoarding are proposed around the landscaped park areas at the Clarendon N8 site near Mary Neuner Road. Hoardings will detail CG the future development, alongside accompanying text on what can be expected of the scheme as its contributions to the surrounding area.

CLDE Applications Decided: 2

Application No: **HGY/2020/0762** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 11/05/2020
 Location: 7 Russell Avenue N22 6QB
 Proposal: Certificate of lawfulness: LDC application for the existing use of the property as a small HMO (C4).

Application No: **HGY/2020/0865** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 21/05/2020
 Location: 14 Waldegrave Road N8 0QA
 Proposal: Certificate of lawfulness for the existing use of the property as two self-contained flats.

FUL Applications Decided: 13

Application No: **HGY/2020/0098** Officer: Kwaku Bossman-Gyamera
 Decision: REF Decision Date: 18/03/2020
 Location: Petrol Filling Station 573-575 Lordship Lane N22 5LE
 Proposal: Replacement of 16m high mast and existing equipment cabinets with upgraded 20m high mast supporting antennas and dishes, 7No. new cabinets at ground-level, plus ancillary development.

Application No: **HGY/2020/0201** Officer: Anestis Skoupras
 Decision: GTD Decision Date: 26/02/2020
 Location: 196 Moselle Avenue N22 6EX
 Proposal: Install replacement windows and door to property. This application is a resubmission of HGY/2019 and the door has been changed to timber to comply with conservation requirements.

Application No: **HGY/2020/0242** Officer: Anestis Skoupras
 Decision: REF Decision Date: 03/03/2020
 Location: 6 Glynne Road N22 6LR
 Proposal: Proposed Use as an HMO (Retrospective application).

Application No: **HGY/2020/0278** Officer: Tania Skelli
 Decision: REF Decision Date: 16/03/2020
 Location: Flat A 21 Westbury Avenue N22 6BS
 Proposal: Conversion of existing studio apartments to 2No. self contained flats and retention of first floor rear extension.

Application No:	HGY/2020/0293	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	23/03/2020
Location:	61 Morley Avenue N22 6NG		
Proposal:	Erection of single storey rear and side (side return) extensions and installation of roof light in rear r slope.		
Application No:	HGY/2020/0342	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	19/03/2020
Location:	22 Vincent Road N22 6NY		
Proposal:	Insertion of two rear roof lights		
Application No:	HGY/2020/0359	Officer:	Conor Guilfoyle
Decision:	NPW	Decision Date:	26/02/2020
Location:	157-159 Hornsey Park Road N8 0JX		
Proposal:	Retrospective live-work unit within existing light-industrial site.		
Application No:	HGY/2020/0380	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	24/04/2020
Location:	Snooker Club 48-54 High Road N22 6BX		
Proposal:	Change of use of existing snooker hall (Use Class D2) to a flexible D1 Use.		
Application No:	HGY/2020/0404	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	14/04/2020
Location:	23 Salisbury Road N22 6NL		
Proposal:	Erection of a single storey side extension along part of the side return passage.		
Application No:	HGY/2020/0422	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	30/03/2020
Location:	87-89 High Road N22 6BB		
Proposal:	Erection of rear dormers and roof lights to the front pitch to create 1 x additional self-contained flat		
Application No:	HGY/2020/0435	Officer:	Anestis Skoupras
Decision:	GTD	Decision Date:	03/04/2020
Location:	123 High Road N22 6BB		
Proposal:	This proposal seeks to erect a dormer roof extension to the existing office/storage space on the thi floor of this property.		
Application No:	HGY/2020/0436	Officer:	Anestis Skoupras
Decision:	GTD	Decision Date:	08/04/2020
Location:	162 High Road N22 6AW		
Proposal:	Proposed retractable canopies to the front of the commercial property.		

Application No: **HGY/2020/0660** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 14/04/2020
 Location: 158 Lymington Avenue N22 6JG
 Proposal: Construction of a single storey rear extension.

NON Applications Decided: 1

Application No: **HGY/2020/0208** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 17/03/2020
 Location: Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Coburg Road, Western and the Kings Cross / East Coast Mainline, Clarendon Gas Works, Olympia Trading Estate, and 5 Western Road, N22
 Proposal: Non-material amendments to planning permission HGY/2017/3117 relating to Blocks A1-A4 and B1 to B4 areas of the façade and podiums.

PNC Applications Decided: 1

Application No: **HGY/2020/0952** Officer: Fortune Gumbo
 Decision: FLEXGTD Decision Date: 28/04/2020
 Location: Nando's Hollywood Green 180 High Road N22 6EJ
 Proposal: Under The Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2020 we hereby notify you that the Nando's restaurants listed below will be additionally using these premises for takeaway use (A5) for the duration of the deemed consent given under the afor Order - during the period beginning with 10.00 a.m. on 24th March 2020 and ending with 23rd Mar 2021

PNE Applications Decided: 1

Application No: **HGY/2020/0631** Officer: Laina Levassor
 Decision: PN REFUSED Decision Date: 07/04/2020
 Location: 41 Park Ridings N8 0LB
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 5 for which the maximum height would be 3m and for which the height of the eaves would be 2.7m

RES Applications Decided: 20

Application No: **HGY/2019/1831** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 13/03/2020
 Location: Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Coburg Road, Western and the Kings Cross / East Coast Mainline, Clarendon Gas Works, Olympia Trading Estate, and 5 Western Road, N22
 Proposal: Approval of details pursuant to condition 52 (External Solar Shading and Passive Ventilation Study (Residential only)) attached to planning permission HGY/2017/3117 (Partial discharge in relation to Blocks A1-A4 and B1-B4).

Application No: **HGY/2019/1834** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 25/02/2020
 Location: Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Coburg Road, Western and the Kings Cross / East Coast Mainline, Clarendon Gas Works, Olympia Trading Estate, and 5 Western Road, N22
 Proposal: Approval of details pursuant to condition 58 (CCTV and Security Lighting) attached to planning permission HGY/2017/3117 (Partial discharge in relation to Blocks A1-A4 and B1-B4).

Application No: **HGY/2019/2900** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 22/04/2020
 Location: 50 Clarendon Road N8 0DJ
 Proposal: Approval of details pursuant to condition 3 (samples of materials) attached to planning permission HGY/2017/1588.

Application No:	HGY/2019/2901	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	23/04/2020
Location:	50 Clarendon Road N8 0DJ		
Proposal:	Approval of details pursuant to condition 5 (Method of Construction Statement) attached to planning permission HGY/2017/1588		
Application No:	HGY/2019/2903	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	22/04/2020
Location:	50 Clarendon Road N8 0DJ		
Proposal:	Approval of details pursuant to condition 7 (central dish/aerial system) attached to planning permission HGY/2017/1588		
Application No:	HGY/2019/2904	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	22/04/2020
Location:	50 Clarendon Road N8 0DJ		
Proposal:	Approval of details pursuant to condition 9 (privacy screen) attached to planning permission HGY/2017/1588		
Application No:	HGY/2020/0017	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	26/03/2020
Location:	Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Coburg Road, Western and the Kings Cross / East Coast Mainline, Clarendon Gas Works, Olympia Trading Estate, and 5 Western Road N8 & N22		
Proposal:	Approval of details pursuant to condition 33 (Phasing Strategy and Details) of planning permission HGY/2017/3117 relating to blocks D1 & D2 only.		
Application No:	HGY/2020/0019	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	25/03/2020
Location:	Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Coburg Road, Western and the Kings Cross / East Coast Mainline, Clarendon Gas Works, Olympia Trading Estate, and 5 Western Road N8 & N22		
Proposal:	Approval of details pursuant to condition 38 (Construction Environmental Management Plan) attached to planning permission HGY/2017/3117 in relation to blocks D1-D4 only.		
Application No:	HGY/2020/0209	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	11/05/2020
Location:	Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Coburg Road, Western and the Kings Cross / East Coast Mainline, Clarendon Gas Works, Olympia Trading Estate, and 5 Western Road N8		
Proposal:	Approval of details pursuant to condition 41 (Construction Logistics Plan) attached to planning permission HGY/2017/3117 (Partial discharge of condition 41 in relation to Blocks D1-D4 only)		
Application No:	HGY/2020/0277	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	26/02/2020
Location:	30-36 Clarendon Road off Hornsey Park Road N8 0DJ		
Proposal:	Discharge of conditions 5 (Green Travel Plan) and 6 (Event Management Plan) of planning application HGY/2019/2664.		
Application No:	HGY/2020/0361	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	15/04/2020
Location:	Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Coburg Road, Western and the Kings Cross / East Coast Mainline, Clarendon Gas Works, Olympia Trading Estate, and 5 Western Road N22		
Proposal:	Approval of details pursuant to condition 30 (Noise and vibration report - partial discharge relating to block C1 only) attached to planning permission HGY/2017/3117.		

Application No:	HGY/2020/0362	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	29/04/2020
Location:	Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Coburg Road, Western and the Kings Cross / East Coast Mainline, Clarendon Gas Works, Olympia Trading Estate, and 5 Western Road, N22		
Proposal:	Approval of details pursuant to condition 61 (Soft landscaping and playspace - partial discharge relating to block C1 only) attached to planning permission HGY/2017/3117		
Application No:	HGY/2020/0363	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	17/04/2020
Location:	Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Coburg Road, Western and the Kings Cross / East Coast Mainline, Clarendon Gas Works, Olympia Trading Estate, and 5 Western Road, N22		
Proposal:	Approval of details pursuant to condition 63 (Lighting Strategy - partial discharge relating to block C1 only) attached to planning permission HGY/2017/3117		
Application No:	HGY/2020/0364	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	14/05/2020
Location:	Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Coburg Road, Western and the Kings Cross / East Coast Mainline, Clarendon Gas Works, Olympia Trading Estate, and 5 Western Road, N22		
Proposal:	Approval of details pursuant to condition 64 (Details of Central Dish/Receiving System - partial discharge relating to block C1 only) attached to planning permission HGY/2017/3117		
Application No:	HGY/2020/0406	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	22/05/2020
Location:	Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Coburg Road, Western and the Kings Cross / East Coast Mainline, Clarendon Gas Works, Olympia Trading Estate, and 5 Western Road, N22		
Proposal:	Approval of details pursuant to condition 25 (Borehole Management Scheme - partial discharge relating to blocks D1-D4,E1-E3 and F1 only) attached to planning permission HGY/2017/3117.		
Application No:	HGY/2020/0430	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	22/05/2020
Location:	Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Coburg Road, Western and the Kings Cross / East Coast Mainline, Clarendon Gas Works, Olympia Trading Estate, and 5 Western Road, N22		
Proposal:	Approval of details pursuant to conditions 26 (groundwater management and maintenance - partial discharge relating to blocks D1-D4,E1-E3 and F1 only) attached to planning permission HGY/2017/3117		
Application No:	HGY/2020/0431	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	09/04/2020
Location:	Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Coburg Road, Western and the Kings Cross / East Coast Mainline, Clarendon Gas Works, Olympia Trading Estate, and 5 Western Road, N22		
Proposal:	Approval of details pursuant to Part D of conditions 32 (Updated Air Quality Management - partial discharge relating to blocks D1-D4,E1-E3 only) attached to planning permission HGY/2017/3117		
Application No:	HGY/2020/0702	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	01/05/2020
Location:	30-36 Clarendon Road off Hornsey Park Road N8 0DJ		
Proposal:	Discharge of condition 7 (noise mitigation measures) of planning application HGY/2019/2664.		
Application No:	HGY/2020/0779	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	11/05/2020
Location:	Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Coburg Road, Western and the Kings Cross / East Coast Mainline, Clarendon Gas Works, Olympia Trading Estate, and 5 Western Road, N22		
Proposal:	Approval of details pursuant to condition 33 (Phasing Strategy and Details) of planning permission HGY/2017/3117 relating to blocks D3 & D4 only (partial discharge only)		

Application No: **HGY/2020/0803** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 21/05/2020
 Location: Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Coburg Road, Western and the Kings Cross / East Coast Mainline, Clarendon Gas Works, Olympia Trading Estate, and 5 Western Road, N8
 Proposal: Approval of details pursuant to condition 28 (CIL Phasing Plan)) of planning permission HGY/2017 relating to blocks D3 & D4 only.

TEL Applications Decided: 1

Application No: **HGY/2020/0992** Officer: Kwaku Bossman-Gyamera
 Decision: PERM DEV Decision Date: 29/04/2020
 Location: 105-107 High Road N22 6BB
 Proposal: Notification under the Electronic Communications Code Regulations 2003 (as amended) to utilise permitted development rights for the installation of microcell base station to provide improved 3G & 4G services: Installation of a Microcell telecommunications base station comprising the siting of 4 microcell antennas and 1 no. GPS module mounted on the front face of the building (antenna shrouded in a colour RAL8004 to harmonise with the colour of the building) and ancillary works (associated radio equipment to be located within the building).

Total Applications Decided for Ward: 40**WARD: Northumberland Park****CLUP Applications Decided: 4**

Application No: **HGY/2020/0527** Officer: Mercy Oruwari
 Decision: PERM DEV Decision Date: 14/04/2020
 Location: 30 Asplins Road N17 0NG
 Proposal: Certificate of lawfulness for the proposed change of use from C3a (single family dwelling) to C3b (supported shared housing for residents with learning disabilities).

Application No: **HGY/2020/0581** Officer: Janey Zhao
 Decision: PERM DEV Decision Date: 11/03/2020
 Location: 23 Nursery Street N17 8AP
 Proposal: Certificate of lawfulness: proposed formation of rear dormer and insertion of two roof lights

Application No: **HGY/2020/0686** Officer: Janey Zhao
 Decision: PERM DEV Decision Date: 30/04/2020
 Location: 17 Bromley Road N17 0AR
 Proposal: Certificate of lawfulness: proposed formation of a rear dormer and hip to gable extension.

Application No: **HGY/2020/0753** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 26/03/2020
 Location: 12 Farningham Road N17 0PP
 Proposal: Certificate of Lawfulness for the installation of rooflights to front and rear elevations

FUL Applications Decided: 10

Application No:	HGY/2019/3085	Officer:	Anestis Skoupras
Decision:	GTD	Decision Date:	23/04/2020
Location:	771 High Road N17 8AH		
Proposal:	Change of use of existing launderette and storage area to the rear to A1 retail use including the demolition of the existing rear storage building and the erection of a single storey rear extension.		
Application No:	HGY/2019/3192	Officer:	Anestis Skoupras
Decision:	GTD	Decision Date:	02/03/2020
Location:	816-818 High Road N17 0EY		
Proposal:	Conversion of basement area to create a new residential unit including two new windows to front elevation and new front area light well.		
Application No:	HGY/2020/0309	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	12/03/2020
Location:	17 Kings Road N17 8NP		
Proposal:	Loft conversion consisting of erection of rear dormer and installation of two roof lights.		
Application No:	HGY/2020/0409	Officer:	Gareth Prosser
Decision:	REF	Decision Date:	25/03/2020
Location:	33 St Pauls Road N17 0ND		
Proposal:	Subdivision into two flats at first and ground floor level.		
Application No:	HGY/2020/0570	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	08/04/2020
Location:	647 High Road N17 8AA		
Proposal:	Erection of rear dormer.		
Application No:	HGY/2020/0571	Officer:	Gareth Prosser
Decision:	REF	Decision Date:	09/04/2020
Location:	848 High Road N17 0EY		
Proposal:	Erection of first floor rear extension, with internal and external demolitions and alterations to facilitate the proposal of a new 1 X 1 Bed Dwelling with Ground Floor Commercial Space.		
Application No:	HGY/2020/0651	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	20/04/2020
Location:	17 Bromley Road N17 0AR		
Proposal:	Demolition of a detached single storey vehicle garage and erection of a two storey side extension.		
Application No:	HGY/2020/0654	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	20/04/2020
Location:	77 Pembury Road N17 8LY		
Proposal:	Replacement of existing single glazed timber rosewood casement windows and doors to rosewood double -glazed PVCu casement windows / doors with the fenestration remaining the same.		

Application No: **HGY/2020/0717** Officer: Anestis Skoupras
 Decision: GTD Decision Date: 14/05/2020
 Location: 30 Asplins Road N17 0NG
 Proposal: Single storey side & rear extensions

Application No: **HGY/2020/0810** Officer: Samuel Uff
 Decision: GTD Decision Date: 15/05/2020
 Location: Unit B 27-31 Garman Road N17 0UP
 Proposal: Approval of details for conditions 3 (external materials), 4 (cycle parking), 6 (drainage) associated planning permission HGY/2019/2843 for the reconstruction of warehouse building and associated works.

LBC Applications Decided: 1

Application No: **HGY/2019/3214** Officer: Anestis Skoupras
 Decision: GTD Decision Date: 02/03/2020
 Location: 816-818 High Road N17 0EY
 Proposal: Listed building consent for the conversion of basement area to create a new residential unit including two new windows to front elevation and new front area light well.

LCD Applications Decided: 1

Application No: **HGY/2020/0183** Officer: Roland Sheldon
 Decision: GTD Decision Date: 10/03/2020
 Location: Land adjacent to 1-6 Romney Close N17 0NT
 Proposal: Demolition of existing garages at Romney Close and erection of 3 new build flats in a 3 storey block x 2-Bed 3-Person wheelchair accessible unit and 2 x 2Bed 4-Person units. Erection of new bin store bike store and services. Proposed new turning head for fire and refuse vehicles, with amended parking layout. Extensive new landscaping scheme over whole site.

PNE Applications Decided: 2

Application No: **HGY/2020/0325** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 05/03/2020
 Location: 113 Pembury Road N17 8LY
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m which the maximum height would be 4m and for which the height of the eaves would be 3m.

Application No: **HGY/2020/0393** Officer: Laina Levassor
 Decision: PN REFUSED Decision Date: 18/03/2020
 Location: 17 Bromley Road N17 0AR
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 6 for which the maximum height would be 3m and for which the height of the eaves would be 3m.

RES Applications Decided: 1

Application No: **HGY/2020/0886** Officer: Martin Cowie
 Decision: GTD Decision Date: 13/05/2020
 Location: 810-812 High Road N17 0DH
 Proposal: Application to discharge Condition 10, Part A only (Written Scheme of Archaeological Investigation attached to Planning Permission HGY/2017/1181 approved on 08/06/2017, in relation to 810-812 High Road, Tottenham, London, N17 0DH.

Total Applications Decided for Ward: 19WARD: **St Anns****CLDE Applications Decided: 3**Application No: **HGY/2020/0235** Officer: Mercy Oruwari

Decision: GTD Decision Date: 20/03/2020

Location: 162 Haringay Road N15 3HL

Proposal: Certificate of lawfulness: existing use of 3 self-contained flats.

Application No: **HGY/2020/0763** Officer: Mercy Oruwari

Decision: GTD Decision Date: 11/05/2020

Location: 96 Glenwood Road N15 3JR

Proposal: Certificate of lawfulness: LDC application for the existing use of the property as a small HMO (C4).

Application No: **HGY/2020/1073** Officer: Mercy Oruwari

Decision: GTD Decision Date: 19/05/2020

Location: 2A Black Boy Lane N15 3AR

Proposal: Certificate of lawfulness for the existing use of the former Flat 3 of the property as 2 self-contained

CLUP Applications Decided: 3Application No: **HGY/2020/0529** Officer: Mercy Oruwari

Decision: PERM DEV Decision Date: 08/04/2020

Location: 36 Oulton Road N15 5PY

Proposal: Certificate of lawfulness for the formation of a rear roof extension on the outrigger in addition to an existing dormer.

Application No: **HGY/2020/0684** Officer: Janey Zhao

Decision: PERM DEV Decision Date: 01/04/2020

Location: 81L Etherley Road N15 3AT

Proposal: Certificate of lawfulness: proposed formation of rear dormer with outrigger dormer, erection of ground floor side extension and insertion of four roof lights

Application No: **HGY/2020/0912** Officer: Laina Levassor

Decision: PERM DEV Decision Date: 06/05/2020

Location: 48 Kimberley Gardens N4 1LE

Proposal: Certificate of Lawfulness for proposed rear dormer and outrigger extensions to facilitate loft conversion

FUL Applications Decided: 11Application No: **HGY/2019/3227** Officer: Sarah Madondo

Decision: GTD Decision Date: 12/03/2020

Location: 18 Woodlands Park Road N15 3RT

Proposal: Erection of a rear dormer to existing mixed use HMO (consisting of 7 bedsits and one bedroom self-contained flat) and internal alterations to provide a 6 bedroom HMO for up to 6 residents (C4 Use Class) and a one bedroom self-contained flat (amended description).

Application No:	HGY/2020/0224	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	13/03/2020
Location:	32 North Grove N15 5QP		
Proposal:	Proposed three new studios to replace the existing artists studios that occupy this part of the site.		
Application No:	HGY/2020/0294	Officer:	Anestis Skoupras
Decision:	GTD	Decision Date:	05/03/2020
Location:	39 Roseberry Gardens N4 1JQ		
Proposal:	Proposed single storey rear and side infill extension.		
Application No:	HGY/2020/0341	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	06/03/2020
Location:	Building 20 The Willows St Anns General Hospital St Anns Road N15 3TH		
Proposal:	Demolition of a prefabricated bungalow in connection with site redevelopment and provision of new roadway entrance.		
Application No:	HGY/2020/0550	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	20/04/2020
Location:	25 Glenwood Road N15 3JS		
Proposal:	Ground floor wrap-around extension.		
Application No:	HGY/2020/0600	Officer:	Anestis Skoupras
Decision:	GTD	Decision Date:	21/04/2020
Location:	84 Roseberry Gardens N4 1JL		
Proposal:	Single storey rear extension		
Application No:	HGY/2020/0607	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	27/04/2020
Location:	33 Harringay Road N15 3JB		
Proposal:	Erection of loft conversion with side dormers at first floor flat, 33 Harringay Road		
Application No:	HGY/2020/0609	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	27/04/2020
Location:	32 Kimberley Gardens N4 1LF		
Proposal:	Adding a side extension to a terrace house		
Application No:	HGY/2020/0646	Officer:	Sarah Madondo
Decision:	REF	Decision Date:	01/05/2020
Location:	68-69 Grand Parade N4 1DU		
Proposal:	Change of use of from A1 (retail) to A3 (restaurant/cafe) and creation of single storey infill extension 68 Grand Parade, and amalgamation of 68 & 69 Grand Parade.		

Application No:	HGY/2020/0697	Officer:	Sarah Madondo
Decision:	REF	Decision Date:	04/05/2020
Location:	3 Clinton Road N15 5BH		
Proposal:	Erection of side infill extension, alteration to the first floor rear extension roof from slant to flat roof, change of use from single dwelling house to 2 self-contained flats.		
Application No:	HGY/2020/0738	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	14/05/2020
Location:	18 Suffolk Road N15 5RN		
Proposal:	Erection of a single storey rear extension.		

RES Applications Decided: 16

Application No:	HGY/2019/2350	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	28/04/2020
Location:	13-16 Grand Parade N4 1LA		
Proposal:	Approval of details pursuant to condition 6 (soft landscaping and green walls) attached to planning permission HGY/2018/1498.		
Application No:	HGY/2020/0226	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	05/03/2020
Location:	2 Cleveland Gardens N4 1LN		
Proposal:	Approval of details pursuant to Condition 7 (Construction Management Plan), Condition 8 (Dust Management Plan), Condition 9 (Boiler), Condition 10 (Contamination Geo-Environmental Report) Condition 13 (Sustainable Drainable System -SuDS Report) attached to planning permission HGY/2019/1841.		
Application No:	HGY/2020/0262	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	10/03/2020
Location:	2 Cleveland Gardens N4 1LN		
Proposal:	Approval of details pursuant to Condition 3 (External Material), Condition 4 (Secure Cycle Store), Condition 5 (Bin Store), and Condition 12 (Site Boundary Treatment) attached to planning permission HGY/2019/1841.		
Application No:	HGY/2020/0320	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	18/03/2020
Location:	2 Cleveland Gardens N4 1LN		
Proposal:	Approval of details pursuant to Condition 6 (Landscape) attached to planning permission HGY/2019/1841.		
Application No:	HGY/2020/0505	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	03/04/2020
Location:	423-435 West Green Road N15 3PJ		
Proposal:	Approval of details pursuant to condition 7 (Former Public House Conservation Detailing) attached planning permission HGY/2018/1806.		
Application No:	HGY/2020/0508	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	25/03/2020
Location:	423-435 West Green Road N15 3PJ		
Proposal:	Approval of details pursuant to condition 13 (Air Quality Neutral Assessment) attached to planning permission HGY/2018/1806.		

Application No:	HGY/2020/0509	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	18/05/2020
Location:	423-435 West Green Road N15 3PJ		
Proposal:	Approval of details pursuant to condition 19 (Waste Collections) attached to planning permission HGY/2018/1806.		
Application No:	HGY/2020/0511	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	25/03/2020
Location:	423-435 West Green Road N15 3PJ		
Proposal:	Approval of details pursuant to condition 23 (Drainage Management) attached to planning permission HGY/2018/1806.		
Application No:	HGY/2020/0512	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	27/03/2020
Location:	423-435 West Green Road N15 3PJ		
Proposal:	Approval of details pursuant to condition 24 (Foundation Impact on Trees) attached to planning permission HGY/2018/1806.		
Application No:	HGY/2020/0516	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	17/04/2020
Location:	423-435 West Green Road N15 3PJ		
Proposal:	Approval of details pursuant to condition 29 (Church Plant Noise) attached to planning permission HGY/2018/1806.		
Application No:	HGY/2020/0517	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	17/04/2020
Location:	423-435 West Green Road N15 3PJ		
Proposal:	Approval of details pursuant to condition 30 (Church Noise Insulation 1) attached to planning permission HGY/2018/1806.		
Application No:	HGY/2020/0518	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	17/04/2020
Location:	423-435 West Green Road N15 3PJ		
Proposal:	Approval of details pursuant to condition 31 (Church Noise Insulation 2) attached to planning permission HGY/2018/1806		
Application No:	HGY/2020/0520	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	30/04/2020
Location:	423-435 West Green Road N15 3PJ		
Proposal:	Approval of details (partial) pursuant to condition 14 (parts a-c only) (Land Contamination) attached to planning permission HGY/2018/1806.		
Application No:	HGY/2020/0521	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	25/03/2020
Location:	423-435 West Green Road N15 3PJ		
Proposal:	Approval of details pursuant to condition 16 (Air Quality and Dust Management Plan) attached to planning permission HGY/2018/1806.		

Application No:	HGY/2020/0522	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	25/03/2020
Location:	423-435 West Green Road N15 3PJ		
Proposal:	Approval of details pursuant to condition 17 (Non-Road Mobile Machinery) attached to planning permission HGY/2018/1806.		
Application No:	HGY/2020/0523	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	07/04/2020
Location:	423-435 West Green Road N15 3PJ		
Proposal:	Approval of details pursuant to condition 22 (Construction Management Plan) attached to planning permission HGY/2018/1806.		

Total Applications Decided for Ward: 33WARD: **Seven Sisters****ADV Applications Decided: 1**

Application No:	HGY/2020/0716	Officer:	Anestis Skoupras
Decision:	GTD	Decision Date:	07/04/2020
Location:	McDonald's Restaurant Williamson Road N4		
Proposal:	The installation of 4 No. New digital freestanding signs and 1 No 15" digital booth screen.		

CLDE Applications Decided: 4

Application No:	HGY/2020/0145	Officer:	Mercy Oruwari
Decision:	REF	Decision Date:	11/03/2020
Location:	26 Gladesmore Road N15 6TB		
Proposal:	Certificate of lawfulness for the use of the property as four self-contained flats		

Application No:	HGY/2020/0704	Officer:	Laina Levassor
Decision:	PERM DEV	Decision Date:	25/03/2020
Location:	35 Elm Park Avenue N15 6AR		
Proposal:	Certificate of Lawfulness for existing two storey rear extension.		

Application No:	HGY/2020/0915	Officer:	Laina Levassor
Decision:	GTD	Decision Date:	14/05/2020
Location:	Offices First Floor 109 111 Craven Park Road N15 6BL		
Proposal:	Certificate of Lawfulness for existing use as B1(a) Office.		

Application No:	HGY/2020/0971	Officer:	Janey Zhao
Decision:	REF	Decision Date:	19/05/2020
Location:	525 Seven Sisters Road N15 6EP		
Proposal:	Certificate of Lawfulness for existing use as six self-containing flats for a continuous use for more t 4 years.		

CLUP Applications Decided: 3

Application No: **HGY/2020/0561** Officer: Janey Zhao
 Decision: PERM DEV Decision Date: 03/04/2020
 Location: 30 Plevna Crescent N15 6DN
 Proposal: Certificate of lawfulness: proposed formation of rear dormer and insertion of four roof lights.

Application No: **HGY/2020/0562** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 05/03/2020
 Location: 126 Castlewood Road N15 6BE
 Proposal: Certificate of Lawfulness for proposed single storey side extension.

Application No: **HGY/2020/0755** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 03/04/2020
 Location: 45 Oakdale Road N4 1NU
 Proposal: Certificate of Lawfulness for proposed rear dormer to facilitate loft conversion

COND Applications Decided: 1

Application No: **HGY/2020/0336** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 31/03/2020
 Location: 9 Craven Park Road N15 6AA
 Proposal: Variation of condition 2 (plans and specifications) attached to planning permission HGY/2016/0110 remove sub-basement; incorporate lift with subsequent repositioning of stair and elevation change (particularly the west elevation) and floor layouts; remove ground floor bay (east elevation) and ref with external door; redesign 2nd floor to accommodate plant room; adjust 2nd floor fenestration with some windows replaced by louvres; replace glass balustrade on the 2nd floor terrace with aluminium rail; remove brick pattern to the rear elevation; remove glass bricks (for privacy reasons) - brick detailing retained to all (non-concealed) facades to maintain visual interest.

FUL Applications Decided: 22

Application No: **HGY/2019/0880** Officer: Sarah Madondo
 Decision: REF Decision Date: 04/05/2020
 Location: 31A Riverside Road N15 6DA
 Proposal: Erection of new end of terrace house (previously approved, ref: HGY/2015/1638) with addition of a basement level.

Application No: **HGY/2019/2561** Officer: Kwaku Bossman-Gyamera
 Decision: REF Decision Date: 09/04/2020
 Location: 124-126 Castlewood Road N15 6BE
 Proposal: Amalgamation and erection of additional storey ('Type 3' extension) including single storey rear.

Application No: **HGY/2019/3330** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 06/03/2020
 Location: Public House 58-60 High Road N15 6JU
 Proposal: Change of use of the ground floor from public house (A4 Use Class) to provide 2no. office units (C B1a). Installation of pitched rooflights at first floor level.

Application No:	HGY/2019/3334	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	24/02/2020
Location:	8 Clifton Gardens N15 6AP		
Proposal:	Erection of second floor extension "Type 3 loft".		
Application No:	HGY/2020/0055	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	14/05/2020
Location:	45 Vartry Road N15 6PR		
Proposal:	The Provision of Lower Ground and Ground Floor Rear Extension; Excavation of Front and Rear Lightwells; Changes to Internal Levels.		
Application No:	HGY/2020/0112	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	27/02/2020
Location:	100-102 Wargrave Avenue N15 6UA		
Proposal:	Proposed part single, part two storey rear extension at No.100; and the retention of a part single a modified part two storey rear extension at No.102.		
Application No:	HGY/2020/0187	Officer:	Anestis Skoupras
Decision:	GTD	Decision Date:	09/03/2020
Location:	Flats 1 & 2, 24 Ferndale Road N15 6UE		
Proposal:	Proposed single-storey rear extension to Flat 1, the formation of a rear dormer to the main roof, the installation of two rooflights to the front roof slope and the erection of roof terrace at Flat 2.		
Application No:	HGY/2020/0194	Officer:	Anestis Skoupras
Decision:	REF	Decision Date:	26/02/2020
Location:	48 Ferndale Road N15 6UQ		
Proposal:	Proposed rear infill extension with Succah Roof.		
Application No:	HGY/2020/0261	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	27/02/2020
Location:	156 Gladesmore Road N15 6TH		
Proposal:	Addition of a bay window to the existing rear extension.		
Application No:	HGY/2020/0295	Officer:	Anestis Skoupras
Decision:	GTD	Decision Date:	16/03/2020
Location:	13-15 Clifton Gardens N15 6AP		
Proposal:	Erection of two first floor rear extensions across No. 13 & 15.		
Application No:	HGY/2020/0298	Officer:	Anestis Skoupras
Decision:	GTD	Decision Date:	18/03/2020
Location:	Flat B 25 Daleview Road N15 6PL		
Proposal:	Loft extension		

Application No:	HGY/2020/0326	Officer:	Kwaku Bossman-Gyamera
Decision:	REF	Decision Date:	26/03/2020
Location:	124 Craven Park Road N15 6AB		
Proposal:	Formation of a rear roof terrace on top of the outrigger.		
Application No:	HGY/2020/0330	Officer:	Kwaku Bossman-Gyamera
Decision:	REF	Decision Date:	27/03/2020
Location:	24 Craven Park Road N15 6AB		
Proposal:	Erection of a "Type 2" roof extension and second floor rear extension above the existing rear outrigger projection.		
Application No:	HGY/2020/0348	Officer:	Anestis Skoupras
Decision:	GTD	Decision Date:	16/03/2020
Location:	60-62 Elm Park Avenue N15 6UY		
Proposal:	Erection of first floor rear extensions across Nos. 60 and 62.		
Application No:	HGY/2020/0440	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	02/04/2020
Location:	12 Wellington Avenue N15 6AS		
Proposal:	Erection of additional storey known as a 'Type 2' roof extension.		
Application No:	HGY/2020/0456	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	14/04/2020
Location:	Shop 517 Seven Sisters Road N15 6EP		
Proposal:	Change of use of rear and part first floor of existing retail unit (A1) into 1 bedroom duplex (C3) in conjunction with alterations to the rear including materials, the installation of 3 x first floor rear windows and recessed ground floor windows and doors.		
Application No:	HGY/2020/0551	Officer:	Kwaku Bossman-Gyamera
Decision:	REF	Decision Date:	17/04/2020
Location:	51 Plevna Crescent N15 6DX		
Proposal:	Erection of a new dwelling house adjacent to no.51 Plevna Crescent and the installation of roof lights to the front and rear roof slopes of the existing property and the relocation of its existing main entrance door from the side elevation to the front elevation.		
Application No:	HGY/2020/0578	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	09/04/2020
Location:	28 Norfolk Avenue N15 6JX		
Proposal:	Ground Floor Rear Extension		
Application No:	HGY/2020/0604	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	28/04/2020
Location:	80 Leadale Road N15 6BH		
Proposal:	Erection of additional storey 'Type 3'		

Application No: **HGY/2020/0605** Officer: Sarah Madondo
 Decision: GTD Decision Date: 28/04/2020
 Location: 37-39 Clifton Gardens N15 6AP
 Proposal: Erection of two first floor rear extensions across No. 37 & 39.

Application No: **HGY/2020/0632** Officer: Roland Sheldon
 Decision: REF Decision Date: 14/05/2020
 Location: 58 Hillside Road N15 6NB
 Proposal: Demolition of existing side garage and rear outbuilding, erection of 2-storey side to rear extension first floor balcony and part single storey rear extension, hip to gable roof extension with rear dormer excavation to create basement level with 2 front lightwells, insertion of 3 front rooflights, alterations front boundary treatments, in association with conversion of dwelling into 4 self-contained flats.

Application No: **HGY/2020/0721** Officer: Kwaku Bossman-Gyamera
 Decision: REF Decision Date: 05/05/2020
 Location: 84 Lealand Road N15 6JT
 Proposal: Conversion of existing 5 bedroom single family dwelling to House in Multiple Occupation (HMO) comprising of (2 x double rooms and 3 x single rooms).

PNE Applications Decided: 8

Application No: **HGY/2020/0251** Officer: Laina Levassor
 Decision: PN REFUSED Decision Date: 26/02/2020
 Location: 32 Wellington Avenue N15 6AS
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m which the maximum height would be 3m and for which the height of the eaves would be 3m.

Application No: **HGY/2020/0253** Officer: Laina Levassor
 Decision: PN GRANT Decision Date: 10/03/2020
 Location: 71 Crowland Road N15 6UL
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m which the maximum height would be 3m and for which the height of the eaves would be 2.3m.

Application No: **HGY/2020/0378** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 11/03/2020
 Location: 111 Wargrave Avenue N15 6TU
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 4m which the maximum height would be 3.5m and for which the height of the eaves would be 3m

Application No: **HGY/2020/0382** Officer: Laina Levassor
 Decision: PNR Decision Date: 18/03/2020
 Location: 12 Wellington Avenue N15 6AS
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 4.5 for which the maximum height would be 3.6m and for which the height of the eaves would be 3m.

Application No: **HGY/2020/0400** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 18/03/2020
 Location: 45 Oakdale Road N4 1NU
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 6 for which the maximum height would be 3m and for which the height of the eaves would be 3m.

Application No:	HGY/2020/0526	Officer:	Laina Levassor
Decision:	PN REFUSED	Decision Date:	25/03/2020
Location:	32 Wellington Avenue N15 6AS		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 6m which the maximum height would be 3m and for which the height of the eaves would be 3m.		
Application No:	HGY/2020/0565	Officer:	Laina Levassor
Decision:	PN REFUSED	Decision Date:	02/04/2020
Location:	8 Clifton Gardens N15 6AP		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 6m which the maximum height would be 3m and for which the height of the eaves would be 4m.		
Application No:	HGY/2020/0778	Officer:	Laina Levassor
Decision:	PN REFUSED	Decision Date:	06/05/2020
Location:	76 Wellington Avenue N15 6BB		
Proposal:	Erection of a single storey extension which extends beyond the rear wall of the original house by 5 for which the maximum height would be 3.45m and for which the height of the eaves would be 3m.		

RES Applications Decided: 1

Application No:	HGY/2020/0332	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	30/03/2020
Location:	72-76 High Road N15 6JU		
Proposal:	Approval of details pursuant to Condition 2 (Detail of noise mitigation measures associated with air-conditioning unit)) to attached to planning permission HGY/2019/1927.		

Total Applications Decided for Ward: 40WARD: **Stroud Green****CLDE Applications Decided: 1**

Application No:	HGY/2020/0142	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	11/03/2020
Location:	26 Ferme Park Road N4 4ED		
Proposal:	Certificate of lawfulness: LDC application for the use of the property as 3 self-contained flats and a HMO with no more than 6 occupants		

FUL Applications Decided: 23

Application No:	HGY/2020/0149	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	14/04/2020
Location:	196 Stapleton Hall Road N4 4QL		
Proposal:	The proposed works include property sub-division, a new-build Garden Studio (to the rear) and associated alterations to this four storey Victorian property. The design proposals also include basement-level amendments (new windows / increased street-aspect courtyard) re-cladding of exi mansard, two new pre-weathered zinc-covered, rear-aspect dormer extensions and five number rooflights to provide much needed natural light to the improved roof space. In addition, the propos also include modifications to two rear aspect basement level sliding door openings.		

Application No:	HGY/2020/0185	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	03/04/2020
Location:	Flat A 28 Quernmore Road N4 4QX		
Proposal:	Construcion of rear outbuilding.		
Application No:	HGY/2020/0188	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	26/02/2020
Location:	Second Floor Flat 12 Ridge Road N8 9LG		
Proposal:	Erection of rear dormer and balcony, insertion of 1 front rooflight.		
Application No:	HGY/2020/0306	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	27/03/2020
Location:	68 Mount View Road N4 4JR		
Proposal:	Installation of glazed balustrade to consented second floor roof and remodeling of consented dormer window.		
Application No:	HGY/2020/0307	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	23/03/2020
Location:	4 Ferme Park Road N4 4ED		
Proposal:	Change of use from vacant cafe into yoga studio including facial treatments.		
Application No:	HGY/2020/0308	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	12/03/2020
Location:	54 Ferme Park Road N4 4ED		
Proposal:	Garden studio		
Application No:	HGY/2020/0347	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	17/03/2020
Location:	Flat D 20 Mount View Road N4 4HX		
Proposal:	Installation of 2 x rooflights in rear roof slope and alteration to existing dormer glazing.		
Application No:	HGY/2020/0381	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	30/03/2020
Location:	29 Oxford Road N4 3HA		
Proposal:	Formation of dormer window within rear roofslope and 2 new rooflights to front roofslope.		
Application No:	HGY/2020/0390	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	20/03/2020
Location:	44 Stroud Green Road N4 3ES		
Proposal:	Erection of a Mansard roof extension		

Application No:	HGY/2020/0487	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	31/03/2020
Location:	10 Florence Road N4 4BU		
Proposal:	Erection of single storey side extension to rear outrigger; loft conversion including 3 No. rooflights to front roof and dormer window to rear roof (Class use C3)		
Application No:	HGY/2020/0489	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	31/03/2020
Location:	34 Mount Pleasant Crescent N4 4HP		
Proposal:	Erection of replacement roof dormer, re-tile and two rooflights to the front (class use C3).		
Application No:	HGY/2020/0542	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	01/04/2020
Location:	75 Nelson Road N8 9RS		
Proposal:	Alterations to rear elevation in association with existing ground and first floor flat (Class use C3)		
Application No:	HGY/2020/0544	Officer:	Tania Skelli
Decision:	REF	Decision Date:	08/04/2020
Location:	37 Stapleton Hall Road N4 3QE		
Proposal:	Retrospective application for the demolition of boundary wall and formation of vehicle crossover (Dropped Kerb) with driveway accessing from the front of the property.		
Application No:	HGY/2020/0547	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	06/04/2020
Location:	Ground Floor Flat 90 Inderwick Road N8 9JY		
Proposal:	Erection of single storey rear extension to ground floor flat.		
Application No:	HGY/2020/0576	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	19/03/2020
Location:	86 Victoria Road N4 3SW		
Proposal:	Discharge of details pursuant to condition 3 (Green Roof) of planning permission ref. HGY/2018/18 granted on 28/9/2018 for the variation of condition 2 (of planning permission ref. HGY/2017/2600).		
Application No:	HGY/2020/0610	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	14/04/2020
Location:	Flat A 23 Oakfield Road N4 4NP		
Proposal:	Erection of single storey side and rear 'wraparound' extension.		
Application No:	HGY/2020/0617	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	16/04/2020
Location:	40 Perth Road N4 3HB		
Proposal:	Works include a rear ground extension to improve kitchen/dining/living spaces, a first floor rear extension to add a bathroom, as well as some associated internal works.		

Application No: **HGY/2020/0621** Officer: Matthew Gunning
 Decision: GTD Decision Date: 13/05/2020
 Location: 66 Mount Pleasant Crescent N4 4HL
 Proposal: Demolition of existing lean to structure, and construction of new side return extension with a pitched roof, replacement of window to rear of outrigger with a new smaller window, and new Velux window pitched roof of existing outrigger.

Application No: **HGY/2020/0623** Officer: Matthew Gunning
 Decision: GTD Decision Date: 27/04/2020
 Location: Flat B 24 Ennis Road N4 3HD
 Proposal: Erection of a single storey extension in place of the existing terrace space at the rear of the proper

Application No: **HGY/2020/0624** Officer: Matthew Gunning
 Decision: GTD Decision Date: 27/04/2020
 Location: Flat C 40 Inderwick Road N8 9LD
 Proposal: Formation of rear dormer extension to an existing top floor flat of a terrace house.

Application No: **HGY/2020/0625** Officer: Matthew Gunning
 Decision: GTD Decision Date: 27/04/2020
 Location: Flat 2 92 Ferme Park Road N8 9SD
 Proposal: Installation of 2 additional windows in side wall of ground floor flat.

Application No: **HGY/2020/0682** Officer: Matthew Gunning
 Decision: REF Decision Date: 13/05/2020
 Location: 66 Mount Pleasant Crescent N4 4HL
 Proposal: Erection flat roof dormer extension to rear with raised / extended ridge height. All facing materials to match existing.

Application No: **HGY/2020/0733** Officer: Anestis Skoupras
 Decision: GTD Decision Date: 29/04/2020
 Location: Ground Floor Flat 104 Nelson Road N8 9RT
 Proposal: Single storey rear extension.

LCD Applications Decided: 1

Application No: **HGY/2020/0249** Officer: Tania Skelli
 Decision: GTD Decision Date: 23/03/2020
 Location: Stroud Green Library Stapleton Hall Road N4 4QR
 Proposal: Installation of external staircase to rear first floor elevation to form means of escape from public lib

PNC Applications Decided: 1

Application No: **HGY/2020/0951** Officer: Fortune Gumbo
 Decision: FLEXGTD Decision Date: 28/04/2020
 Location: Nando's 106 Stroud Green Road N4 3EN

Proposal: Under The Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2020 we hereby notify you that the Nando's restaurants listed below will be additionally using these premises for takeaway use (A5) for the duration of the deemed consent given under the afor Order - during the period beginning with 10.00 a.m. on 24th March 2020 and ending with 23rd Mar 2021

TPO Applications Decided: 1

Application No: **HGY/2020/0485** Officer: Janey Zhao
 Decision: REF Decision Date: 31/03/2020
 Location: 43 Granville Road N4 4EJ
 Proposal: Works to tree protected by a TPO: T5: Ash: Fell to ground level as per Survey Report due to damage caused to building and patio area

Total Applications Decided for Ward: 27WARD: **Tottenham Green****ADV Applications Decided: 1**

Application No: **HGY/2019/3020** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 13/03/2020
 Location: Bernie Grant Performing Arts Centre Town Hall Approach Road N15 4RY
 Proposal: Installation of new static illuminated signage on the south (side) elevation of the Bernie Grant Arts Centre (BGAC) Hub.

CLDE Applications Decided: 1

Application No: **HGY/2020/1182** Officer: Laina Levassor
 Decision: GTD Decision Date: 21/05/2020
 Location: Shop 114 West Green Road N15 5AA
 Proposal: Certificate of Lawfulness for existing use as Use Class A3 (Restaurants and cafes)

CLUP Applications Decided: 2

Application No: **HGY/2020/0236** Officer: Mercy Oruwari
 Decision: PERM DEV Decision Date: 04/03/2020
 Location: 2 Elizabeth Road N15 5LG
 Proposal: Certificate of lawfulness for the formation of a rear dormer and roof extension

Application No: **HGY/2020/0746** Officer: Janey Zhao
 Decision: PERM DEV Decision Date: 31/03/2020
 Location: 183 West Green Road N15 5EA
 Proposal: Certificate of lawfulness: proposed formation of rear dormer with outrigger dormer, erection of ground floor rear extension and insertion of two roof lights and two side windows.

CONM Applications Decided: 1

Application No: **HGY/2019/1401** Officer: Christopher Smith
 Decision: GTD Decision Date: 02/03/2020
 Location: 52-68 Stamford Road N15 4PZ

Proposal: Variation of Condition 2 of HGY/2017/0426 to enable the installation of a substation and new structural columns, a reduction of the number of parking spaces from 17 to 13 and amendments to the cycle refuse storage layout, all at ground floor level, plus additional minor changes to other elevations and floor plans.

FUL Applications Decided: 12

Application No: **HGY/2019/3130** Officer: Neil McClellan

Decision: GTD Decision Date: 06/03/2020

Location: 7 Beaconsfield Road N15 4SH

Proposal: Landscaping to front garden, reinstatement of bay window to front facade, roof conversion to include dormers on main roof and outrigger and rear infill extension to replace existing lean-to extension.

Application No: **HGY/2020/0212** Officer: Kwaku Bossman-Gyamera

Decision: GTD Decision Date: 12/03/2020

Location: Ground Floor Left Flat 1 9 Bedford Road N15 4HA

Proposal: Construction of new garden shed (outbuilding) at end of garden of ground floor flat. (Retrospective

Application No: **HGY/2020/0264** Officer: Kwaku Bossman-Gyamera

Decision: GTD Decision Date: 17/03/2020

Location: The Green and land either side of Town Hall Approach Road Tottenham Green Town Hall Approach

Proposal: Road N15 4RY Proposed expansion of Tottenham Green Market from the current 52 market days a year to 108 market days a year. Increase current stalls from 40 to 70 and its extension to allow stalls on both sides of Hall Approach.

Application No: **HGY/2020/0401** Officer: Gareth Prosser

Decision: GTD Decision Date: 20/03/2020

Location: 64 Roslyn Road N15 5ET

Proposal: Erection of single storey ground floor infill extension, first floor flat roof extension and new skylight and fenestration.

Application No: **HGY/2020/0424** Officer: Sarah Madondo

Decision: GTD Decision Date: 25/03/2020

Location: Blarney Villa 17 Clyde Circus N15 4LF

Proposal: Demolition of existing single storey rear outhouse and erection of single storey rear extension with formation of wc under internal stairs at ground floor.

Application No: **HGY/2020/0546** Officer: Anestis Skoupras

Decision: GTD Decision Date: 27/04/2020

Location: 36 West Green Road N15 5NP

Proposal: Proposed single storey extension to create additional retail area for the existing ground floor shop.

Application No: **HGY/2020/0659** Officer: Kwaku Bossman-Gyamera

Decision: REF Decision Date: 24/04/2020

Location: 83 West Green Road N15 5DA

Proposal: The proposal includes the erection of a first floor extension at the rear, to provide an additional bedroom to Flat B and internal alterations to Flat A, to comply with the current HMO minimum space standards.

Application No:	HGY/2020/0662	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	27/04/2020
Location:	158 Seaford Road N15 5DS		
Proposal:	Demolish existing side extension and erect a new wrap around ground floor rear/side extension.		
Application No:	HGY/2020/0711	Officer:	Anestis Skoupras
Decision:	GTD	Decision Date:	07/05/2020
Location:	157 Philip Lane N15 4HQ		
Proposal:	Proposed replacement of the existing single glazed timber windows to to the front with double glaz slimline timber to match existing. The rear windows will be uPVC casements.		
Application No:	HGY/2020/0712	Officer:	Anestis Skoupras
Decision:	GTD	Decision Date:	07/05/2020
Location:	Flat Ground Floor; Flat 1st & 2nd Floors 125 Philip Lane N15 4JR		
Proposal:	Proposed replacement of the existing single glazed timber windows to to the front with double glaz slimline timber to match existing. The rear windows will be uPVC casements.		
Application No:	HGY/2020/0718	Officer:	Sarah Madondo
Decision:	REF	Decision Date:	04/05/2020
Location:	31 Elmar Road N15 5DH		
Proposal:	Erection of a first foor extension including remodelling of the ground floor.		
Application No:	HGY/2020/0719	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	05/05/2020
Location:	Flat B 169 West Green Road N15 5EA		
Proposal:	Rear dormer extension to the existing First Floor Flat B		
FULM Applications Decided: 1			
Application No:	HGY/2020/0946	Officer:	Philip Elliott
Decision:	NPW	Decision Date:	06/05/2020
Location:	100A Markfield Road N15 4QF		
Proposal:	Change of use of the land to provide ancillary storage associated to the existing use of 100a Markl Road as a recycled aggregates processing site		
LBC Applications Decided: 2			
Application No:	HGY/2019/2994	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	13/03/2020
Location:	Bernie Grant Performing Arts Centre Town Hall Approach Road N15 4RY		
Proposal:	Listed Building Consent for installation of new static illuminated signage on the south (side) elevati the Bernie Grant Arts Centre (BGAC) Hub.		
Application No:	HGY/2020/0428	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	01/04/2020
Location:	7 Mountford House Tottenham Green East N15 4UU		
Proposal:	Listed building consent for the rebuilding of the existing left hand side external communal porch ro match existing		

NON Applications Decided: 1

Application No: **HGY/2020/0488** Officer: Christopher Smith
 Decision: GTD Decision Date: 24/02/2020
 Location: Bernard Works Bernard Road N15 4NX
 Proposal: Non-material amendments to the wording of Condition 4 (Hard and soft landscaping) to provide clarification and differentiation between matters relating to hard landscaping and functional service details.

PNE Applications Decided: 1

Application No: **HGY/2020/0263** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 13/03/2020
 Location: 161 Broad Lane N15 4QT
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m which the maximum height would be 3m and for which the height of the eaves would be 2.91m.

RES Applications Decided: 6

Application No: **HGY/2019/3058** Officer: Philip Elliott
 Decision: GTD Decision Date: 24/03/2020
 Location: Car Wash Centre Broad Lane N15 4DE
 Proposal: Approval of details pursuant to condition 6 (contamination) attached to planning permission HGY/2016/2232.

Application No: **HGY/2019/3059** Officer: Philip Elliott
 Decision: GTD Decision Date: 18/03/2020
 Location: Car Wash Centre Broad Lane N15 4DE
 Proposal: Approval of details pursuant to condition 9 (air quality) attached to planning permission HGY/2016/2232.

Application No: **HGY/2019/3060** Officer: Philip Elliott
 Decision: GTD Decision Date: 27/02/2020
 Location: Car Wash Centre Broad Lane N15 4DE
 Proposal: Approval of details pursuant to condition 10 part A (plant and machinery) attached to planning permission HGY/2016/2232.

Application No: **HGY/2020/0244** Officer: Philip Elliott
 Decision: GTD Decision Date: 20/03/2020
 Location: Car Wash Centre Broad Lane N15 4DE
 Proposal: Approval of details pursuant to condition 4 (soffit detail) attached to planning permission HGY/2016/2232.

Application No: **HGY/2020/0534** Officer: Christopher Smith
 Decision: GTD Decision Date: 06/04/2020
 Location: Apex House 820 Seven Sisters Road N15 5PQ
 Proposal: Approval of details pursuant to condition 18 (delivery and servicing plan) attached to planning permission HGY/2015/2915.

Application No: **HGY/2020/0543** Officer: Christopher Smith
 Decision: GTD Decision Date: 10/03/2020
 Location: Bernard Works Bernard Road N15 4NX
 Proposal: Approval of details pursuant to condition 4 (in part only, hard landscaping) attached to planning permission HGY/2017/3584.

TEL Applications Decided: 1

Application No: **HGY/2020/0994** Officer: Kwaku Bossman-Gyamera
 Decision: PERM DEV Decision Date: 29/04/2020
 Location: High Cross Centre Fountayne Road N15 4QL
 Proposal: Notification under the Electronic Communications Code Regulations 2003 (as amended) for install of electronic communications apparatus referred to in supporting documentation

Total Applications Decided for Ward: 29WARD: **Tottenham Hale****CLDE Applications Decided: 1**

Application No: **HGY/2020/0269** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 03/03/2020
 Location: 28 Junction Road N17 9HE
 Proposal: Certificate of lawfulness: LDC application for the existing use of the property as a small HMO (C4).

CLUP Applications Decided: 4

Application No: **HGY/2020/0525** Officer: Christopher Smith
 Decision: NOT DEV Decision Date: 23/04/2020
 Location: North Lodge Lebus Street N17 9FQ
 Proposal: Certificate of Lawfulness (Proposed Development) for the re-cladding of North Lodge.

Application No: **HGY/2020/0831** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 04/05/2020
 Location: 3A Collins Yard Scotland Green N17 9TT

Proposal: Certificate of lawfulness for the confirmation of compliance with Condition 1 of planning permission reference HGY/2014/3434 (works must be begun not later than the expiration of 3 years from the date of this permission) for the change of use from workshop to C3 residential use.

Application No: **HGY/2020/0862** Officer: Mercy Oruwari
 Decision: PERM DEV Decision Date: 11/05/2020
 Location: 88 Thackeray Avenue N17 9EA
 Proposal: Certificate of lawfulness for the formation of a rear dormer and roof extension including the insertion of 2 x front rooflights.

Application No: **HGY/2020/1053** Officer: Mercy Oruwari
 Decision: PERM DEV Decision Date: 13/05/2020
 Location: 55 Thackeray Avenue N17 9DT
 Proposal: Certificate of lawfulness for the formation of a rear dormer and roof extension including the insertion of 3 x front rooflights - proposed use.

CONM Applications Decided: 1

Application No: **HGY/2019/2804** Officer: Martin Cowie
 Decision: GTD Decision Date: 02/04/2020
 Location: Ashley Gardens Ashley Road N17 9LJ
 Proposal: Section 73 application for minor material amendments to the approved scheme at Ashley Gardens Ashley Road, Tottenham Hale (planning permission ref: HGY/2017/2045). This application seeks modifications to the approved buildings that will moderately change the buildings' massing and reduce the quantum of residential units increasing by 12% to 423 units. The quantum of commercial floors will remain unchanged.

EIA1 Applications Decided: 1

Application No: **HGY/2019/3199** Officer: Martin Cowie
 Decision: EIANOTREQ Decision Date: 20/03/2020
 Location: Berol House Ashley Road N17 9LJ
 Proposal: Request for Screening Opinion in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as Amended)

FUL Applications Decided: 6

Application No: **HGY/2020/0133** Officer: Neil McClellan
 Decision: GTD Decision Date: 13/03/2020
 Location: Unit 55 Milmead Industrial Centre Mill Mead Road N17 9QU
 Proposal: Application for a roof extension and construction of a mezzanine floor to existing warehouse unit.

Application No: **HGY/2020/0266** Officer: Gareth Prosser
 Decision: GTD Decision Date: 09/03/2020
 Location: 24 Scotland Green N17 9TT
 Proposal: Erection of rear ground floor and first floor extensions and rear dormer window at roof level.

Application No: **HGY/2020/0419** Officer: Anestis Skoupras
 Decision: GTD Decision Date: 06/04/2020
 Location: 58 Glendish Road N17 9XT
 Proposal: Proposed single storey rear and infill extension.

Application No: **HGY/2020/0594** Officer: Anestis Skoupras
 Decision: GTD Decision Date: 16/04/2020
 Location: 20 Tilson Road N17 9UY
 Proposal: Proposed single storey rear extension.

Application No: **HGY/2020/0602** Officer: Anestis Skoupras
 Decision: GTD Decision Date: 27/04/2020
 Location: 65 Dowsett Road N17 9DL
 Proposal: 3.5 m rear ground floor extension

Application No: **HGY/2020/0720** Officer: Sarah Madondo
 Decision: GTD Decision Date: 05/05/2020
 Location: 14 Baronet Grove N17 0LX
 Proposal: Side infill extension.

LCD Applications Decided: 1

Application No: **HGY/2020/0182** Officer: Roland Sheldon
 Decision: GTD Decision Date: 19/03/2020
 Location: 4-6 Poynton Road N17 9SL
 Proposal: Demolition of existing derelict property comprising of stores on the ground floor and residential use the first floor. Erection of 2 new build dwellings - 2 x 3bed 6-person units.

RES Applications Decided: 19

Application No: **HGY/2019/2396** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 31/03/2020
 Location: Land north of Monument Way and South of Fairbanks Road N17
 Proposal: Approval of details pursuant to condition 31 (Dynamic Thermal Modelling) attached to planning permission HGY/2016/2184

Application No: **HGY/2019/3117** Officer: Martin Cowie
 Decision: GTD Decision Date: 14/04/2020
 Location: Strategic Development Partnership (SDP) Sites Welbourne, North Island, Ferry Island, Ashley Ro. East and Ashley Road West, Station Road, N17
 Proposal: Approval of details pursuant to Condition E21 (Written Consent for Piling or Other Intrusive Ground Works) relating to Plot E - Ashley Road East site of the Tottenham Hale Centre development under planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019.

Application No: **HGY/2019/3120** Officer: Martin Cowie
 Decision: GTD Decision Date: 14/04/2020
 Location: Strategic Development Partnership (SDP) Sites Welbourne, North Island, Ferry Island, Ashley Ro. East and Ashley Road West, Station Road, N17
 Proposal: Approval of details pursuant to Condition E22 (Method of Piling) in relation to Plot E (Ashley Road site) of the Tottenham Hale Centre development under planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019.

Application No: **HGY/2019/3306** Officer: Gareth Prosser
 Decision: GTD Decision Date: 13/03/2020
 Location: 662 High Road N17 0AB
 Proposal: Approval of details pursuant to conditions 3 (details of materials), 4 (Schedule of Works and Methodology) and 5 (Cycle Parking) attached to planning permission HGY/2018/3077 and listed building consent HGY/2018/3078.

Application No: **HGY/2019/3342** Officer: Martin Cowie
 Decision: GTD Decision Date: 27/04/2020
 Location: Strategic Development Partnership (SDP) Sites Welbourne, North Island, Ferry Island, Ashley Ro. East and Ashley Road West, Station Road, N17
 Proposal: Application for the partial approval of details pursuant to condition E29 (Demolition/Construction Environmental Management Plans) of planning permission HGY/2018/2223 relating to Plot E - Ash Road East, Tottenham Hale Centre, N17.

Application No:	HGY/2020/0228	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	25/02/2020
Location:	Land to The Rear 418 High Road N17		
Proposal:	Approval of details pursuant to condition 7 (management of demolition and construction dust) attached to planning permission HGY/2014/3174.		
Application No:	HGY/2020/0232	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	14/04/2020
Location:	Strategic Development Partnership (SDP) Sites Welbourne, North Island, Ferry Island, Ashley Road East and Ashley Road West Station Road N17		
Proposal:	Full discharge of details pursuant to Condition E19 (Monitoring and Maintenance Plan - Contaminated Land) in relation to Plot E (Ashley Road East site) of the Tottenham Hale Centre development under planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019		
Application No:	HGY/2020/0233	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	14/04/2020
Location:	Strategic Development Partnership (SDP) Sites Welbourne, North Island, Ferry Island, Ashley Road East and Ashley Road West Station Road N17		
Proposal:	Full discharge of details pursuant to Condition E24 (Contaminated Land - Part 1) in relation to Plot (Ashley Road East site) of the Tottenham Hale Centre development under planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019		
Application No:	HGY/2020/0274	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	14/04/2020
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 (to allow demolition) pursuant to condition A19 (Monitoring and Maintenance Plan) in relation to Plot A (North Island) of the Strategic Development Partnership (SDP) Sites Tottenham Hale Centre development Planning Permission (HGY/2018/2223).		
Application No:	HGY/2020/0275	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	14/04/2020
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 (to allow demolition) pursuant to Condition A24 (Contaminated Land - Part 1) in relation to Plot A (North Island site) of the Tottenham Hale Centre development Planning Permission (LPA ref: HGY/2018/2223) dated 27th March 2019.		
Application No:	HGY/2020/0385	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	12/03/2020
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 in relation to Plot D (Ashley Road West site) of the Tottenham Hale Centre development Planning Permission (LPA ref: HGY/2018/2223) dated 27th March 2019. This application relates to Part B of Condition D29 (Construction Environmental Management Plan).		
Application No:	HGY/2020/0386	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	10/03/2020
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 D21 (written consent for piling or other intrusive ground vibration) in relation to Plot D (Ashley Road West site) of the Tottenham Hale Centre development Planning Permission (LPA ref: HGY/2018/2223) dated 27th March 2019.		

Application No:	HGY/2020/0387	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	11/03/2020
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 D22 (Piling Impact Study) in relation to Plot D (Ashley Road West site) of the Tottenham Hale Centre development Planning Permission (LPA ref: HGY/2018/22 dated 27th March 2019).		
Application No:	HGY/2020/0553	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	15/05/2020
Location:	Down Lane Recreation Ground Park View Road N17		
Proposal:	Approval of details pursuant to Condition 4 (Construction Traffic Management Plan) to attached to planning permission HGY/2019/1259.		
Application No:	HGY/2020/0608	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	30/03/2020
Location:	SW Plot Hale Village Ferry Lane N17		
Proposal:	Approval of details pursuant to conditions 9(e) (hard surfacing materials) of permission HGY/2017/2005.		
Application No:	HGY/2020/0674	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	05/05/2020
Location:	Marsh Lane Refuse Depot Marsh Lane N17 0XE		
Proposal:	Approval of details pursuant to condition 19 (contamination studies) of permission HGY/2019/1278		
Application No:	HGY/2020/0676	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	04/05/2020
Location:	Marsh Lane Refuse Depot Marsh Lane N17 0XE		
Proposal:	Approval of details pursuant to condition 21 (contamination monitoring and maintenance) of permission HGY/2019/1278.		
Application No:	HGY/2020/0775	Officer:	Philip Elliott
Decision:	GTD	Decision Date:	30/03/2020
Location:	Berol Yard Ashley Road N17 9LJ		
Proposal:	Approval of details pursuant to Condition 4 (Affordable Housing Strategy) attached to planning permission HGY/2017/2044.		
Application No:	HGY/2020/0786	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	27/04/2020
Location:	Hale Wharf Ferry Lane N17		
Proposal:	Application for the Partial Discharge of Details Pursuant to Condition B20 - part c) - Contaminated Land, attached to the Hybrid Planning Permission Reference: HGY/2016/1719.		

RESM Applications Decided: 1

Application No:	HGY/2020/0080	Officer:	Philip Elliott
Decision:	GTD	Decision Date:	31/03/2020
Location:	Berol Yard Ashley Road N17 9LJ		

Proposal: Reserved Matters of appearance, landscaping, layout, scale and access in relation to Berol House pursuant to Condition 1 of planning permission HGY/2017/2044 for the alteration/conversion of ground first and second floors of Berol House to provide 3,366 sqm (GEA) of commercial floorspace (Use Class B1) and two storey extension to provide 18 residential units (Use Class C3), with cycle parking and all associated works.

Total Applications Decided for Ward: 34

WARD: West Green

CLDE Applications Decided: 3

Application No: **HGY/2020/0143** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 04/03/2020
 Location: 30 Crossfield Road N17 6AY
 Proposal: Certificate of lawfulness for the use of the property as four self-contained flats.

Application No: **HGY/2020/0144** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 12/03/2020
 Location: 91 Belmont Road N17 6AT
 Proposal: Certificate of lawfulness for the use of the property as four self-contained flats

Application No: **HGY/2020/0751** Officer: Laina Levassor
 Decision: REF Decision Date: 08/04/2020
 Location: 127 Carlingford Road N15 3ES
 Proposal: Certificate of Lawfulness for the existing use of 127 Carlingford Road as two self-contained flats.

CLUP Applications Decided: 5

Application No: **HGY/2020/0563** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 25/03/2020
 Location: 30 Kirkstall Avenue N17 6PH
 Proposal: Certificate of Lawfulness for proposed rear dormer and outrigger extensions to facilitate loft conversion

Application No: **HGY/2020/0754** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 01/04/2020
 Location: 1 Kirkstall Avenue N17 6PH
 Proposal: Certificate of Lawfulness for proposed rear dormer and outrigger extensions to facilitate loft conversion

Application No: **HGY/2020/0756** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 03/04/2020
 Location: 5 Sirdar Road N22 6QP
 Proposal: Certificate of Lawfulness for proposed single storey rear extension.

Application No: **HGY/2020/0970** Officer: Janey Zhao
 Decision: PERM DEV Decision Date: 11/05/2020
 Location: 101 Belmont Road N17 6AT
 Proposal: Certificate of lawfulness - proposed formation of rear dormer and outrigger dormer and insertion of roof lights.

Application No: **HGY/2020/1070** Officer: Mercy Oruwari
 Decision: PERM DEV Decision Date: 19/05/2020
 Location: 212 Boundary Road N22 6AJ
 Proposal: Certificate of lawfulness for the formation of a rear dormer and roof extension including the insertio
 4 x front and 1 x rear rooflights and a Juliet balcony.

COND Applications Decided: 1

Application No: **HGY/2020/0351** Officer: Anestis Skoupras
 Decision: GTD Decision Date: 30/03/2020
 Location: 236 Boundary Road N22 6AJ
 Proposal: Variation of condition 2 attached to planning permission HGY/2018/2371. Minor Material amendme
 are proposed due to additional development/enhancement of the design. The changes have reduc
 the shortfall of the minimum space standards as outlined in the London plan (2017).

FUL Applications Decided: 18

Application No: **HGY/2019/2151** Officer: Sarah Madondo
 Decision: GTD Decision Date: 01/04/2020
 Location: 276 West Green Road N15 3QR
 Proposal: Replacement of 2 Ground Floor Glass Windows on West Elevation with brickwork to match existin
 Removal of 3 car parking spaces at rear of the building (north elevation) and infilling north elevatio
 with brickwork to match existing.

Application No: **HGY/2020/0030** Officer: Sarah Madondo
 Decision: REF Decision Date: 08/04/2020
 Location: 179 Boundary Road N22 6AL
 Proposal: Demolition of existing structure and erection of a conservatory to a depth of 3.00m.

Application No: **HGY/2020/0043** Officer: Anestis Skoupras
 Decision: GTD Decision Date: 27/02/2020
 Location: 4 Caversham Road N15 3QP
 Proposal: Replacement of timber windows with uPVC double glazed windows to front elevation in alternat
 glazing configuration, single-storey rear extension, and installation of patio doors and juliette balco
 first floor back bedroom.

Application No: **HGY/2020/0265** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 12/03/2020
 Location: 11 Stanmore Road N15 3PR
 Proposal: Construction of single storey side and rear extension to house

Application No:	HGY/2020/0297	Officer:	Anestis Skoupras
Decision:	GTD	Decision Date:	30/03/2020
Location:	113 Carlingford Road N15 3ES		
Proposal:	Side infill extension with two rooflights.		
Application No:	HGY/2020/0314	Officer:	Anestis Skoupras
Decision:	GTD	Decision Date:	16/03/2020
Location:	Flat 1 44 Langham Road N15 3RA		
Proposal:	The creation of a single storey rear extension (3.5m deep).		
Application No:	HGY/2020/0438	Officer:	Anestis Skoupras
Decision:	GTD	Decision Date:	30/03/2020
Location:	Right Maisonette 192 Langham Road N15 3NB		
Proposal:	Proposed replacement of timber casement windows in white finish to the rear with PVCu casement windows in white finish.		
Application No:	HGY/2020/0473	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	07/04/2020
Location:	1 Kirkstall Avenue N17 6PH		
Proposal:	Erection of single storey rear/side infill extension and loft conversion with rear dormers and skylight front roof slope.		
Application No:	HGY/2020/0493	Officer:	Anestis Skoupras
Decision:	REF	Decision Date:	03/04/2020
Location:	4 Sirdar Road N22 6RG		
Proposal:	Installation of patio doors, Juliet balcony and railed parapet wall around edge of flat roof of new roof extension to enable builders' access (retrospective application).		
Application No:	HGY/2020/0552	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	01/04/2020
Location:	30 Kirkstall Avenue N17 6PH		
Proposal:	Proposed single storey rear/ side infill extension, first-floor internal alterations and all associated work.		
Application No:	HGY/2020/0554	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	03/04/2020
Location:	120 Walpole Road N17 6BW		
Proposal:	Subdivision of an existing 4-bedroom dwelling into two units: 4-bedroom (House 1) and 1-bedroom (House 2), subdivision of the rear garden and creation of an access staircase on the ground floor.		
Application No:	HGY/2020/0593	Officer:	Anestis Skoupras
Decision:	GTD	Decision Date:	08/04/2020
Location:	104 Langham Road N15 3LX		
Proposal:	Proposed Replacement of existing rear infill extension.		

Application No:	HGY/2020/0652	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	16/04/2020
Location:	53 Mannock Road N22 6AB		
Proposal:	Single storey rear extension and formation of a loft conversion with a rear dormer window.		
Application No:	HGY/2020/0655	Officer:	Kwaku Bossman-Gyamera
Decision:	REF	Decision Date:	17/04/2020
Location:	403 Lordship Lane N17 6AE		
Proposal:	Change of use from A1 retail shop to C3 residential flat.		
Application No:	HGY/2020/0657	Officer:	Kwaku Bossman-Gyamera
Decision:	REF	Decision Date:	23/04/2020
Location:	383 Lordship Lane N17 6AE		
Proposal:	Erection of a single storey rear extension and conversion of existing property into a 4 room 6 persc HMO (C4).		
Application No:	HGY/2020/0658	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	23/04/2020
Location:	407 Lordship Lane N17 6AG		
Proposal:	Change of use from use class D2 to restaurant and take away (use class A3/A5) and installation of associated extract system with ducting to rear elevation.		
Application No:	HGY/2020/0723	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	14/04/2020
Location:	2 Walpole Road N17 6BJ		
Proposal:	Proposed First Floor Side Extension with Associated Internal and External Works (Re-submission of Application - HGY/2019/3081)		
Application No:	HGY/2020/0726	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	01/05/2020
Location:	163 Carlingford Road N15 3ET		
Proposal:	Single storey rear and side extension.		

NON Applications Decided: 2

Application No:	HGY/2020/0856	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	28/04/2020
Location:	159 Higham Road N17 6NX		
Proposal:	Non-material amendments application to change timber cladding to side wall of extension to red face bricks.		
Application No:	HGY/2020/0857	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	28/04/2020
Location:	159 Higham Road N17 6NX		
Proposal:	Non-material amendments application to change timber cladding to side elevation to red facing brick painted render to existing rear wall, and amendment to proposed window size on front elevation.		

PNE Applications Decided: 3

Application No:	HGY/2020/0335	Officer:	Laina Levassor
Decision:	PN REFUSED	Decision Date:	05/03/2020
Location:	78 Downhills Park Road N17 6PB		
Proposal:	Erection of a single storey extension which extends beyond the rear wall of the original house by 6 for which the maximum height would be 3m and for which the height of the eaves would be 3m.		
Application No:	HGY/2020/0480	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	26/03/2020
Location:	88 Boundary Road N22 6AD		
Proposal:	Erection of a single storey extension which extends beyond the rear wall of the original house by 4 for which the maximum height would be 4m and for which the height of the eaves would be 2.8m		
Application No:	HGY/2020/0540	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	01/04/2020
Location:	143 Sirdar Road N22 6QS		
Proposal:	Erection of a single storey extension which extends beyond the rear wall of the original house by 5 for which the maximum height would be 3m and for which the height of the eaves would be 3m.		

RES Applications Decided: 4

Application No:	HGY/2020/0283	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	27/03/2020
Location:	Keston Centre Keston Road N17 6PW		
Proposal:	Submission of details for the partial discharge of condition 19 (completion of the remediation works attached to planning permission HGY/2016/3309 in relation to Block A only).		
Application No:	HGY/2020/0286	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	27/04/2020
Location:	1B Keston Road N17 6PJ		
Proposal:	Approval of details pursuant to conditions 4 (landscaping), 5 (Boundary treatment), 8 (Constructor Method Statement) attached to planning permission HGY/2019/1869.		
Application No:	HGY/2020/0567	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	09/03/2020
Location:	Keston Centre Keston Road N17 6PW		
Proposal:	Submission of details for the partial discharge of condition 29 (Secured by Design) attached to planning permission HGY/2016/3309 in relation to Block A.		
Application No:	HGY/2020/0760	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	26/03/2020
Location:	Keston Centre Keston Road N17 6PW		
Proposal:	Submission of details for the partial discharge of condition 29 (Secured by Design) attached to planning permission HGY/2016/3309 in relation to Block F Townhouses 6 & 7.		

Total Applications Decided for Ward: 36WARD: **White Hart Lane****CLDE Applications Decided: 2**

Application No: **HGY/2020/0538** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 30/04/2020
 Location: 1A Norfolk Close N13 6AN
 Proposal: Certificate of lawfulness for use of part of ground floor as a self-contained studio flat.

Application No: **HGY/2020/0709** Officer: Laina Levassor
 Decision: GTD Decision Date: 26/03/2020
 Location: 17 Stockton Road N17 7HX
 Proposal: Certificate of Lawfulness for existing single storey rear extension

CLUP Applications Decided: 4

Application No: **HGY/2020/0240** Officer: Mercy Oruwari
 Decision: PERM DEV Decision Date: 16/03/2020
 Location: 145 Norfolk Avenue N13 6AL
 Proposal: Certificate of lawfulness for double side roof dormers including the insertion of windows on both sides proposed use.

Application No: **HGY/2020/0502** Officer: Mercy Oruwari
 Decision: PERM DEV Decision Date: 26/03/2020
 Location: 18 Jellicoe Road N17 7BL
 Proposal: Certificate of lawfulness for the formation of a rear dormer, a hip to gable extension including the insertion of 2 front rooflights and 1 side elevation window, the erection of a single storey rear extension and the erection of a proposed outbuilding at the rear of the garden - Proposed use.

Application No: **HGY/2020/0766** Officer: Mercy Oruwari
 Decision: PERM DEV Decision Date: 21/04/2020
 Location: 78 Compton Crescent N17 7LD
 Proposal: Certificate of lawfulness for the formation of a rear dormer including the insertion of 2 front rooflights

Application No: **HGY/2020/0768** Officer: Mercy Oruwari
 Decision: PERM DEV Decision Date: 16/04/2020
 Location: 40 Oak Avenue N17 8JJ
 Proposal: Certificate of lawfulness for the formation of a rear dormer including the insertion of 2 front rooflights and a single storey rear extension (Proposed).

FUL Applications Decided: 9

Application No: **HGY/2020/0042** Officer: Anestis Skoupras
 Decision: REF Decision Date: 24/02/2020
 Location: 75 Great Cambridge Road N17 7LN
 Proposal: Replacement rear conservatory.

Application No: **HGY/2020/0045** Officer: Gareth Prosser
 Decision: GTD Decision Date: 10/03/2020
 Location: 26 Wateville Road N17 7PT
 Proposal: Loft conversion with Velux roof windows & replacement windows & new patio door.

Application No:	HGY/2020/0305	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	06/03/2020
Location:	199 The Roundway N17 7BP		
Proposal:	Install porch to the front of property.		
Application No:	HGY/2020/0338	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	28/02/2020
Location:	First Floor Flat 63 De Quincey Road N17 7DJ		
Proposal:	Formation of a loft conversion with rear dormer and 2x Velux windows to the front.		
Application No:	HGY/2020/0349	Officer:	Anestis Skoupras
Decision:	GTD	Decision Date:	27/03/2020
Location:	6 Walden Road N17 7QD		
Proposal:	Proposed roof conversion with 1 conservation rooflight to the front roof slope and two rooflights to rear.		
Application No:	HGY/2020/0640	Officer:	Gareth Prosser
Decision:	REF	Decision Date:	09/04/2020
Location:	19 Waltheof Gardens N17 7EA		
Proposal:	Erection of ground floor rear part first floor rear extension.		
Application No:	HGY/2020/0729	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	14/04/2020
Location:	4 Warkworth Road N17 7BD		
Proposal:	Demolition of the existing garage and the erection of a double-storey side extension with new gara		
Application No:	HGY/2020/0730	Officer:	Kwaku Bossman-Gyamera
Decision:	REF	Decision Date:	15/04/2020
Location:	27 Shobden Road N17 7PG		
Proposal:	Proposed double storey rear extension. Loft conversion with a rear dormer window. Alteration to th front facade of the building.		
Application No:	HGY/2020/0732	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	11/05/2020
Location:	460 Lordship Lane N17 7QY		
Proposal:	Single storey rear extension ancillary to existing cafe.		
PNE	Applications Decided: 1		
Application No:	HGY/2020/0462	Officer:	Laina Levassor
Decision:	PN REFUSED	Decision Date:	19/03/2020
Location:	17 Creighton Road N17 8JU		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 5.3 for which the maximum height would be 3.17m and for which the height of the eaves would be 2.8!		

RES Applications Decided: 5

Application No:	HGY/2019/2693	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	21/05/2020
Location:	St John's Church and Hall Acacia Avenue N17 8LR		
Proposal:	Approval of details pursuant to condition 5 (Construction Management Plan and Construction Logi: Plan) attached to planning permission HGY/2016/4095.		
Application No:	HGY/2019/2695	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	13/03/2020
Location:	St John's Church and Hall Acacia Avenue N17 8LR		
Proposal:	Approval of details pursuant to condition 9 (Air Quality and Dust Management Plan) attached to planning permission HGY/2016/4095.		
Application No:	HGY/2019/2697	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	07/05/2020
Location:	St John's Church and Hall Acacia Avenue N17 8LR		
Proposal:	Approval of details pursuant to condition 11 (Non-Road Mobile Machinery (NRMM) and plant) attac to planning permission HGY/2016/4095.		
Application No:	HGY/2019/2705	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	13/03/2020
Location:	St John's Church and Hall Acacia Avenue N17 8LR		
Proposal:	Approval of details pursuant to condition 23 (Details of parapet walls and external surfaces) attach planning permission HGY/2016/4095.		
Application No:	HGY/2019/3166	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	28/04/2020
Location:	500 White Hart Lane N17 7NA		
Proposal:	Approval of details pursuant to condition 6 (access gates) attached to planning permission HGY/2018/0047.		

TEL Applications Decided: 1

Application No:	HGY/2020/1088	Officer:	Kwaku Bossman-Gyamera
Decision:	PERM DEV	Decision Date:	15/05/2020
Location:	Corner of Rivulet Road Great Cambridge Road N17		
Proposal:	Formal notification in writing of 28 days' notice in advance, of the intention to install electronic communications, in accordance with Regulation 5 of the Electronic Communications Code (Condit and Restrictions) Regulations 2003.		

The proposed installation comprises: the removal and replacement of 3No. Existing antennas with Upgraded antennas affixed to the tower, the removal and replacement of the existing Pogona cabi measuring 1230 x 400 x 1033mm with 1 No. Huawei APM 5930 cabinets measuring 1200 x 640 x 480mm and a Huawei RFC 5906 cabinet measuring 1600 x 640 x 480mm and ancillary developme thereto.

Total Applications Decided for Ward: 22WARD: **Woodside****ADV Applications Decided: 1**

Application No: **HGY/2020/0276** Officer: Anestis Skoupras
 Decision: GTD Decision Date: 04/03/2020
 Location: Minicab Office 36-38 Car Park Station Road N22 2SY
 Proposal: Proposed illuminated fascia sign.

CLUP Applications Decided: 6

Application No: **HGY/2020/0289** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 24/02/2020
 Location: 98 Eldon Road N22 5EE
 Proposal: Certificate of Lawfulness for proposed rear dormer and outrigger extensions to facilitate a loft conversion.

Application No: **HGY/2020/0685** Officer: Janey Zhao
 Decision: PERM DEV Decision Date: 06/04/2020
 Location: 40 Stirling Road N22 5BP
 Proposal: Certificate of lawfulness: proposed erection of single storey rear extension.

Application No: **HGY/2020/0693** Officer: Janey Zhao
 Decision: PERM DEV Decision Date: 27/04/2020
 Location: 13 Berners Road N22 5NE
 Proposal: Certificate of lawfulness: proposed formation of rear dormer and outrigger dormer with insertion of roof lights.

Application No: **HGY/2020/0757** Officer: Laina Levassor
 Decision: PERM REQ Decision Date: 27/04/2020
 Location: 41 Sylvan Avenue N22 5JA
 Proposal: Certificate of Lawfulness for proposed rear dormer and outrigger extensions to facilitate loft conversion.

Application No: **HGY/2020/0769** Officer: Mercy Oruwari
 Decision: PERM DEV Decision Date: 21/04/2020
 Location: 41 Stirling Road N22 5BL
 Proposal: Certificate of lawfulness for the formation of a rear dormer and hip to gable extension including the insertion of 2 front rooflights and a Juliet balcony.

Application No: **HGY/2020/1071** Officer: Mercy Oruwari
 Decision: PERM DEV Decision Date: 19/05/2020
 Location: 37 Solway Road N22 5BX
 Proposal: Certificate of lawfulness for the formation of a rear dormer including the insertion of 3x front rooflights.

FUL Applications Decided: 14

Application No: **HGY/2019/3104** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 01/05/2020
 Location: 614 Lordship Lane N22 5JH
 Proposal: Retrospective planning application for a change of use from existing ground floor laundrette to cafe.

Application No:	HGY/2020/0281	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	28/02/2020
Location:	Flat 1 12 Eldon Road N22 5DX		
Proposal:	Erection of ground floor rear extension of 1.5 meters to flat A (3m already granted). Eaves no higher than 2.7meter and roof no higher than 3m.		
Application No:	HGY/2020/0322	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	22/04/2020
Location:	306 High Road N22 8JR		
Proposal:	Use of the premises for wheel alignment of motor vehicles and the sale of associated accessories Use Class) (Retrospective Application).		
Application No:	HGY/2020/0324	Officer:	Kwaku Bossman-Gyamera
Decision:	REF	Decision Date:	25/03/2020
Location:	93 Granville Road N22 5LR		
Proposal:	Retrospective planning applicatioin for a change of use from residential dwelling (Class C3) to an h for up to 8 residents (Sui Generis).		
Application No:	HGY/2020/0328	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	27/03/2020
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/2020/0340	Officer:	Neil McClellan
Decision:	GTD	Decision Date:	06/03/2020
Location:	Ground Floor Flat 20 Cranbrook Park N22 5NA		
Proposal:	Application under S73 for the variation of condition 2 of planning permission reference HGY/2018/ for the erection of single storey extensions to the rear of the ground floor flat. The amendment beir sought is to increase the depth of the approved rear extension by 1 metre.		
Application No:	HGY/2020/0394	Officer:	Anestis Skoupras
Decision:	GTD	Decision Date:	25/03/2020
Location:	Flat C 35 White Hart Lane N22 5SL		
Proposal:	Erection of a rear dormer loft extension for a top floor flat.		
Application No:	HGY/2020/0396	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	17/03/2020
Location:	24 Berners Road N22 5NE		
Proposal:	Conversion of existing house to 2 separate self contained flats.		
Application No:	HGY/2020/0413	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	26/03/2020
Location:	Flat 1 12 Eldon Road N22 5DX		
Proposal:	Hip to gable extension and erection of rear dormer window to facilitate loft conversion.		

Application No: **HGY/2020/0478** Officer: Anestis Skoupras
 Decision: GTD Decision Date: 18/03/2020
 Location: First Floor Flat 34 Barratt Avenue N22 7EZ
 Proposal: Rear dormer with roof lights on front slope.

Application No: **HGY/2020/0479** Officer: Sarah Madondo
 Decision: REF Decision Date: 24/04/2020
 Location: 20 Croxford Gardens N22 5QU
 Proposal: Erection of a new 3 bed house to be located to the side of No. 20 along with associated existing building alterations consisting of a rear and dormer extension.

Application No: **HGY/2020/0597** Officer: Anestis Skoupras
 Decision: GTD Decision Date: 21/04/2020
 Location: 108 Eldon Road N22 5EE
 Proposal: Single storey rear extension.

Application No: **HGY/2020/0630** Officer: Anestis Skoupras
 Decision: GTD Decision Date: 21/04/2020
 Location: 78 Stirling Road N22 5BP
 Proposal: Two storey side extension with hipped roof.

Application No: **HGY/2020/0668** Officer: Gareth Prosser
 Decision: REF Decision Date: 17/04/2020
 Location: Flats 1C & 1D 28 Pellatt Grove N22 5PL
 Proposal: Erection of a single storey rear extension to facilitate the retention of two no. self-contained studio (Class C3), plus associated internal alterations to the layout of the existing flats. (Retrospective).

NON Applications Decided: 1

Application No: **HGY/2020/0790** Officer: Samuel Uff
 Decision: GTD Decision Date: 31/03/2020
 Location: 134 Station Road N22 7SX
 Proposal: Non-material amendment to planning permission HGY/2019/0235 for panel to dormer extension removed and replaced with grey zinc cladding.

PNE Applications Decided: 5

Application No: **HGY/2020/0148** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 02/03/2020
 Location: 63 The Roundway N17 7HB
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m which the maximum height would be 3m and for which the height of the eaves would be 3m.

Application No: **HGY/2020/0408** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 18/03/2020
 Location: 132 Sylvan Avenue N22 5JB
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 6 for which the maximum height would be 3.3m and for which the height of the eaves would be 3m.

Application No:	HGY/2020/0535	Officer:	Laina Levassor
Decision:	PN REFUSED	Decision Date:	01/04/2020
Location:	41 Stirling Road N22 5BL		
Proposal:	Erection of a single storey extension which extends beyond the rear wall of the original house by 6 for which the maximum height would be 2.5m and for which the height of the eaves would be 2.8m		
Application No:	HGY/2020/0549	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	07/04/2020
Location:	108 Eldon Road N22 5EE		
Proposal:	Erection of a single storey extension which extends beyond the rear wall of the original house by 5 for which the maximum height would be 3.70m and for which the height of the eaves would be 2.9m		
Application No:	HGY/2020/0644	Officer:	Laina Levassor
Decision:	PN REFUSED	Decision Date:	08/04/2020
Location:	12 New Road N22 5ET		
Proposal:	Erection of a single storey extension which extends beyond the rear wall of the original house by 6 for which the maximum height would be 3.75m and for which the height of the eaves would be 2.7m		

RES Applications Decided: 3

Application No:	HGY/2020/0497	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	22/04/2020
Location:	Ground Floor Flat 582 Lordship Lane N22 5BY		
Proposal:	Approval of details pursuant to condition 4 (Hydrological and Hydro-geological) attached to planning appeal reference APP/Y5420/A/12/2180133.		
Application No:	HGY/2020/0498	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	22/04/2020
Location:	Ground Floor Flat 582 Lordship Lane N22 5BY		
Proposal:	Approval of details pursuant to condition 3(Construction Management Plan) attached to planning appeal reference APP/Y5420/A/12/2180133.		
Application No:	HGY/2020/1184	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	21/05/2020
Location:	298A High Road N22 8JR		
Proposal:	Approval of details pursuant to condition 3 (samples of materials) attached to planning permission HGY/2017/2356.		

TEL Applications Decided: 2

Application No:	HGY/2020/0986	Officer:	Kwaku Bossman-Gyamera
Decision:	PERM DEV	Decision Date:	29/04/2020
Location:	748 Lordship Lane N22 5JP		
Proposal:	Notification under the Electronic Communications Code Regulations 2003 (as amended) to utilise permitted development rights for the installation of 4 no. microcell antennas (as part of a small cell system) on the fascia of the building (a small GPS module will also be installed).		
Application No:	HGY/2020/1089	Officer:	Kwaku Bossman-Gyamera
Decision:	PERM DEV	Decision Date:	15/05/2020
Location:	Rooftop Communications Station, River Park House 225 High Road N22 8HQ		

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 ancillary works thereto.

Total Applications Decided for Ward: 32

WARD: Not Applicable - Outside Borough

OBS Applications Decided: 8

Application No: **HGY/2019/2129** Officer: Martin Cowie

Decision: RNO Decision Date: 09/04/2020

Location: Woodberry Down N4

Proposal: Site Address: Land bounded by Seven Sisters Road to the North, Woodberry Grove to the West, a Devan Grove and Eastern Reservoir to the South, which includes buildings identified as The Happy Man Public House Woodberry Grove, 440 Seven Sisters Road, 1-25 Bayhurst House, 1-30 Chattenden House, 1-45 Farningham Road, 1-80 Ashdale House, 1-80 Burtonwood House, Woodberry Down, London, N4
Development Description: Demolition of the existing buildings, and construction of 4 residential blocks ranging in height from 6 to 20 storeys, to provide 584 residential units and 1,045 sqm (GEA) of flexible floorspace (Use Class A1, A2, A3, D1, D2), a new Energy Centre (sui generis) and a new public park together with ancillary hard and soft landscaping, public realm, cycle and associated car parking, highway works including access road and all other works associated with the development. (THIS APPLICATION IS ACCOMPANIED BY AN ENVIRONMENTAL STATEMENT).
(Observations to L.B. Hackney - their reference 2019/2514)

Application No: **HGY/2020/0138** Officer: Matthew Gunning

Decision: RNO Decision Date: 26/02/2020

Location: Channing Junior School 1 Highgate High Street N6

Proposal: Alterations to boundary wall on Highgate Hill in connection with creation of new vehicular access, installation of gates and reconfiguration of existing car park (including bin enclosure). (Observation L.B. Camden - their planning reference 2019/5756/P)

Application No: **HGY/2020/0495** Officer: Matthew Gunning

Decision: RNO Decision Date: 05/03/2020

Location: Holloway Service Station, Sparsholt Road & 25-27 Crouch Hill N19 4EL

Proposal: Demolition of existing vehicle repair garage (B2 use) and erection of four-storey mixed use building with A1/B2 use at ground floor level and residential (C3 use) at first, second and third floor levels comprising of 7x self-contained residential units with associated terraces, cycle and refuse storage landscaping works; and alterations to rear of Nos. 25 & 27 Crouch Hill in association with new building (observations to L.B. Islington, their reference P2019/3720/FUL)

Application No: **HGY/2020/0616** Officer: Matthew Gunning

Decision: RNO Decision Date: 16/03/2020

Location: Woodberry Down Primary School Woodberry Grove N4 1SY

Proposal: Erection of playground equipment (Observations to L.B. Hackney - their reference 2020/0488)

Application No: **HGY/2020/0783** Officer: Robbie McNaugher

Decision: ROB Decision Date: 07/05/2020

Location: 4 Advent Way N18 3AG

Proposal: Construction of a new district heating energy centre building and phase 1 of the associated buried network piping which extends westward into the wider borough (observations to L.B. Enfield - their planning reference 18/04517/FUL)

Application No:	HGY/2020/0907	Officer:	Matthew Gunning
Decision:	RNO	Decision Date:	29/04/2020
Location:	81 Newgate Street EC1A 7AJ		
Proposal:	Part refurbishment and part demolition, excavation and redevelopment involving the erection of an additional four storeys to provide a ground plus 13 storey building with publicly accessible route through the site, incorporating gym and swimming pool (Use Class D2) at lower basement levels (1,737sq.m), gym and flexible floor area uses (Use Classes A1-A5, B1, D2) at basement level (1,343sq.m), retail (A1-A5) at ground floor level (4,398sq.m) with access to offices and rooftop restaurant and public viewing gallery, office accommodation (Use Class B1a) from levels 1-13 (67,802sq.m), roof top restaurant (Use Class A3) (107sq.m) and publicly and privately accessible roof terraces (1,231sq.m) landscaping (699sq.m) and other associated works. (Creation of an additional 27,375sq.m of floorspace). (Observations to City Of London - their reference 20/00311/FULMAJ)		
Application No:	HGY/2020/1060	Officer:	Matthew Gunning
Decision:	RNO	Decision Date:	15/05/2020
Location:	169 Middleham Road N18 2RY		
Proposal:	Installation of pitched roof over existing flat roof of extension (Observations to L.B. Enfield - their planning reference 20/01224/HOU)		
Application No:	HGY/2020/1061	Officer:	Matthew Gunning
Decision:	RNO	Decision Date:	21/05/2020
Location:	Fairweather Wharf 10 Timberwharf Road N16 6DB		
Proposal:	Conversion of ground and mezzanine B8 (storage) floorspace to B1a office space (Observations to Hackney - their planning reference 2020/0549)		

Total Applications Decided for Ward: 8

Total Number of Applications Decided: 599

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