

## NOTICE OF MEETING

# PLANNING SUB COMMITTEE

**Tuesday, 8th September, 2020, 7.00 pm – MS Teams – (watch it [here](#))**

**Members:** Councillors Sarah Williams (Chair), Gina Adamou (Vice-Chair), Dhiren Basu, John Bevan, Luke Cawley-Harrison, Justin Hinchcliffe, Peter Mitchell, Viv Ross, Yvonne Say and two vacancies (Labour)

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. Members of the public participating in the meeting (e.g. making depositions, asking questions, making oral protests) should be aware that they are likely to be filmed, recorded or reported on. By entering the 'meeting room', 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 14 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 - 16)**

To confirm and sign the minutes of the Planning Sub Committees held on 8 June 2020 and 9 July 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/2018/3205 - FORMER NEWSTEAD NURSING HOME DENEWOOD ROAD N6 4AL (PAGES 17 - 140)**

**Proposal:** Demolition of existing building and erection of three buildings between two and three storeys in heights to provide 13 residential dwellings, private and communal amenity space and other associated development.

**Recommendation:** GRANT

**9. PRE-APPLICATION BRIEFINGS**

The following items are pre-application presentations to the Planning Sub-Committee and discussion of proposals.

Notwithstanding that this is a formal meeting of the Sub-Committee, no decision will be taken on the following items and any subsequent applications will be the subject of a report to a future meeting of the Sub-Committee in accordance with standard procedures.

The provisions of the Localism Act 2011 specifically provide that a Councillor should not be regarded as having a closed mind simply because they previously did or said something that, directly or indirectly, indicated what view they might take in relation to any particular matter. Pre-application briefings provide the opportunity for Members to raise queries and identify any concerns about proposals.

The Members' Code of Conduct and the Planning Protocol 2016 continue to apply for pre-application meeting proposals even though Members will not be exercising the statutory function of determining an application. Members should nevertheless ensure that they are not seen to pre-determine or close their mind to any such proposal otherwise they will be precluded from participating in determining the application or leave any decision in which they have subsequently participated open to challenge.

**10. PRE/2020/0011 - OPEN LAND AND GARAGES, REMINGTON ROAD, LONDON, N15 6SS (PAGES 141 - 156)**

**Proposal:** Development of open land and garages for c45 residential units (houses and flats - all Council rent) and associated landscaping, public realm improvements, play space, cycling and refuse stores.

**11. PRE/2020/0124 - PARTRIDGE WAY, LONDON N22 8DW (PAGES 157 - 178)**

**Proposal:** Demolition of the existing garages and redevelopment of the site to provide a nine storey building comprising of 14 x 1 bedroom flats and 9 x 2 bedroom flats (all for Council rent), with amenity space, associated bin stores,

cycle stores and disabled and visitor parking, and provision of play space and landscape improvements in the vicinity of the site.

**12. UPDATE ON MAJOR PROPOSALS (PAGES 179 - 192)**

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.

**13. APPLICATIONS DETERMINED UNDER DELEGATED POWERS (PAGES 193 - 250)**

To advise the Planning Committee of decisions on planning applications taken under delegated powers for the period 29 June 2020 – 21 August 2020.

**14. NEW ITEMS OF URGENT BUSINESS**

To consider any items admitted at item 4 above.

**15. DATE OF NEXT MEETING**

12 October 2020

Felicity Foley, Acting Committees Manager  
Tel – 020 8489 2919  
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Bernie Ryan  
Assistant Director – Corporate Governance and Monitoring Officer  
River Park House, 225 High Road, Wood Green, N22 8HQ

Friday, 28 August 2020

## **MINUTES OF MEETING PLANNING SUB COMMITTEE HELD ON MONDAY, 8TH JUNE, 2020, 7.00 - 9.40 PM**

### **PRESENT:**

**Councillors: John Bevan, Luke Cawley-Harrison, Peter Mitchell, Viv Ross, Yvonne Say, Preston Tabois and Sarah Williams (Chair)**

### **409. ELECTION OF CHAIR**

As the Vice-Chair was not present at the meeting, the Clerk asked for nominations for a Chair of the meeting.

Councillor Mitchell nominated Councillor Williams. This was seconded by Councillor Say, and approved by the remainder of the Committee.

Councillor Williams in the Chair

### **410. FILMING AT MEETINGS**

Members noted that the meeting was being streamed live on the Council's website.

### **411. APOLOGIES**

Apologies for absence were received from Councillors Adamou, Basu and Hinchcliffe.

### **412. URGENT BUSINESS**

None.

### **413. DECLARATIONS OF INTEREST**

Councillor Bevan declared a non-prejudicial interest in respect of items 9 & 10 as he was a Member of the Board for Homes for Haringey.

Councillor Say declared a non-prejudicial interest in respect of item 9 as she had been consulted on the plans in her capacity as Ward Councillor.

### **414. MINUTES**

**RESOLVED that the minutes of the Planning Committee held on 9 March 2020 be approved.**

### **415. HGY/2020/0635 - 555 WHITE HART LANE N17 7RP**

The Committee considered an application for the 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.

Councillor Gideon Bull addressed the Committee in support of the application. He informed the Committee that he was impressed by the level of engagement with residents and ward councillors by SEGRO on the scheme. The current site was a blight on the local landscape, and the development would provide a much improved site and a number of jobs.

Steve Lord and Stuart Mills (Applicants) were present and responded along with officers to questions from the Committee:

- The development would create some traffic in the area, and studies of the area had shown that the current measures in place at the junction of Perth Road and White Hart Lane were sufficient unless the area was monitored further for incidents. A s106 contribution could not be included, but the developers could make any contributions that they wished to do so. The applicant confirmed that a contribution would be made to improve safety at the junction.
- A specialist landscape maintenance company would maintain the green walls, and the cost added to the service charges. A management plan for the landscaping was required to be submitted as part of the conditions.
- The estate was a secured development, therefore no match day parking would be possible. A parking management design plan was required as part of the planning permission to look at the monitoring of parking.

The Committee commended the applicants on a well presented design.

The Chair moved that the application be approved, with the additional conditions and informatives as set out in the addendum, and following a vote it was unanimously

### **RESOLVED**

- (i) That planning permission be granted and 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 and referral to the Mayor of London.
- (ii) That delegated authority be granted to the Head of Development Management or the Assistant Director Planning to make any alterations, additions or deletions to the recommended heads of terms and/or recommended conditions as set out in this report and to further delegate this power provided this authority shall be exercised in consultation with the Chairman (or in their absence the Vice-Chairman) of the Sub-Committee.
- (iii) That the section 106 legal agreement referred to in resolution (i) 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

- (iv) That, following completion of the agreement(s) referred to in resolution (i) within the time period provided for in resolution (ii) above, planning permission be granted in accordance with the Planning Application subject to the attachment of the conditions.
- (v) That, in the absence of the agreement referred to in resolution (i) above being completed within the time period provided for in resolution (ii) above, the planning permission be refused for the following reasons:
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.*
- (vi) In the event that the Planning Application is refused for the reasons set out in resolution (v) above, the Head of Development Management (in consultation with the Chair of Planning sub-committee) is hereby authorised to approve any further application for planning permission which duplicates the Planning Application provided that:
- (i) There has not been any material change in circumstances in the relevant planning considerations, and

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

**416. HGY/2020/0589 - LAND OPPOSITE 16 PARK ROAD, EDITH ROAD N11 2QE**

The Committee considered an application for the 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).

Paul Bligh and Satish Jassall (Applicants) were present and responded along with officers to questions from the Committee:

- Solar panels would be fixed to the roof of the refuse store – if they were removed / vandalised, damage would be caused which would render them useless.
- The townhouses would have entrances on Edith Road, and the flats would have communal entry. There would be no permitted development rights for any of the properties (condition 14 covered this).
- The courtyard was overlooked by flats in the development, and the bin store building would add a sense of enclosure and privacy.
- The building was stacked to provide views down the road, and to break down the mass of the building over the park.
- There would be no overlooking into the new garden space by existing buildings on Edith Road.
- Existing trees would be replaced with similar species.
- Electricity would be provided via 64 solar panels. Heating and hot water would be provided via air source heat pumps. All energy required for fuelling the development would be provided on site.
- The car free status had been removed from the development (as detailed in the addendum). Five spaces would be provided on site and there was sufficient space in the area for additional cars.
- The balconies were angled in a manner to limit visibility from the street.
- A condition relating to TV aerials had been including in the addendum.

One Committee Member raised issues in relation to the design – the brick at the front felt very oppressive and the boxy design did not blend in with the rest of the area. Officers commented that there was a great deal of variety, rhythm and scale which made the design appealing and interesting.

The Chair moved that the application be approved, with the additional conditions and informatives as set out in the addendum, and following a vote it was unanimously

**RESOLVED**

That planning permission be granted and that the Head of Development Management or Assistant Director for Planning is authorised to issue the planning permission and impose conditions and informatives set out in the report and the addendum.



**417. HGY/2020/0136 - FORMER GARAGES AT ST MARYS CLOSE N17 9UD**

The Committee considered an application for the 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.

Annie Gray and Kiran Curtis (Applicants) were present and responded along with officers to questions from the Committee:

- The conditions set out that fixings be provided for internal cycle storage – it would not be actively enforced that bikes be stored in them.
- Two parking spaces were provided – one for each house. This would ensure that the properties were future proofed for any potential disability needs.
- The design team had explored adding solar panels to the roofs however it was felt that the right mix was to enhance the fabric of the building and use heat recovery and air source heat pumps to provide hot water and heating. Solar panels would require annual maintenance and it would be difficult to provide safe, regular access to the properties.
- The perimeter walls of the old garages would be retained (following a full survey and maintenance as required), and these would provide privacy to neighbouring properties.

Councillor Bevan moved that a condition be added in relation to not allowing the installation of satellite dishes, and an informative that future residents would be surveyed for their views of the properties. The Chair seconded these suggestions.

The Chair moved that the application be approved, with the additional conditions and informatives as set out in the addendum and added during the meeting, and following a vote it was unanimously

**RESOLVED**

That planning permission be granted and that the Head of Development Management or Assistant Director for Planning is authorised to issue the planning permission and impose conditions and informatives.

**418. UPDATE ON MAJOR PROPOSALS**

**RESOLVED that the report be noted.**

**419. APPLICATIONS DETERMINED UNDER DELEGATED POWERS**

**RESOLVED that the report be noted.**

**420. NEW ITEMS OF URGENT BUSINESS**

None.

**421. DATE OF NEXT MEETING**

29 June 2020

CHAIR:

Signed by Chair .....

Date .....

## **MINUTES OF MEETING PLANNING SUB COMMITTEE HELD ON THURSDAY, 9TH JULY, 2020, 7.00 - 10.35 PM**

### **PRESENT:**

**Councillors: John Bevan, Luke Cawley-Harrison, Justin Hinchcliffe, Peter Mitchell, Viv Ross, Yvonne Say, Preston Tabois and Sarah Williams (Chair)**

### **422. FILMING AT MEETINGS**

*Clerks note: As the Vice-Chair was not present at the meeting, the Clerk asked for nominations for a Chair of the meeting.*

*Councillor Mitchell nominated Councillor Williams. This was seconded by Councillor Bevan, and approved by the remainder of the Committee.*

Councillor Williams in the Chair

Members noted that the meeting was being streamed live on the Council's website.

### **423. APOLOGIES**

Apologies for absence were received from Councillors Adamou and Basu.

### **424. URGENT BUSINESS**

There was no urgent business.

### **425. DECLARATIONS OF INTEREST**

There were no declarations of interest.

### **426. MINUTES**

*Clerk's note: the minutes of the last meeting were not available for approval.*

### **427. HGY/2020/0795 FORMER PETROL FILLING STATION, 76-84 MAYES ROAD, N22**

The Committee considered an application for the redevelopment of the site to provide a single building of between 4 and 9 storeys in height, comprising 75 residential units (C3) and 953 sqm of flexible commercial floorspace (Use Classes A1-A5, B1 and B8), with associated cycle parking, plant, refuse and recycling provision, landscaping and all necessary ancillary and enabling works.

Officers responded to questions from the Committee:

- The Council's position was to keep all of the Council units together rather than separate them, as this made it easier to manage the properties.
- Service charges were driven by how the management of the properties were arranged and would depend on which services were provided.
- Access for services would be provided via Caxton Road.
- There would be three blue badge spaces available, two of which would include electric charging points.
- All properties would be accessed by both lifts and stairs.

Paul Burnham spoke in objection to the application. He commented that it was unacceptable that the number of affordable rent properties had been reduced by four, and replaced by shared ownership properties. He felt that none of the development complied with any planning policies, none of which gave any support to tenure segregation. He added that it was important to maximise integration of housing tenures, and asked the Committee to reject the application.

Natasha Sivandan spoke in objection to the application. She also referred to the number of shared ownership properties, and commented that this was not affordable for most in housing need. Ms Sivandan made reference to her submission in the agenda pack, and her statement that there had been no Equalities Impact Assessment carried out. Ms Sivandan considered that the development was in breach of the Equality Act 2010 as it did not meet local need, and was indirectly discriminatory on the grounds of race and / or religion in relation to family sized accommodation. The provision of homes with wheelchair access in just block A was also considered to be indirectly discriminatory. Ms Sivandan request the Committee reject the application as it did not meet local needs and was in breach of the Equality Act.

Officers responded to questions from the Committee:

- Individual planning applications were not subject to Equalities Impact Assessments (EQIAs). All applications had to confirm to the Local Plan and Housing Policies which themselves had been subject to EQIAs. There was case law (Harris v London Borough of Haringey 2010) relating to a development which required an EQIA, but this was due to the demolition of buildings belonging to a particular group. This development was for a vacant site, so the case law was not relevant to this application.
- In response to Mr Burnham's submission, the number of affordable rent properties had increased since the agenda had been published and the development would now provide 15 Low Cost Rented homes (all London Affordable Rent) and 10 Intermediate homes.

Luke Cadman (Applicant) addressed the Committee. This application was for the development of a brownfield site and would include residential, retail and employment space. The development would deliver a high quality, well designed building. There would be no 'poor doors', and all residents would access the development through the same communal entrance where post boxes would be situated.

Mr Cadman and the applicant team responded along with officers to questions from the Committee:

- The properties would be heated by communal boilers.
- There were a number of operators which would work in the retail spaces, and it was proposed that the retail unit would be stepped back to provide more pavement space.
- The development overprovided on child's play space which would make it an attractive development for young families. All play space on the development would be accessible to all residents.
- All properties would be dual aspect.

Dean Hermitage, Head of Development Management, informed the Committee that there were some minor amendments as outlined in the published addendum.

Councillor Bevan moved that the application be rejected on the grounds that the design was not good, the views to the East of the development were unacceptable, and the development was out of keeping with the character of the local area. Councillor Tabois seconded the motion.

The Chair moved the vote to reject the application and with two in favour and seven against, the vote to reject the application was not carried.

Councillor Cawley-Harrison moved that a condition be added that the two disabled parking spaces with electric charging points should not be restricted to electric cars only. Mr Hermitage advised that this could be added.

The Chair moved the vote to approve the application and with six in favour and three against, it was

**RESOLVED that**

- i) Planning permission be GRANTED and that the Head of Development Management or the Assistant Director Planning be authorised to issue the planning permission and impose conditions and informatives subject to the signing of a section 106 Legal Agreement providing for the obligations set out in the Heads of Terms.
- ii) Delegated authority be granted to the Head of Development Management or the Assistant Director Planning to make any alterations, additions or deletions to the recommended heads of terms and/or recommended conditions as set out in this report and to further delegate this power provided this authority shall be exercised in consultation with the Chairman (or in their absence the Vice-Chairman) of the Sub-committee.
- iii) The section 106 legal agreement referred to in resolution (i) above is to be completed no later than 30 September 2020 or within such extended time as the Head of Development Management or the Assistant Director Planning shall in her/his sole discretion allow.

- iv) Following completion of the agreement(s) referred to in resolution (i) within the time period provided for in resolution (iii) above, planning permission be granted in accordance with the Planning Application subject to the attachment of the conditions listed in full at Appendix 1.
- (v) In the absence of the agreement referred to in resolution (i) above being completed within the time period provided for in resolution (iii) above, the planning permission be refused for the following reasons:
  - (i) In the absence of a legal agreement securing 1) the provision of on-site affordable housing and 2) viability review mechanism, the scheme would fail to foster mixed and balanced neighbourhoods where people choose to live, and which meet the housing aspirations of Haringey's residents. As such, the proposal is contrary to London Plan Policies 3.9, 3.11 and 3.12, Local Plan Strategic Policy SP2, and Development Management DPD Policies DM11, DM13 and DM48.
  - (ii) In the absence of legal agreement securing 1) parking management plan, residential and commercial Travel Plans, Traffic Management Order (TMO) amendments and a Construction Management and Logistics Plan (CMLP) and 2) financial contributions toward travel plan monitoring, car club funding, sustainable and active travel and parking control measures, the proposal would have an unacceptable impact on the safe operation of the highway network, and give rise to overspill parking impacts and unsustainable modes of travel. As such, the proposal is contrary to London Plan policies 6.9, 6.11 and 6.13, Local Plan Strategic Policy SP7 and Development Management DPD Policies DM31, DM32 and DM48.
  - (iii) In the absence of a legal agreement securing a carbon offset payment and updated energy plan, the proposal would fail to mitigate the impacts of climate change. As such, the proposal is unsustainable and contrary to London Plan Policy 5.2, Strategic Policy SP4 and Development Management DPD Policies DM21, DM22 and DM48
  - (iv) In the absence of a legal agreement securing a financial contribution towards child play space, the proposal would fail to deliver an acceptable level of play and informal recreation based on the expected child population generated by the scheme. As such, the proposal is contrary to London Plan policy 3.6, the Mayor's Shaping Neighbourhoods: Play and Informal Recreation SPG and Local Plan Strategic Policy SP13.
  - (v) In the absence of a legal agreement securing a financial contribution towards construction training and local labour initiatives, the proposal would fail to deliver an acceptable level of support towards local residents accessing the new job opportunities in the construction phase of the scheme. As such, the proposal is contrary to Haringey's Planning Obligations SPD 20184.

- (i) In the absence of a legal agreement securing the developer's participation in the Considerate Constructor Scheme, the development would fail to mitigate the impacts of construction and impinge the amenity of adjoining occupiers. As such, the proposal is contrary to London Plan Policies 5.3 and 7.15, Local Plan Strategic Policy SP11 and Development Management DPD Policies DM1 and DM48.
- (vi) In the event that the Planning Application is refused for the reasons set out in resolution (v) above, the Head of Development Management or the Assistant Director Planning (in consultation with the Chair of Planning Sub-committee) is hereby authorised to approve any further application for planning permission which duplicates the Planning Application provided that:
  - (i) There has not been any material change in circumstances in the relevant planning considerations;
  - (ii) The further application for planning permission is submitted to and approved by the Head of Development Management or 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 (i) above to secure the obligations specified therein.

**428. HGY/2020/0847 LOCK KEEPERS COTTAGES, FERRY LANE, N17 9NE**

The Committee considered an application for the 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 floor level, along with associated landscaping and public realm improvements, cycle parking provision, plant and storage and other associated works.

Officers responded to questions from the Committee:

- A development which was not viable for the provision of social housing did not mean that it was not viable to build at all. When considering the viability of a development for social housing, there had to be regard to a minimum level of profit for the developer.
- Page 6, paragraph of the 6.2 addendum report noted that bat surveys had recently completed and no bat activity had been found. However, bat boxes and other measures would be incorporated into the development.

Laurie Elks spoke in objection to the application. He felt that the River Lea area was becoming more and more enclosed by developments – Hale Village and Hale Wharf were high buildings next to this development. The Area Action Plan set out that the Lockkeepers cottages should be developed as part of a comprehensive proposal – Mr Elks added that any development on the site should enhance the character of the

area. Mr Elks referred to the comments of the Parks Authority that the development was too much and requested that the Committee reject the application.

Councillor Gordon spoke in objection to the application. She referred the Committee to the large number of local residents who had objected to the application. There were too many high-rise towers in the area and local residents needed some open space. Cllr Gordon referred to the sale of properties in Hale Wharf, which were advertised for sale in China and stated that these were built for investments and not for local residents. She requested that further thought be given to the development to provide a better proposal.

Tom Cole, Planning Consultant, addressed the Committee. The site was a mixed-use development, which was wholly in accordance with planning policy. The development would create c.60 jobs, new offices for Lea Valley Estates, as well as providing employment, training and apprenticeships for Haringey residents.

Mr Cole and the applicant team responded along with officers to questions from the Committee:

- Deliveries would be directed to the concierge at Hale Village, who would then deliver to the development.
- Waste would be collected by Hale Village as part of the ongoing management of the development.
- The development was six storeys in height and did not encroach on the park or the waterway.
- The viability assessment set out that the development was unable to form any contribution to affordable housing either on or off site.

The Chair moved the vote to approve the application and with four in favour, four against and one abstention, the Chair used her casting vote and it was

**RESOLVED that**

- i) Planning permission be GRANTED and that the Head of Development Management or Assistant Director of Planning be authorised to issue the planning permission and impose conditions and informatives subject to the signing of a Section 106 Legal Agreement providing for the obligations set out in the Heads of Terms below.
- ii) The section 106 legal agreement referred to in resolution (i) above is to be completed no later than 30<sup>th</sup> July 2020 or within such extended time as the Head of Development Management or the Assistant Director of Planning shall in her/his sole discretion allow; and
- iii) Following completion of the agreement(s) referred to in resolution (i) within the time period provided for in resolution (ii) above, planning permission shall be granted in accordance with the Planning Application subject to the attachment of the conditions; and



- iv) Delegated authority be granted to the Assistant Director of Planning/Head of Development Management to make any alterations, additions or deletions to the recommended heads of terms and/or recommended conditions as set out in this report and to further delegate this power provided this authority shall be exercised in consultation with the Chair (or in their absence the Vice-Chair) of the Sub-Committee.
  
- v) In the absence of the agreement referred to in resolution (i) above being completed within the time period provided for in resolution (ii) above, the planning permission be refused for the following reasons:
  - 1. The proposed development, in the absence of a legal agreement securing the provision of early and late stage financial viability reviews, would fail to ensure that affordable housing delivery has been maximised within the Borough and would set an undesirable precedent for future similar planning applications. As such, the proposal is contrary to Policy SP2 of the Council's Local Plan 2017, Policy 3.12 of the London Plan 2016, emerging Policy H5 of the draft London Plan and the Mayor of London's Affordable Housing and Viability Supplementary Planning Guidance document.
  - 2. The proposed development, in the absence of a legal agreement to work with the Council's Employment and Skills team and to provide other employment initiatives 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 Policy SP9 of Haringey's Local Plan 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 an appropriate financial contribution towards the Paddock, would fail to meet the development requirements of Site Allocation TH9 and would fail to provide sufficient mitigation for the ecological impact of the development. As such, the proposal would be contrary to Policy SP13 of the Local Plan 2017, Policy 7.19 of the London Plan 2016 and the development guidelines of Site Allocation TH9 of the Tottenham Area Action Plan.
  
- vi) In the event that the Planning Application is refused for the reasons set out in resolution (v) above, the Head of Development Management (in consultation with the Chair of the Planning Sub-Committee) is hereby authorised to approve any further application for planning permission which duplicates the Planning Application provided that:
  - i. There has not been any material change in circumstances in the relevant planning considerations, and

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

**429. HGY/2020/0158 300-306 WEST GREEN ROAD N15 3QR**

*Clerk's note: The Chair suspended Standing Orders at 21.45 to allow the Committee to continue past 22.00 for the consideration of HGY/2020/0158 300-306 West Green Road N15 3QR*

The Committee considered an application for the 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.

Officers responded to questions from the Committee:

- The development would generate some traffic, but there was already some existing commercial use in the area. In assessing the increase, it was felt that that it was not substantial enough to warrant refusal of the application.
- The balconies on the street frontage would have a single-glazed screen which could be closed off in winter. The balconies would not be hugely visible from the street, so clutter would not be seen.
- The shutters on the plans were not shown as external shutters, therefore shutter boxes would need to be added to the permission (and could be done by way of an informative).

Tom Kirk spoke in objection to the application. He, along with other residents in Strawbridge Court felt that the application should be rejected. Each property in Strawbridge Court would have windows which would face onto the new development. All properties in Strawbridge Court bar one were single aspect, and the new development would cause residents to feel that they were living in a goldfish bowl. The current retail units had not been used for 2.5 years, so the traffic assessment could not be based on the current retail use.

Dean Hermitage, Head of Development Management, advised that there was 20.1 metres between the flank of the proposed building and Strawbridge Court. A typical street width was 20 metres.

Chris Jones, Planning Consultant, addressed the Committee. The application had been assessed by the Quality Review Panel and at pre-application stage. The development would provide additional public realm and landscaping, as well as incorporating an increase in dwellings and a retail unit. The daylight and sunlight assessment showed no negative impact on Strawbridge Court.

Councillor Tabois proposed that the application move to a vote and this was seconded by Councillor Bevan.

Councillor Cawley-Harrison moved to refuse on the grounds of design, density significantly being above the matrix, overlooking and privacy particularly in regard to the Strawbridge Court residents and the penthouse units, and the single aspect units from both buildings. This was seconded by Councillor Hinchcliffe.

The Chair moved the vote to refuse the application and with five in favour, three against and one abstention, it was

**RESOLVED that the application be refused on the grounds of design, density significantly being above the matrix, overlooking and privacy particularly in regard to the Strawbridge Court residents and the penthouse units, and the single aspect units from both buildings.**

**430. UPDATE ON MAJOR PROPOSALS**

This item was not considered due to the late time of the meeting. Members were encouraged to email any questions directly to officers.

**431. APPLICATIONS DETERMINED UNDER DELEGATED POWERS**

This item was not considered due to the late time of the meeting. Members were encouraged to email any questions directly to officers.

**432. NEW ITEMS OF URGENT BUSINESS**

None.

**433. DATE OF NEXT MEETING**

8 September 2020

CHAIR: Councillor Sarah Williams

Signed by Chair .....

Date .....

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Planning Sub Committee

Item No.

**REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE****1. APPLICATION DETAILS****Reference No:** HGY/2018/3205**Ward:** Highgate**Address:** Former Newstead Nursing Home Denewood Road N6 4AL**Proposal:** Demolition of existing building and erection of three buildings between two and three storeys in heights to provide 13 residential dwellings, private and communal amenity space and other associated development**Applicant:** GCH (Newstead) Limited and Fusion Highgate Limited**Ownership:** Private**Case Officer Contact:** Valerie Okeiyi**Date received:** 19/10/2018 **Last amended date:** 26/08/2020**Drawing number of plans:**

1621-PL-000 Rev P6, 1621-PL-000A Rev P4, 1621-PL-000B Rev P3, 1621-PL-000C Rev P2, 1621-PL-000D Rev P2, 1621-PL-004 Rev P5, 1621-PL-001 Rev P9, 1621-PL-010 Rev P7, 1621-PL-011 Rev P6, 1621-PL-012 Rev P6, 1621-PL-020 Rev P6, 1621-PL-021 Rev P5, 1621-PL-022 Rev P5, 1621-PL-030 Rev P8, 1621-PL-031 Rev P4, 1621-PL-031A Rev P5, 1621-PL-032 Rev P5, 1621-PL-033 Rev P4, 1621-PL-036 Rev P5, 1621-PL-037 Rev P4, 1621-PL-038 Rev P4, 1621-PL-039 Rev P4, 1621-PL-040 Rev B, 1621-PL-041 Rev A, 1621-PL-042 Rev A, 1621-PL-055 Rev P5, 1621-PL-057 Rev P3, 1621-PL-058 Rev P3, PL-096 Rev P4, 1621-PL-097 Rev P4, 1621-PL-098 Rev P4, 2726.P.01 Rev A, 2726.P02 Rev A

**Supporting documents also assessed:**

Planning Statement – prepared by Lichfields dated April 2020, Design and Access Statement dated July 2020 prepared by Wolff Architects, Heritage Impact Assessment-prepared by Lichfields dated April 2020, Arboricultural Impact Assessment and Preliminary Arboricultural Method Statement dated 14<sup>th</sup> April 2020 prepared by Patrick Stileman, Ecology Report prepared by Windrush Ecology dated December 2016, Daylight Sunlight & Overshadowing Assessment prepared by Lichfields dated January 2020, Highways Statement addendum prepared by Stirling Maynard dated January 2020, Highways Statement, dated September 2018, prepared by Stirling Maynard, Sustainability Statement prepared by XCO2 dated January 2020, Energy Statement prepared by XCO2 dated January 2020, Basement Impact Assessment prepared by Fairhurst Consulting Engineers dated September 2018, Structural Engineering Report &

Subterranean Construction Method Statement prepared by Elliott Wood dated January 2020, Outline Construction Logistics Plan prepared by Blue Sky Building dated January 2020, Air Quality Assessment prepared by XCO2 dated January 2020, Revised Landscape Report prepared by Bowles & Wyer dated 21/08/2020, Fire Safety Strategy Report prepared by Ashton Fire dated 31 July 2020, Statement of Consultation, prepared by Lichfields dated October 2018, Drainage and SuDs Strategy, prepared by ID Limited dated April 2020, Overheating Assessment, prepared by XCO2, dated 02 July 2020, Viability Assessment, prepared by James. R. Brown, dated January 2020.

1.1 This application is being reported to the planning committee as it is a major application recommended for approval and is subject to a section 106 agreement.

## 1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The development would bring back in to use a brownfield derelict site which has been vacant for a number of years with a quality designed housing development;
- The development would provide 13 residential dwellings, contributing to much needed housing stock in the Borough;
- The impact of the development on residential amenity is acceptable;
- There would be no significant adverse impacts on parking;
- The development would not result in a loss of any significant trees but introduce more trees and landscaping;
- The proposed development would preserve and enhance the character and appearance of the Conservation Area and not cause harm to it, and respect the visual amenity of the streetscape and locality generally;
- The scheme would provide a number of section 106 obligations including a financial contribution towards offsite affordable housing within the Borough (final sum to be reported).

## 2. RECOMMENDATION

2.1 That the Committee resolve to GRANT planning permission and that the Head of Development Management or Assistant Director for Planning, Building Standards and Sustainability 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.

2.2 That delegated authority be granted to the Head of Development Management or the Assistant Director Planning, Building Standards and Sustainability to make any alterations, additions or deletions to the recommended heads of terms and/or recommended conditions as set out in this report and to further delegate this power provided this authority shall be exercised in consultation with the Chair (or in their absence the Vice-Chair) of the Sub-Committee.

- 2.3 That the section 106 legal agreement referred to in resolution (2.1) above is to be completed no later than 16/09/2020 or within such extended time as the Head of Development Management or the Assistant Director Planning, Building Standards and Sustainability 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 (2.3) above, planning permission be granted in accordance with the Planning Application subject to the attachment of the conditions.

### **Conditions**

1. Three years
2. Drawings
3. Materials
4. Boundary treatment and access control
5. Landscaping
6. Lighting
7. Site levels
8. Secure by design
9. Rainfall calculations
10. SuDs
11. Piling
12. Land contamination
13. Unexpected contamination
14. Combustion and Energy Plant
15. Demolition/Construction Environmental Management Plans
16. Detailed basement design
17. Detailed construction management plan
18. Construction Method Statement and Construction Logistics Plan
19. Energy strategy
20. Living roofs
21. Arboricultural Method Statement
22. Cycle Parking
23. Satellite antenna
24. Restriction to telecommunications apparatus
25. Building Regs Part M

### **Informatives**

- 1) Co-operation
- 2) CIL liable
- 3) Hours of construction

- 4) Party Wall Act
- 5) Street Numbering
- 6) Sprinklers
- 7) Ground Water Risk Management
- 8) Water Mains
- 9) Water pressure
- 10) Public Sewer
- 11) Asbestos
- 12) Secure by design

**Section 106 Heads of Terms:**

1. Affordable Housing Provision
  - Financial contribution towards the provision of affordable housing off-site
2. Financial Viability Reviews
  - Early stage review if works do not commence within two years
  - Late Stage Review on completion of 75% (10) units
3. Section 278 Highway Agreement
  - £33,102 for repairs works to the public highway which is the footway on Denewood Road
4. Carbon Mitigation
  - Post-occupation Energy Statement review
  - Contribution for carbon offsetting min. £37,980, to be confirmed by Energy Statement review
5. Employment Initiative – participation and financial contribution towards Local Training and Employment Plan
  - Provision of a named Employment Initiatives Co-Ordinator;
  - Notify the Council of any on-site vacancies;
  - 20% of the on-site workforce to be Haringey residents;
  - 5% of the on-site workforce to be Haringey resident trainees;
  - Provide apprenticeships at one per £3m development cost (max. 10% of total staff);
  - Provide a support fee of £1,500 per apprenticeship towards recruitment costs.
6. Monitoring Contribution



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

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

2.6 That, in the absence of the agreement referred to in resolution (2.1) above being completed within the time period provided for in resolution (2.3) above, the planning permission be refused for the following reasons:

1. The proposed development, in the absence of a legal agreement securing the provision of early and late stage financial viability reviews, would fail to ensure that affordable housing delivery has been maximised within the Borough and would set an undesirable precedent for future similar planning applications. As such, the proposal is contrary to Policy SP2 of the Council's Local Plan 2017, Policy SC1 of the Highgate Neighbourhood Plan, Policy 3.12 of the London Plan 2016, emerging Policy H5 of the draft London Plan and the Mayor of London's Affordable Housing and Viability Supplementary Planning Guidance document.
2. The proposed development, in the absence of a legal agreement to work with the Council's Employment and Skills team and to provide other employment initiatives 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 Policy SP9 of Haringey's Local Plan 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.

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.



**CONTENTS**

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

**APPENDICES:**

Appendix 1	Consultation Responses – Internal and External Consultees
Appendix 2	Plans and Images
Appendix 3	Quality Review Panel Notes

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

#### **3.1 Proposed development**

- 3.1.1. This is an application for demolition of the existing building and erection of three separate buildings (Blocks 1, 2 and 3) between two and three storeys in height comprising 13 market self-contained flats on all floors. The proposed blocks would be surrounded by a communal landscaped garden and would be distributed along the footprint of the existing L-shaped building. Block 1 would be three storeys in height and front onto Denewood Road with the upper storey set back from the street frontage. Block 2 would be two storeys in height and extend along the central part of the rear of the site running in parallel to the north-east rear boundary; this would be the largest residential building on site. Block 3 would be located in the eastern, rear part of the site and discreetly sit in the background of the locally listed Goldsmiths Cottage which fronts Denewood Road.
- 3.1.2 An L-shaped basement level is proposed underneath the three buildings (Blocks 1,2, and 3) consisting of 17 parking spaces, 27 cycle parking spaces, and some living accommodation in the form of duplex flats which are part of block 1 and the locations of a residents' spa and gym. None of the flats would be entirely at basement level.
- 3.1.3 The proposal also includes a communal lawn which comprises of child playspace to the south of Block 3, trees, hedges, and grassed areas. The majority of existing mature trees are also to be retained and 28 new trees to be planted, with new shrubs, climbers, ornamental planting, woodland and herbaceous planting.
- 3.1.4 The development would be contemporary in style predominantly finished in brickwork with wood panels and glass.

#### **Amendments**

- 3.1.5 The planning application has been amended since initial submission in October 2018 and includes the following changes:
- 3.1.6 In May 2020 the amendments included;
- Increase in residential unit nos. from 10 to 13 units, including changes to the proposed housing mix;
  - Reconfiguration of the proposed elevations, roof profile, materiality and architectural expression. The scheme has been redesigned to incorporate pitched roofs
  - An updated Landscape Strategy
  - The car parking spaces increase from 15 to 17 parking spaces

3.1.7 In July 2020 further amendments and additional information were submitted:

- Updated Drawings;
- Revised Design and Access Statement – including updated visuals and an additional visual from inside the front gate;
- Additional contextual elevations;
- Comparison image of the rear site boundary (as existing and proposed);
- A statement relating to the practical use of the proposed chimneys.
- Changes to the proposed brick colours – as shown in the revised Design and Access Statement and updated visuals;
- The rear lightwells in relation to Block 1 have been increased in size;
- A softer boundary treatment is proposed along Denewood Road; and
- The lower ground floor has been updated to include an entrance lobby to each block – in response to the consultation comments received from the Secure by Design Officer

3.1.8 In August 2020 further additional plans and additional information was submitted.

## 3.2 Site and Surroundings

3.2.1 The site lies on Denewood Road between the junctions with Broadlands Road and View Road. The site is located within Highgate Conservation Area and the former care home building currently occupying the site is not listed or locally listed. There are a number of semi-mature and mature trees within the site. The existing building on the site is single storey set out in an “L”-shaped plan form, wrapping around and behind the site of Goldsmiths Cottage constructed in concrete. There are level changes across the site, and the site abuts the property boundaries of Nos. 1 and 10 Willowdene to the west, No. 6 View Close and Broadlands Lodge to the north and 2a Denewood Road to the east.

3.2.2 The surrounding area is predominantly characterised by individual houses of varied architectural styles and scales set within their own grounds being a mix of mock Georgian, Victorian, 20th Century and contemporary designs. Immediately to the right of the site are Nos. 20c, 20a, 20b, and 20 Broadlands Road which form a modern red brick and dark wooden terrace of houses. No. 18 also called Broadlands Lodge is a six storey yellow brick block of flats set back from the road in landscaped grounds. To the west of the site is Willowdene an estate of 10 houses, built in approximately 1970/71 which are of a mock Georgian design. Outside the site and fronting onto Denewood Road lies ‘Goldsmiths Cottage’, which is a locally listed building.

3.2.3 The site has a PTAL level of 1 and therefore not well served by public transport.

## 3.3 Relevant Planning and Enforcement history

- 3.3.1 HGY/2005/0973 – Erection of part single, part two storey extension at first floor level to create additional floor comprising additional accommodation for residents – Refused on 14 July 2005 and subsequently dismissed by the Planning Inspectorate under appeal reference APP/Y5420/1195146 dated 21 April 2006.

#### 4. CONSULTATION RESPONSE

##### 4.1 Quality Review Panel

- 4.2 The proposal was presented to Haringey's Quality Review Panel on May 2018 and October 2019. The Panel's comments from the most recent meeting are summarised as follows:

*The Quality Review Panel feels that the amended scheme generally responds well to its previous comments. The scale is acceptable, and adjustments made to the roofscape and the architectural expression are supported. The panel welcomes removal of some of the residential accommodation at basement level. However, the panel considers that further detailed design work is required to ensure that the scheme fulfils aspirations for a high quality redevelopment that fits well within the local context.*

*The panel would encourage further work – at a detailed level - on landscape design and the pedestrian environment; the interface between individual units and the private and public realms; the internal layout; and the external fabric of the buildings. The panel would support further exploration of the scheme's frontage onto Denewood Road. The provision and arrangements for refuse storage and collection within the site also require further consideration. Further details on the panel's views are provided below.*

- 4.3 The Panel's comments are repeated in full in Appendix 3. An indication of how their key comments have been met are provided in table form within the design section below.
- 4.4 The following were consulted regarding the application submitted in May 2020:

#### INTERNAL

##### 4.5 Design officer

- 4.6 Comments provided are in support of the development

##### 4.7 Conservation Officer

4.8 Comments provided are in support of the development, subject to conditions

Transportation

4.9 No objections raised, subject to conditions and S278 legal clauses

4.10 Housing

4.11 No objection

4.12 Housing Renewal Service

4.13 No objection

4.14 Drainage Engineer

4.15 No objections raised, subject to conditions

4.16 Carbon Management

4.17 No objections raised, subject to conditions.

4.18 Pollution Lead Officer

4.19 No objection, subject to conditions

4.20 Waste Management

4.21 No objections

4.22 Emergency Planning

4.23 No objections raised

4.24 Tree and Nature Conservation

4.25 No objections raised, subject to conditions.

4.26 Building Control

4.27 No objections to the basement development, subject to conditions

4.28 LBH NHS Haringey

4.29 No objections raised

*EXTERNAL*

4.30 Environment Agency

4.31 No comments

4.32 Thames Water

4.33 No objections raised, subject to conditions / informatives

4.34 London Fire Brigade

4.35 Satisfied with the proposals

4.36 Designing Out Crime

4.37 No objections raised, subject to conditions / informatives

4.38 Historic England

4.39 No comments made

4.40 Greater London Archaeology Advisory Service

4.41 No comments made

4.42 Tree Trust for Haringey

4.43 No objections raised

**5. LOCAL REPRESENTATIONS**

5.1 The following were consulted:

- 115 Neighbouring properties
- 2 Residents Association
- Public site notices were erected in the vicinity of the site

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

Responses from individual addresses when the scheme was originally submitted in 2018

- 24 in Objection



Responses from individual addresses when the scheme was amended in May 2020

- 34 in Objection
- 3 'Comment'

Responses from individual addresses when the scheme was amended in July and August 2020

- 5 in Objection

5.3 The following local groups/societies made representations:

- Highgate Society
- Highgate CAAC
- Highgate Neighbourhood Forum

5.4 The following Member of Parliament made representations:

- Catherine West MP

5.5 The following Local Ward Cllr made representations

- Cllr Liz Morris

5.6 The issues raised in representations to the original proposal in 2018:

### **Land Use and housing**

Lack of Affordable Housing

Flats would create a precedent

The area is more suited to individual houses rather than flats

The change of use is not supported

Concerns with the practical arrangement

### **Impact on the Conservation Area**

The scheme will detract from the character and appearance of the Conservation Area

The proposal fails to preserve or enhance the Conservation Area

The trees make a positive contribution to the Conservation area

The overall building footprint does not respect the open space of the Conservation area

### **Size, Scale and Design**

Inappropriate density

Overdevelopment of the site

The front block is excessive in height

Concerns with the height overall

Concerns with the details of the design

Willowdene is a good example of development in the area

Oppressive development  
The design would be an eyesore  
Excessive glazing  
The appeal decision that was dismissed has not been taken into account

### **Parking, Transport and Highways**

Traffic congestion  
Impact of underground parking  
Parking pressures  
Concerns with traffic, parking and road safety during demolition, excavation and construction phase  
Concerns with traffic flow  
Road safety  
Pedestrian safety  
The appeal decision that was dismissed has not been taken into account

### **Residential Amenity**

Loss of amenity  
Loss of privacy  
Overlooking  
Sense of enclosure  
Light pollution  
Impact on neighbouring amenity  
The new building is too close to existing neighbouring properties/boundaries  
Concerns with the daylight, sunlight and overshadowing assessment

### **Environment and Public Health**

Loss of mature trees  
Existing trees and shrubs should be retained  
Concerns the tree survey is not accurate  
Noise, disturbance, vibration, air quality and dust concerns  
Asbestos concerns  
Flood concerns

### **Basement development**

Excessive basement development  
Damage to neighbouring properties  
Subsidence concern  
Vibration  
The Basement Impact Assessment cannot confidently predict what will happen  
Adverse effect on the structural stability of neighbouring properties  
Basement contrary to policy

Archaeological concerns  
Impact on groundwater flows

The sections are unclear in order to understand how the levels relate to the existing properties and trees  
No height or levels shown on the drawings

5.7 The issues raised in representations that were submitted following amendments in July and May 2020:

### **Land Use and housing**

Lack of Affordable Housing  
Flats would create a bad precedent  
The area is more suited to individual houses rather than flats  
13 flats excessive  
The number of dwellings should be reduced  
Accommodation at lower ground floor level is not in keeping with the area  
High density housing

### **Impact on the Conservation Area**

The scheme will detract from the character and appearance of the Conservation Area  
The proposal fails to preserve or enhance the Conservation Area  
The trees make a positive contribution to the Conservation area  
The overall building footprint does not respect the open space of the Conservation area  
Revised design is not in keeping with Conservation Area  
The revised scheme would be out of keeping with the surrounding buildings in the conservation area

### **Size, Scale and Design**

Inappropriate density  
Inappropriate scale  
Overdevelopment of the site  
Excessive in height  
The development is out of keeping with the streetscape and overall context  
Concerns with the details of the design  
Willowdene or View Close is a good example of development in the area  
The appeal decision that was dismissed has not been taken into account  
The block of flats on Broadlands Road should not be an example to follow  
The scheme would create an unacceptable precedent  
The materials proposal needs to be clearly defined  
Concerns with the height of the chimneys proposed  
No design details are provided for the chimneys

## **Parking, Transport and Highways**

Traffic congestion  
Parking pressures  
Concerns with traffic, parking and road safety during demolition, excavation and construction phase  
Concerns with traffic flow  
Road safety  
Pedestrian safety  
Concerns with fire safety access  
On site parking for visitors required  
Traffic assessment needs revisiting  
No consideration of Service and Delivery vehicles  
Emergency access concerns  
The appeal decision that was dismissed has not been taken into account  
Residents should not be entitled to parking permits  
Access concerns  
The parking provision proposed is excessive  
The access road belongs to Broadlands Lodge, and there is no right of way for vehicles seeking access to proposed block 3

## **Residential Amenity**

Impact on visual amenity  
Loss of amenity  
Loss of privacy  
Loss of light  
Noise and disturbance from communal garden  
Overlooking  
Light pollution  
Daylight concerns  
Overshadowing  
The new building is too close to existing neighbouring properties/boundaries  
Concerns with the daylight, sunlight and overshadowing assessment  
Overbearing  
Visually dominant  
Loss of trees will change the outlook for neighbouring occupiers

## **Environment and Public Health**

Loss of mature trees  
Mature trees should be retained  
Concerns with the proposed planting scheme  
Impact on ecology  
Concerns the tree survey is not accurate  
Noise, disturbance concerns

Flood concerns

Proposal should conform to the open space and biodiversity policy

Pressure on infrastructure/local amenity

Light emanating from development will impact natural wildlife

The development will change the open character of Denewood Road

Security on site needs more consideration

Concerns with bin and refuse collection

The development is not sustainable

External lights will degrade the area

### **Basement development**

Excessive basement development

Basement development should be reduced

Potential level of damage from basement development to neighbouring properties is unacceptable

Subsidence concerns

Flooding from basement

Vibration concerns

A ground borne vibration assessment should have been submitted

The Basement Impact Assessment has not been updated in line with the amended scheme

Adverse effect on the structural stability of neighbouring properties

Basement contrary to policy

Impact on groundwater flows

Impact on listed building

Disruption to watercourse flows

Impact on local hydrology

Impact on drainage

Multiple site sections should be submitted with a basement of this magnitude

Concerns the basement will impact on the existing trees

Existing and proposed site levels in relation to surrounding context has not been taken into consideration

Levels are inconsistent

5.8 The following issues raised are not material planning considerations:

- Developers trying to maximise profit
- Inaccurate information
- Lack of attention to detail of submissions
- Missing information
- Issues with the drawings submitted
- The quality of the information is poor

## **6 MATERIAL PLANNING CONSIDERATIONS**

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

1. Principle of the development
  - *Policy Framework*
  - *Land Use Principles*
2. Housing Provision and Affordable Housing
  - *Affordable Housing and Mix*
3. Density
4. The impact of the proposed development on the character and appearance of the Conservation Area
5. Design and Appearance
  - *Quality Review Panel*
  - *Form, Pattern of Development, Bulk & Massing*
  - *Streetscape Character*
  - *Elevational treatment, materials and fenestration, including balconies*
6. Residential Quality
  - *Residential Amenity for future occupiers and play space*
  - *Outlook and privacy*
  - *Daylight and sunlight*
  - *Other amenity considerations*
  - *Accessibility*
  - *Security*
7. Impact on Neighbouring Amenity
  - *Daylight and sunlight impact*
  - *Privacy/overlooking and outlook*
  - *Other Amenity considerations*
8. Parking and Highways
  - *Existing site*
  - *Access and Parking*
  - *Cycle parking*
  - *Deliveries and servicing*
  - *Construction Logistics and Management*
9. Basement Development
10. Trees
11. Sustainability and Biodiversity

- *Carbon reduction*
- *Biodiversity*

12. Water Management

- *Flood risk and drainage*

13. Air Quality and Land Contamination

- *Air Quality*
- *Land contamination*

14. Employment

15. Fire Safety

16. Section 106 Heads of Terms

17. Conclusion

## **6.2 Principle of the development**

### Policy Framework

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

#### *6.2.2 National Policy*

6.2.3 The National Planning Policy Framework 2019 (NPPF) establishes overarching principles of the planning system, including the requirement of the system to “support development” through the local development plan process and support “approving development proposals that accord with an up-to-date development plan without delay”. The NPPF also expresses a “presumption in favour of sustainable development”.

6.2.4 The NPPF encourages the “effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions”. In respect of applications that include provision of housing, the NPPF highlights that delivery of housing is best achieved through larger scale development. The National Planning Policy Guidance (NPPG) dovetails the NPPF, providing moderately more in-depth guidance in tandem with the NPPF.

#### *6.2.5 The Development Plan*

6.2.6 For the purposes of S38(6) of the Planning and Compulsory Purchase Act 2004 Haringey's Development Plan consists of the London Plan (consolidated 2016), Haringey's Local Plan Strategic Policies (consolidated 2017), the Development Management Policies DPD (2017), Highgate Neighbourhood Plan (2017) and the Site Allocations DPD (2017).

6.2.7 The planning decision with respect to this proposal must be made in accordance with the development plan unless material considerations indicate otherwise.

#### 6.2.8 *Regional Policy*

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

6.2.10 The draft London Plan – Intend to Publish, is nearing adoption and thus indicates the future thrust of policy. It can be attributed weight as a material consideration.

#### 6.2.11 *Local Policy*

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

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

6.2.14 The core objectives of the Highgate Neighbourhood Plan (2017) are designed to help achieve the following vision; social and community needs, economic activity, traffic and transport, open spaces and the public realm and development and heritage.

#### 6.2.15 Land Use Principles

6.2.16 The proposed development would replace the existing former Newstead Nursing Home (Use Class C2) with a residential development (Use Class C3). The loss of the nursing home to housing is assessed in land use policy terms.

#### 6.2.17 *Loss of existing nursing home*

6.2.18 The site is currently occupied by a former 36 single occupancy bedroom nursing home (Use Class C2). The nursing home as a land use would not be re-provided as part of the proposed scheme. DM Policy DM15 'Specialist Housing' states that



the Council will only support the loss of special needs housing where it can be demonstrated that there is no longer an established local need for this type of accommodation or adequate replacement accommodation will be provided.

6.2.19 The former nursing home which was in private ownership closed in 2015, following a period of decline. The applicant states that, with the associated lack of investment, it did not provide a high standard of accommodation for residents, a factor outlined in various critical reports from the Care Quality Commission (CQC). On the closure of the premises, alternative accommodation for residents was found in nearby care homes. Even in the knowledge that the Newstead Nursing Home was to close, the applicant has stated that the alternative care home providers did not, and have not, since expressed any interest in taking forward the site in continued care home C2 use. This lack of market interest suggests there is limited local demand for this type of accommodation, compared to local higher quality facilities providing alternative accommodation nearby. This position is supported by details provided from the former occupiers of the site, Gold Care Homes, an experienced provider of residential care predominantly for the elderly, which confirms that the re-establishment of a care home facility, either within the existing buildings or through a redevelopment of the site providing the same quantum of development is unlikely to be viable. The existing building does not meet modern accessibility and energy standards for care home provision. It would require significant levels of refurbishment and re-modelling in order to bring it up to modern day standards. In addition, a further formal accompanying letter from Pinder specialist surveyors confirms that the nursing home fails to meet modern care home standards and to achieve this extensive remodelling of the internal layout which would be required for such a use. Sufficient evidence has therefore been provided that it would not be viable to remodel the existing facilities for care home purposes.

6.2.20 The applicant has also confirmed that the examination of existing and emerging care home provision in the local area demonstrates that there are adequate levels of accommodation found in the local area to off-set the loss of the Denewood Road site. In addition, changes in elderly provision demonstrate that the greatest need now exists for extra care provision for very elderly patients, rather than residential / nursing home accommodation which the Newstead Home previously offered. It is also noted that there has been a shift in the approach to elderly care across the industry in recent years and a greater proportion of people are being cared for in their own homes. Therefore, the proposal complies with policy DM15 of the DMDPD.

6.2.21 The site proposes a new land use in the form of residential properties, which is considered to be an acceptable alternative use for the site given the above assessment and the proposed new housing development will contribute to the Borough's much needed housing stock. Given the above considerations and that the site has been vacant since 2015, the loss of the existing redundant nursing home with the replacement of good quality housing stock is therefore supported and subject to all other relevant considerations as assessed below.

*Provision of Residential Units*

6.2.22 London Plan Policy 3.3 recognises there is a pressing need for more homes in London and Policy 3.4 states that housing output should be optimised given local context. It sets a target for Haringey of 15,019 homes to be provided during the plan period and prior to 2025. This target is set to increase with the adoption of the draft London Plan. Draft Intend to Publish London Plan Policy H1 sets a target of 15,920 net completions of homes in the draft Plan period of 2019/20 to 2028/29. This yields an annualised target for Haringey of 1,592 homes.

6.2.23 The site currently comprises of 36 nursing home units and the proposal would result in the provision of 13 residential units, which in policy terms is a net loss of homes (Net loss: 23). However, the residential units forming part of this development would be a small net increase in equivalent homes on an appropriately sited location and is therefore considered acceptable in principle. It is noted the 36 original 'homes' cannot be used due to being outdated and redundant, and that the site is not considered suitable for a new development of 36 new homes of current London Plan space standards.

*Land Uses – Conclusion*

6.2.24 The proposed development is considered acceptable in land use terms, subject to other elements of the scheme also being acceptable.

**6.3 Housing Provision and Affordable Housing**

**6.3.1 Affordable Housing and Mix**

6.3.2 London Plan Policy 3.12 states that boroughs should seek the maximum reasonable amount of affordable housing for residential developments.

6.3.3 Local Plan Policy SP2 requires developments of more than 10 units to provide a proportion of affordable housing to meet an overall borough-wide target of 40%, based on habitable rooms, with tenures split at 60:40 for affordable (and social) rent and intermediate housing respectively. Policy DM13 of the DMDPD reflects this approach and confirms that the preferred affordable housing mix is as set out in the Council's latest Housing Strategy.

6.3.4 The Mayor of London's Affordable Housing and Viability (AHV) SPG states that all developments not meeting a 35% affordable housing threshold should be assessed for financial viability through the assessment of an appropriate financial appraisal, with early and late stage viability reviews applied where appropriate.

*Viability Review*

- 6.3.5 The applicant concluded in its viability appraisal that the scheme is not viable and the scheme cannot make a contribution towards affordable housing.
- 6.3.6 The applicant's *Affordable Housing & Viability Statement* (AHVS) was independently assessed by District Valuer Services (DVS) and it was found that the scheme can provide a surplus contribution of £950,387. The Highgate Neighbourhood Plan Policy SC1 states "Affordable housing that meets the Boroughs targets and is delivered on site" Policy DM13 sets out a preference for on-site affordable housing, and only in limited circumstances does it support exceptions i.e. off-site affordable housing or financial contributions. These exceptions include where the provision of "a higher level of affordable housing on an alternative site" would result and where it would "better address priority housing needs". Paragraph 6.33 of the Planning Obligations SPD also sets out that only in limited circumstances does it support off-site affordable housing provision. Paragraph 6.37 of the Planning Obligations SPD sets out the cases where a financial payment could be made. The development can be considered an exceptional circumstance in this instance, as a higher level of affordable housing can be secured on an alternative site given the high value nature of the units. Also, the Council would not be willing to take the units on, given the relatively low number of residential units that can be accommodated on this site. An off-site contribution would therefore better benefit the borough. This could be more effectively used as part of Haringey's own house building programme.
- 6.3.7 The applicant has offered an off-site contribution of £180,000, however negotiations are on-going, and informed by viability assessments, and the outcome will be reported in an addendum report. This contribution would be pooled to contribute towards the provision of social rented homes within Haringey.
- 6.3.8 Review mechanisms will be secured by legal agreement. An early stage review will be provided so that, where the development has not been implemented within two years of planning permission being issued, a further review of the development's viability position can take place. The legal agreement can also secure a late-stage viability review once more than 75% (i.e. 10) of the proposed homes have been sold to capture any uplift in values.
- 6.3.9 Therefore, it is considered that a financial contribution towards affordable housing provision off site and subject to early and late stage viability reviews, all of which will be secured by legal agreement, would be acceptable in this instance and meets policy requirements, subject to the maximum viable sum being established.

#### *Housing Mix*

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

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

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

Unit Type	Units	%
1 bed flat	1	7.7 %
2 bed flat	8	61.6%
3 bed flat	4	30.8%
<b>TOTAL</b>	13	100%

6.3.13 The proposed dwelling mix is mostly 2 bedroom units, with 4 family sized 3 bed units and a 1 bed unit. Officers consider the dwelling mix is acceptable given the overall number of proposed units and that the surrounding character of the immediate locality is of predominantly family-sized housing. The draft Intend to Publish London Plan policy H12 recognises two bedroom units as suitable family accommodation and the Highgate Neighbourhood Plan Policy HC1 notes the importance of smaller units to provide for a mix of house sizes and to allow older residents to downsize from family housing. Further, the location of this site possesses a low Public Transport Accessibility Level (PTAL) rating and therefore, given that the site does not benefit from strong public transport links, a lower density of residential dwellings with this form of housing (this is assessed further in section 6.4 below), which needs to provide private parking for the proposed dwellings is considered most appropriate for this location.

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

## 6.4 Density

6.4.1 The supporting text of London Plan Policy 3.4 states that the London Plan Density Matrix should not be applied mechanistically. Its density ranges are intentionally broad, enabling account to be taken of other factors relevant to optimising potential including local context, design and transport capacity which are particularly important, as well as social infrastructure.

6.4.2 It is relevant to note that the draft Intend to Publish London Plan proposes to remove the density matrix (draft Policy D6) and instead indicates that a design-led approach to finding a site's optimum density would be most appropriate. Nevertheless, the adopted policy of the London Plan is most relevant in this

instance and an assessment of the proposed development density figures is provided below.

- 6.4.4 The site is within a “suburban” setting as defined in the London Plan and has a maximum PTAL of just 1, the lowest being 0). The Mayor’s density matrix (Table 3.2 of the London Plan 2016) sets an indicative maximum threshold of 200 habitable rooms per hectare for residential developments in this type of location.
- 6.4.5 The proposed development includes 13 residential units with a total of 49 habitable rooms on a site measuring 0.28 hectares. This equates to a density of 175 habitable rooms per hectare which is well within the maximum indicative threshold referenced above. The proposed massing and design also suggests this is a suitable density (and is discussed further below).
- 6.4.6 Therefore, the density of the proposed development is acceptable for this site given the above policy assessment for this site’s development capacity.

## **6.5 The impact of the proposed development on the character and appearance of the Conservation Area**

- 6.5.1 London Plan Policy 7.8 requires that development affecting heritage assets and their settings conserve their significance by being sympathetic to their form, scale and architectural detail. Haringey Local Plan Policy SP12 requires the conservation of the historic significance of Haringey’s heritage assets. Policy DM9 of the DMDPD (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. Policy DH2 of the Highgate Neighbourhood Plan (2017) states that development proposals, including alterations or extension to existing buildings, should preserve or enhance the character or appearance of Highgate’s conservation areas.

Statutory test

- 6.5.2 Section 72(1) of the Listed Buildings Act 1990 provide: “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".

#### 6.5.3 The Barnwell Manor Wind Farm Energy Limited v East Northamptonshire District

Council case tells us that "Parliament in enacting section 66(1) did intend that the desirability of preserving listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given "considerable importance and weight" when the decision-maker carries out the balancing exercise."

#### 6.5.4 The case of the Queen (on the application of The Forge Field Society) v Sevenoaks District Council sets out that the duties in Sections 66 and 72 of the Listed Buildings Act do not allow a Local Planning Authority to treat the desirability of preserving of listed buildings and the character and appearance of conservation areas as mere material considerations to which it can simply attach such weight as it sees fit. If there was any doubt about this before the decision in Barnwell, it has now been firmly dispelled. When an authority finds that a proposed development would harm the setting of a listed building or the character or appearance of a conservation area or a Historic Park, it must give that harm considerable importance and weight. This does not mean that an authority's assessment of likely harm to the setting of a listed building or to a conservation area is other than a matter for its own planning judgment. It does not mean that the weight the authority should give to harm which it considers would be limited or less than substantial must be the same as the weight it might give to harm which would be substantial. But it is to recognise, as the Court of Appeal emphasized in Barnwell, that a finding of harm to the setting of a listed building or to a conservation area gives rise to a strong presumption against planning permission being granted. The presumption is a statutory one, but it is not irrebuttable. It can be outweighed

by material considerations powerful enough to do so. An authority can only properly strike the balance between harm to a heritage asset on the one hand and planning benefits on the other if it is conscious of the statutory presumption in favour of preservation and if it demonstrably applies that presumption to the proposal it is considering.

- 6.5.5 In short, there is a requirement that the impact of the proposal on the heritage assets be very carefully considered, that is to say that any harm or benefit needs to be assessed individually in order to assess and come to a conclusion on the overall heritage position. If the overall heritage assessment concludes that the proposal is harmful then that should be given "considerable importance and weight" in the final balancing exercise having regard to other material considerations which would need to carry greater weight in order to prevail.
- 6.5.6 The development site lies in Denewood Road, within Highgate conservation area which is characterised by few surviving 1914 - 1930 Arts and Crafts houses set in generous plots with large front and rear gardens. The development site is also located in the immediate vicinity of locally listed Goldsmiths Cottage and in the wider surrounding of grade II listed property at No. 16 Broadlands Road.
- 6.5.7 Denewood Road has lost much of its original houses, which were set in very large plots, and has been substantially developed over the last century and is nowadays characterised by a range of houses of different periods and architectural style which are often larger than the original houses which positively contributed to the character of the area. Denewood Road has evidently been developed from the late 1950's onwards. Throughout the progressive development of Denewood Road over the last century, few fundamental characteristics of the conservation area, such as the original site layouts, generous front and rear gardens, the original spatial relationship between buildings and landscape have been consistently retained and replicated in modern developments. The existing houses are well separated with good views into gardens and into the land behind them. The front gardens often provide off street parking resulting in a streetscape not overly dominated by parked cars.
- 6.5.8 The variety of architectural styles of the existing houses is a characteristic of Denewood Road within this part of the conservation area where houses are typically well set-back in their respective sites, mostly screened from street views behind leafy gardens with mature trees and tall boundary walls or timber

fences. The conservation area along Denewood Road is currently characterised as a suburban, leafy, 2 to 3 storeys high, almost secluded residential environment where the mature vegetation and front gardens reveal only glimpses of the residential buildings along the road. Local views along and across Denewood Road illustrate the domestic townscape and prevailing landscape features which contribute to the surviving character of this part of the conservation area. Within this context, the adopted conservation area Appraisal warns that over-scaled, poorly designed buildings and overdeveloped sites where mature gardens, leafy boundaries, spaces and views between houses are obscured are detractors to the character of the area.

6.5.9 Historically the site was originally occupied by a small house with outbuildings and has been altered and largely developed over the past century and the existing building, now vacant and in disrepair, is a 1950's single-storey L-shaped concrete building of modest architectural quality which is complemented by two mews-type residential ranges converging in the communal facilities block, features a pitched roof. According to the characteristic siting of the area, the existing building is well set-back within its leafy site and its eastern range extends behind the locally listed Goldsmiths cottage site. Due to its low height and recessed location within the site, only the pitched roof of the western range fronting Denewood road and glimpses of the eastern ranges are visible above the boundary walls along Denewood.

6.5.10 The proposed replacement of the redundant nursing home with new residential buildings is acceptable from a conservation perspective, as it offers both an opportunity to bring the site back into beneficial use and would allow to enhance the quality of the area through well-designed new buildings expected to respect and reinforce the positive characteristics of the conservation area.

6.5.11 Although the site is set within a much altered historic context, the proposed scheme is the result of a long and exhaustive design exploration which has tested the heritage impact of various site layouts, massing, and architectural language options on the setting of surrounding heritage assets. The least impactful development option has been developed according to a context-led, contemporary architectural language which draws its inspiration from the traditional forms, materials and domestic character of the original houses surviving across the wider conservation area.

6.5.12 The proposed layout is acceptable as it follows the path of the existing built footprint, retaining as much as possible the most relevant spatial qualities of the site whilst acknowledging and maximising its current configuration and topography. The proposed development draws inspiration from the characteristic site layout, spaces between buildings, spatial proportions between buildings and landscape which characterise the surrounding area, and although introducing taller and larger buildings in place of the existing single-storey building the proposed plan forms, heights, massing and facade articulations are strategically designed to break down massing and to recreate the built



granularity, organic diversity, and visual permeability between buildings which characterise this part of the conservation area. In conclusion, the proposed site layout, urban grain, built proportions and architectural language of the proposed scheme have been carefully rooted in the heritage of the area and provides a well-balanced response to the constraints and opportunities offered by this site.

- 6.5.13 The proposed 3 to 2 storey buildings are sensitively arranged on site with decreasing heights towards the rear to suit the sloping topography of the site towards north-west as well as to minimize impact on the adjacent locally listed building and so to positively complement the surrounding street frontage. The residential blocks have been consistently shaped and designed throughout the site to read as a unitary, contemporary development within the historic environment of the conservation area.
- 6.5.14 Blocks 2 and 3 to the rear would be largely screened by the surrounding garden and trees and would therefore be barely visible in street views thus preserving the visual primacy of Goldsmiths Cottage, those elements of the new development which will be visible along Denewood Road, especially block 1, would complement the proportions of the immediately adjoining residential buildings at Willowdene and fronting houses at Nos 13-15, whilst leaving sufficient space and visual openness to retain the primacy and legibility of the locally listed building.
- 6.5.15 The expected high quality of the proposed design would play a key role in minimising the impact of the proposed development on the setting of the conservation area and on its heritage assets.
- 6.5.16 Providing the basement development does not cause harm to any protected trees, or any valuable landscape feature or the neighbouring Goldsmiths Cottage, its impact on the character and appearance of the area would be negligible (trees are discussed below).
- 6.5.17 The proposed development would positively respond to its immediate context and its surviving heritage assets. The proposed buildings, landscape and boundary treatment, if appropriately detailed and specified, would retain and reinforce the spatial, architectural and visual qualities of the townscape along Denewood Road and would enhance the character and appearance of the conservation area. Conditions have been imposed on any planning permission granted requiring further details of materials landscape and boundary treatment to ensure that the character and appearance of the conservation area are effectively enhanced.

## 6.6 Design and Appearance

- 6.6.1 The NPPF 2019 states that good design is a key aspect of sustainable development and that proposed developments should be visually attractive, be sympathetic to local character and history, and maintain a strong sense of place.
- 6.6.2 Policy DM1 of the DMDPD states that all new developments must achieve a high standard of design and contribute to the distinctive character of the local area.
- 6.6.3 The proposal is to replace the existing single storey building with 13 flats spread across three blocks ranging from 2 to three storeys in height, with a basement level underneath the blocks. Block 1 at the front of the site will be a three storey block, consisting of four maisonettes. Two of the maisonettes will be in the lower ground and ground floor. The remaining two maisonettes will each occupy the 1<sup>st</sup> floor and 2<sup>nd</sup> floor and the latter maisonette partially in the roof space. Block 2 will contain seven flats over two floors; four on the ground floor and three on the 1<sup>st</sup> floor, which again is partially in the roof space. The smallest block, 3, will contain two flats occupying the ground and partially in the roof space.

*Quality Review Panel (QRP)*

- 6.6.4 The proposal was twice presented to the QRP for review prior to and after this planning application was submitted. The panel on the whole supported the scheme. The Panel’s summary of comments is provided below;
- 6.6.5 *The amended scheme generally responds well to its previous comments. The scale is acceptable, and adjustments made to the roofscape and the architectural expression are supported. The panel welcomes removal of some of the residential accommodation at basement level. However, the panel considers that further detailed design work is required to ensure that the scheme fulfils aspirations for a high quality redevelopment that fits well within the local context.*
- 6.6.6 *The panel would encourage further work – at a detailed level - on landscape design and the pedestrian environment; the interface between individual units and the private and public realms; the internal layout; and the external fabric of the buildings. The panel would support further exploration of the scheme’s frontage onto Denewood Road. The provision and arrangements for refuse storage and collection within the site also require further consideration.*
- 6.6.7 Below is a summary of key points from the review, with officer comments following:

<b>Panel comments</b>	<b>Officer Response</b>
<b>Summary</b>	
Support for the overall scale, adjustments made to the roofscape, the architectural expression and removal of some of the	Comments noted by officers

<p>residential accommodation at basement level.</p> <p>Further detailed design work is required to ensure that the scheme fulfils aspirations for a high quality redevelopment that fits well within the local context.</p> <p>There is scope at detailed level - on landscape design and the pedestrian environment; the interface between individual units and the private and public realms; the internal layout; and the external fabric of the buildings. The panel would support further exploration of the scheme's frontage onto Denewood Road.</p> <p>The provision and arrangements for refuse storage and collection within the site also require further consideration</p>	<p>Amendments to elevations and roof were made and the final design positively responds to its immediate context. This was a result of extensive discussions and refinement over the course of the proposal's application and pre-application discussions with the officers and the Panel.</p> <p>The proposed buildings, landscape and boundary treatment, if appropriately detailed and specified, would retain and reinforce the spatial, architectural and visual qualities of the townscape along Denewood Road</p> <p>Provision for refuse storage is located within the development at basement level. The refuse and recycling collections will take place from the highway, and the Design and Access statement details that the arrangements will be for bins to be moved to a point adjacent to the site access to enable collection.</p>
<p><b>Massing and development density</b></p>	
<p>The scale of the proposal is broadly acceptable. However, as the proposal evolves at a detailed level, increased generosity will be required in certain locations within the site; this may require adjustment of the footprint of the blocks.</p>	<p>The scheme now incorporates design revisions to address these comments.</p>
<p>The panel welcomes the approach taken to reducing the size of some of the units.</p>	<p>Comments noted by officers</p>
<p>The reduction of residential accommodation at basement level, in block</p>	<p>Comments noted by officers</p>

3, is welcomed.	
<b>Place-making and landscape design</b>	
<p>The panel would like to see an overarching landscape proposal that enhances existing landscape features, while at the same time integrating with the new buildings. Further very detailed work for the landscape design is required.</p>	<p>The revised landscaping proposals will enhance the visual and biodiversity quality of the site whilst providing an appropriate setting for the proposed buildings.</p>
<p>The panel would encourage the design team to focus on the pedestrian experience of approach, arrival and moving through the site, in order to improve the legibility, quality and generosity of the route from pavement to main entrance.</p>	<p>A level path of permeable resin bound gravel will lead to each residential block</p> <p>Each apartment block features step free entrances from both ground and garage levels.</p> <p>The proposal includes communal landscaping associated with the approaches to each block which can be enjoyed by all the residents.</p>
<p>Further work is required in the design of patio areas (including lightwells) and adjacent units, within blocks 1 and 2, in order to maximise the quality and amenity of patio and garden areas for all units, while improving the privacy of the accommodation and outdoor spaces generally.</p>	<p>All flats have either a private ground level garden or roof terrace, the only exceptions being the 1<sup>st</sup> and 2<sup>nd</sup> floor flats in Block 1 having east facing recessed balconies arranged to provide a high degree of privacy to residents of those flats and to avoid overlooking existing and proposed neighbours</p>
<p>The Panel would encourage greater clarity within the landscape proposals of the design and character of open spaces.</p>	<p>Greater clarity within the landscape proposals of the design and character of open spaces has been provided in a landscape report</p>
<p>Trees have the potential to soften the visual impact of the frontage; it would be helpful to see existing and proposed trees and planting within the scheme elevations.</p>	<p>The street elevation demonstrates that the existing tree to the front of the site will soften the visual impact of the frontage.</p> <p>Blocks 2 and 3 to the rear would be</p>

	largely screened by the surrounding trees and would therefore be barely visible in street views.
<b>Detailed design and scheme layout</b>	
The scheme's success will depend on well considered detailed design and high quality materials	Comments noted by officers
The panel suggests that orientating block 1 to align with Denewood Road may help to eliminate some of this awkwardness, while reducing the width of block 1 could provide more generosity to the spaces between the blocks and the pedestrian routes through the site.	All three proposed buildings have been orientated in the same direction as the Willodene units to maintain continuity within the urban fabric.  The front building maintains the street frontage by following the same rhythm as the neighbouring Willodene units and the front building line replicates, the same footprint. The proposed site layout overall is supported.
The panel supports the location of parking provision at the lower ground level within the middle section of the site. However, careful consideration should be given to the design and integration of the vehicular access ramp to avoid compromising the elevations and outlook of the buildings; the landscape proposals; and the nature and quality of the pedestrian approach.	The vehicle access route from the entrance is proposed to be landscaped as set out in the revised landscaping information  The view into the site from the entrance on Denewood Road will be terminated by Block 2 which will be viewed in the context of proposed and retained landscaping features.
The panel would encourage further refinement of the design of this central area of the site and recommends further thought to the pedestrian approach to the building from the street.	The scheme now incorporates design revisions in order to address these comments.
There are also conflicts between the floor plan and elevation at the entrance, for example, where a half landing to a stair is located in the middle of a corner window. The panel encourages a rethink of this elevation – and the internal section.	Noted and consideration has been given to the floor plan and elevation at the entrance.

The proposed internal layout would also benefit from further refinement in order to resolve any conflicts in detail design.	Noted and further work was undertaken to address these comments.
The panel commented that the proposals for the location, provision and quantum of refuse storage and the practicality of removal and collection needed further thought.	Noted and further work was undertaken to address these comments.
<b>Architectural expression</b>	
The panel welcomes removal of the framing elements within the amended proposal, and the calmer approach to façade design.	The scheme now incorporates design revisions to address these comments.
The quality of materials and construction, for example the bricks used, the depth of reveals, and the design of rainwater drainage, will be essential to the success of the completed scheme.	Comments noted:  quality materials will be used with further thought to rainwater drainage.
The panel recommends that inclusion of valley gutters and inset sections of the building line to accommodate downpipes be given careful consideration.	Comments noted by officers
It will be extremely important for samples of the specified bricks and other key materials to be considered as part of the determination process, in addition to daytime CGI views of the proposals.	Comments noted by officers
The panel considers that breaking the roofscape up into a series of gables as proposed could be very successful in creating a more domestic and human scale character for the development.	The scheme has evolved where the development now appears more domestic and human scale.  The contemporary architectural language draws its inspiration from the traditional forms, materials and domestic character of the original houses surviving.
While inclusion of chimneys can help to punctuate the roofscape in a positive way,	Comments noted by officers

<p>a strong functional rationale for the design and location of each chimney will be important</p>	
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6.6.8 As set out above, the applicant has actively sought to engage with the QRP during the pre and post application stage, and the development proposal submitted as part of this application has evolved over time to respond to the detailed advice of the panel and officers.

*Form, Pattern of Development, Bulk & Massing*

6.6.9 The proposed height is considered well within the range of prevailing heights in the surrounding area, which include single storey, two storey and not infrequently three or four storey buildings.

6.6.10 The form of the proposed blocks reflects the smaller domestic form of the context, in a contemporary reinterpretation of the Victorian Gothic and Arts and Crafts, with each block divided up into smaller domestic scaled bays, with steeply pitched roofs expressed as gables. This is considered to be a much more successful reinterpretation of the original development of the Bishops sub area than most of the late twentieth century developments within the neighbourhood.

6.6.11 The broken-up form of the proposal will ensure that no elements, including the largest block would appear excessively bulky. The longer elevation of Block 2 is broken into a series of six gabled bays, stepping backward and forward to create an additive composition. The roof forms, with appropriate steep pitched roofs, frequent gables, thoughtful design of valleys and returns, enlivened by occasional chimneys, adds to ensuring a complementary, convincing, contemporary reinterpretation design, whilst also successfully hiding much of the bulk of the accommodation, as well as the associated plant and solar panels.

*Streetscape Character*

6.6.12 The proposal reinstates the character of the neighbourhood and the wider sub-area which consists of large individual houses, or clusters of them, within large landscaped gardens.

6.6.13 The short street frontage of block 1 would appear as a pair of large houses, sitting behind a garden wall and decent sized front garden, with a wide gap containing a pedestrian and vehicular gate to one side. Block 2 which is less visible from the street would appear as a cluster of lower height houses set amidst vegetation, with an appealing and prominent pedestrian focussed approach to this block.

6.6.14 The proposed boundary treatment which consists of a low brick wall, with railings and hedges between higher brick piers, is appropriate for the location. Further

details of the landscape and boundary treatment will be secured by the imposition of a condition should consent be granted.

*Elevational Treatment, Materials and Fenestration, including Balconies*

6.6.15 The elevations of the buildings proposed would be designed appropriately with consideration to proportions and composition, providing a series of bays which will be further animated with an irregular but carefully composed pattern of fenestration, recessed bays, different materials and expressed chimneys appropriate for the location and neighbourhood.

6.6.16 The proposed materials will be of high quality and durable, detailing changes in materials, especially around timber boarding, roof eaves and windows, valley gutters and downpipes. The imposition of a condition is recommended should consent be granted requiring details and physical samples of materials to be submitted for consideration and approval.

*Design Summary*

6.6.17 The proposed scheme offers a well composed design and a modern reinterpretation of the prevailing neighbouring Victorian Gothic and Arts & Crafts style, that ensures the bulk, massing, form, fenestration and materials are appropriate to the location.

6.6.18 Therefore, the proposed design of the whole of the development is considered acceptable.

**6.7 Residential Quality**

6.7.1 The Mayor of London's Housing SPG sets out a range of detailed design requirements for new dwellings in London. Policy 3.6 of the London Plan states that development proposals should make provision for play and informal recreation. Policy 3.8 of the same document states that 90% of units should be accessible and adaptable (i.e. those with physical disabilities could use them subject to some adaptations) with 10% wheelchair user dwellings (i.e. a wheelchair user could move straight in) being provided according to Building Regulations Parts M4(2) and (3).

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

*Residential Amenity for future occupiers and Play Space*

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



- 6.7.4 There are no single aspect flats in the whole development which are generally larger flats of either dual or triple aspect.
- 6.7.5 Standard 26 of the Housing SPG states that a minimum of 5sqm of private outdoor space should be provided for each dwelling, with larger spaces provided for units of three or more bedrooms. All flats have good sized gardens or roof terraces providing private external amenity and meet or are in excess of minimum recommended sizes. In addition, a large, well landscaped and screened private communal garden is also proposed.
- 6.7.6 Standard 5 of the Housing SPG and Policy 3.6 of the London Plan state that development proposals with an estimated occupancy of ten children or more should provide play space on site in accordance with the Mayor's Play and Informal Recreation (PIR) SPG. These policies are reflected in Policy S4 of the draft London Plan. The child population yield from this development requires approximately 32.7 sqm of play space to be provided (based on the latest GLA child playspace calculator).
- 6.7.7 The PIR SPG states that play space for under 5s should be provided within 100 metres of proposed residential units. 50.6sqm of playscape would be provided. This would be within 100m of all residential units. The playspace is accommodated within the screened private communal garden to the south of Block 3 in the form of a nature play area where 33sqm is provided for 0-5 years and 18 sqm is provided for 5 plus years. As the playspace would exceed the requirement of 32.7sqm, the amount of play space provided exceeds policy requirements for this proposal and is therefore wholly acceptable.
- 6.7.8 There is a large, well landscaped and screened private communal garden within the site for older children and there are large play areas for older children within Hampstead Heath (approximately 480m from the site). These play areas are located within the distance requirements of the Mayor's PIR SPG, given the respective ages of the children expected to use them.

#### *Outlook and Privacy*

- 6.7.9 Given the vast amount of vegetation and trees on site the proposed flats within each block would benefit from the pleasant green outlook and screening to completely mitigate overlooking.
- 6.7.10 The proposed basement accommodation which serves bedrooms for the two flats in block 1 would be served by decent sized lightwells to enable sufficient outlook from the rooms. It should also be noted again that the units all benefit from double and triple aspects.
- 6.7.11 The proposed development has been carefully designed to avoid overlooking and loss of privacy to future residents within the proposed flats and their private gardens, and care has been taken to avoid any of the proposed flats being

overlooked by existing neighbours. Block 1 and Block 2 are separated by a distance of approximately 9 metres. However, given the part of the southern elevation of Block 2 which is closest to Block 1, comprises a blank façade with no window or balconies at ground and upper level, this would ensure an acceptable relationship between the two proposed buildings. The outlook of the proposed flats within Block 3, is similar to Block 1, with a blank façade on the ground and upper levels to the northeast and southeast sides of the building, therefore providing no opportunity for overlooking. This ensures an acceptable internal relationship between Block 2 and Block 3, where there is a distance of over 10 metres at upper floor level between the two buildings.

- 6.7.12 None of the proposed flats rely on projecting balconies, all having either a private ground level garden or roof terrace, the only exceptions being the 1<sup>st</sup> and 2<sup>nd</sup> floor flats in Block 1 having east facing recessed balconies arranged to provide a high degree of privacy to residents of those flats and to avoid overlooking existing and proposed neighbours.
- 6.7.13 Mutual overlooking between the proposed blocks and their respective amenity areas would be reflective of overlooking that is fairly typical of traditional urban/suburban residential areas (i.e. terraced houses facing a terrace opposite) and thus is not considered to be materially harmful.
- 6.7.14 As such, it is considered that appropriate levels of outlook and privacy would be achieved for the proposed units.

#### *Daylight and Sunlight*

- 6.7.15 Daylighting to proposed units is typically assessed with average daylight factor (ADF). Building Research Establishment (BRE) thresholds are deemed as being met if an ADF factor of 2% for kitchens, 1.5% for living rooms and 1% for bedrooms are attained.
- 6.7.16 The applicant has submitted a *Daylight and Sunlight Assessment* with the application. In the proposed development, most rooms would receive daylight above the levels recommended in the BRE Guide (87.5%), with four bedrooms falling short and two open-plan living-dining-kitchens failing to achieve the level recommended for kitchens but achieving the level for living rooms. For sunlight, 78.3% of relevant (south facing) living rooms would achieve the recommended levels. It is recognised that the site is more challenging given it is surrounded by so many trees that will be retained, and the loss of any low value trees will be mitigated by planting new trees, which would have some impact on sunlight/daylight levels. Sunlight to external amenity spaces also varies depending on where they are regarding the proposals and neighbouring trees, with many on the north side falling short but instead benefiting from being exceptionally private, wooded external amenity space. It is expected that the flats here would be purchased in the knowledge of such an arrangement/ constraint.

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

*Other Amenity Considerations*

6.7.18 The site is within a broadly residential area and therefore air quality is not anticipated to be particularly poor. All the flats would benefit from dual or triple aspect enabling passive ventilation, with flats benefitting from large windows or amenity spaces. Further details of passive design measures can be secured by the imposition of a condition should consent be granted.

6.7.19 The increase in noise from occupants of the proposed residential properties would not be significant to existing residents given the current urbanised nature of the surroundings.

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

6.7.21 The communal waste store is located at basement level. The Councils Waste Management Officer is satisfied with the proposed arrangement for the refuse/recycling bin collections

*Accessibility*

6.7.22 All the proposed flats have been designed to be fully inclusive. Proposed units 6, 7 and 12 will be fully Part M4(3) compliant and all other units will be Part M4(2), which meets the 10% target required. All three of the proposed blocks provide step free entrances from ground and lower ground levels and incorporate a passenger lift suitable for a wheelchair user. The parking bay on the lower ground floor plan allocated to unit 12 is an accessible parking bay.

*Security*

6.7.23 The applicant has worked with the Metropolitan Police Secured by Design (SBD) Officer to address several potential issues raised earlier in the process, particularly the access for residents using the communal areas of the development securely and safely. The SBD Officer does not object to the proposed development subject to standard conditions requiring details of and compliance with the principles and practices of the Secured by Design Award Scheme. It is also recommended that a condition be imposed on any grant of planning permission requiring provision and approval of lighting details in the interests of security.

6.7.24 Policy DM7 of the DMDPD 2017 states that development proposals should not result in gated developments that would prevent access which would normally be provided by a publicly accessible street. This site does have street frontage, but also 'runs' further back that defines part of the site being 'back land' with no

street frontage, therefore, the incorporation of gates with a host of other security measures, i.e. lighting will, in this instance, provide good security. Furthermore, the gates would be open and the site accessible throughout daylight hours and only closed in the night time for security reasons. Given the site characteristics, it does not lead through to anywhere and there is no reason for anyone to pass through other than residents, and the operating times of the gates being open and closed, the proposal is considered acceptable.

## 6.8 Impact on Neighbouring Amenity

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

### *Daylight and sunlight Impact*

- 6.8.2 The applicant has submitted a BRE *Daylight, Sunlight and Overshadowing Report* with the application on their proposals and of the effect of their proposals on neighbouring properties. This assessed daylight and sunlight to windows at 4 and 6 View Close, 1-5, 9 and 10 Willowdene, Goldsmiths Cottage, 2a-2, 15 and 17 Denewood Road and 18, 20, 20a, 20b and 20c Broadlands Lodge. These have been prepared broadly in accordance with council policy following the methods explained in the Building Research Establishment's (BRE) publication 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice' (2nd Edition, Littlefair, 2011).
- 6.8.3 The assessment finds that the impact of the development on existing neighbouring residential properties is exceptionally favourable for both daylight and sunlight, with only 4.4% neighbouring existing residential windows found to lose a noticeable amount of daylight, only 8.3% of neighbouring existing rooms losing a noticeable amount of daylight distribution, and no neighbours losing a noticeable amount of sunlight. In most cases, the amount of daylight lost would be close to the minimum noticeable, except to some windows and rooms which currently receive very poor daylight and are believed to not be main living rooms or bedrooms. This minor adverse effect is not material.

### *Privacy/Overlooking and outlook*

- 6.8.4 The proposed development has been carefully designed to avoid overlooking and loss of privacy to neighbouring residents. This is helped by the site itself and many of its neighbours being densely landscaped, with a particularly dense belt of existing trees to its north-east, and that such care is proposed to be taken to retain and protect existing trees on the site and supplement them with additional trees.

- 6.8.5 Distance provides further privacy, given that the human face cannot be recognised over 18m away, so that a distance of 20m and more is considered to provide adequate privacy. Where parts of the proposals would be within 18m of neighbours, no windows or balconies are proposed, or balconies (which are generally roof terraces, so open to the sky and less reliant on light from the side) are screened in sensitive directions and facades have no or only high level and obscured windows.
- 6.8.6 In terms of outlook, the proposed development would undoubtedly change the visual relationship between the existing nursing home on site and surrounding properties. Given the gap between the subject site and flank wall of the neighbouring properties and given also the screening from the existing trees to be retained and new tree planting the proposed scheme will not materially impact on or adversely affect the visual amenity of neighbouring occupiers.
- 6.8.7 Therefore, it is considered that nearby residential properties would not be materially affected by the proposal in terms of loss of outlook or privacy.

*Other Amenity Considerations*

- 6.8.8 London Plan Policy 7.14 states that developments should address local problems of air quality. London Plan Policy 7.15 requires proposals to avoid significant adverse noise impacts. Policy DM23 states that developments should not have a detrimental impact on air quality, noise or light pollution.
- 6.8.9 The submitted *Air Quality Assessment (AQA)* states that both building and vehicle related emissions would be insignificant. The Council's Pollution Officer concurs with this view.
- 6.8.10 The increase in noise from occupants of the proposed residential properties would not be significant given the current urbanised nature of the surroundings and the small number of residential units proposed.
- 6.8.11 It is anticipated that light emitted from internal rooms would not have a significant impact on neighbouring occupiers in the context of this urban area.
- 6.8.12 Any dust and noise relating to demolition and construction works would be temporary nuisances that are typically controlled by non-planning legislation. Nevertheless, the demolition and construction methodology for the development would be controlled by the imposition of a condition on any grant of planning permission.
- 6.8.13 Therefore, it is considered that the proposed impact on neighbouring properties from noise, light and air pollution would be acceptable.

**6.9 Parking and Highways**

- 6.9.1 Local Plan Policy SP7 states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling. This approach is continued in DM Policies DM31 and DM32.
- 6.9.2 Policy TR3 and TR4 of the Highgate Neighbourhood Plan seeks to minimise the impact of traffic arising from new development and reduce the negative impact of parking in Highgate.
- 6.9.3 London Plan Policy 6.13 states that new development should demonstrate a balance between providing parking and preventing excessive amounts that would undermine cycling, walking and public transport use. It also states that electric vehicle charging points, disabled parking spaces, cycle parking should be provided at appropriate levels.
- 6.9.4 The site is located in an area of poor access to public transport. It is served by two (2) bus routes (143 and 210). There are no rail/underground stations within the maximum walking parameters (960m) used in PTAL calculations. Highgate Underground Station is approximately 1km from the site and can be reached by bus. Consequently, the site records a public transport accessibility level (PTAL) of 1b (with 0 being the worst and 6b being the best). The PTAL level of the site is therefore considered to be 'poor', according to Transport for London's rating.
- 6.9.5 The site is surrounded by a controlled parking zone (CPZ). Denewood Road is included in the Highgate Station Outer CPZ with hours of operation from Monday to Friday 10AM to 12 Noon.

*Existing site*

- 6.9.6 The site has an existing vehicular access which is laid out in the form of a dropped kerb verge/footway crossover which extends to 4.4m in width at the kerbside reducing to 3.0m at the back edge of the footway
- 6.9.7 The Council's Transport Planning officers have considered the potential parking and public highway impact of this proposal and their comments are referenced in the assessment below.
- 6.9.8 In terms of trip generation a development of the scale proposed will not generate a significant number of vehicle trips on the highway and public transport networks. As such, no impacts of consequence are expected. The inclusion of car parking, which marginally exceeds the average car ownership for the ward will minimise the impacts of the development on capacity in adjoining roads.
- 6.9.9 When considering transport impacts, it is noted that the original application included 3 No. 2 bedroom units and 7 No. 3 bedroom units. Whilst there is an

increase overall, there is now a smaller proportion of family sized units, which are considered more likely to generate vehicle trips than the smaller 2 and 1 bedroom units. It is therefore considered that the uplift in trips resultant from the 3 additional units will be negligible.

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

#### *Access and Parking*

6.9.11 The revised scheme will be an increase in parking provision from 15 spaces to 17 spaces, which are accommodated at basement level. Overall, the increase is minor and is not expected to create any uplift in the transportation demands from the development. The additional parking will meet potential demands and reduce the overall provision per unit slightly, whilst ensuring that there should not be any additional on street parking demands generated in the locality of the site.

6.9.12 The accompanying Transport Statement (Highways Statement) refers to the previous application (HGY/2005/0973) that was dismissed under appeal reference APP/Y5420/1195146 to provide the rationale for the level of car parking included under this proposal. It should be noted that the previous application referred to is different in nature and scale from the proposal, and there has been a change in transport policy since, which means that a different set of transport considerations applies. However, the level of car parking proposed is not significantly higher than the level that the Council would consider as a minimum for a site with such a poor PTAL.

6.9.13 Vehicle access to the basement car park will be taken from Denewood Road. The applicant is proposing a 5.5m wide vehicle crossover. This is wider than the maximum width normally advised by Transport Officers – generally 3.0m – but a wider than usual access is required to provide sufficient space to allow a vehicle to wait at the top of the ramp whilst another vehicle exits the site. The principle of a wider crossover is acceptable however the details of the access can be controlled by condition.

6.9.14 It is noted that there are existing vehicle crossovers along the Denewood Road frontage of the development that are no longer necessary and therefore will need to be removed, at cost to the applicant. Additionally, the application states that the existing on-street car parking bay in Denewood Road will be affected by the development, in terms of needing to modify the parking bay to accommodate the proposed vehicle access.

#### *Cycle Parking*

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

6.9.16 The plan shows 27 cycle parking spaces within the communal cycle store at basement level. The Council's Transport Planning officers have confirmed that this level of provision is in accordance with the current/draft London Plan and full details will be required to demonstrate that this level of provision can be satisfactorily provided. This can be controlled by the imposition of a condition on any grant of planning permission.

#### *Deliveries and Servicing*

6.9.17 Deliveries and service trips to the house will park on the public highway, using the on-street bays along Denewood Road. From the 13 residential units in the development, the absolute number of delivery and servicing trips that will be made is expected to be very low, and the proposal for these vehicles to dwell on the highway whilst visiting the site are considered acceptable.

6.9.18 Provision for refuse storage is located within the development at basement level. The transport assessment details that refuse and recycling collections will take place from the highway, and the Design and Access statement details that the arrangements will be for bins to be moved to a point adjacent to the site access to enable collection. The proposed arrangement for the refuse/recycling bin collections is considered acceptable as the bins will be moved and located at the vehicular entrance to the site on collection days, positioned hard up against the edge of the access to the basement. This will still leave a width of 4.5m for two vehicles to pass each other at the vehicle entrance to the site which should be sufficient given the access is for the ramp to the car parking in the basement.

6.9.19 As such, the provision for deliveries and servicing for the residential units is considered acceptable.

#### *Construction Logistics and Management*

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

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

#### **6.10 Basement Development**



- 6.10.1 Policy SP11 of Haringey's Local Plan requires that new development should ensure that impacts on natural resources, among other things, are minimised by adopting sustainable construction techniques.
- 6.10.2 A Basement Impact Assessment (BIA) has been submitted with this application, which seeks to demonstrate that the impacts of the works would be acceptable, as required by Policy DM18 of the Council's 2017 DMDPD. This policy requires proposals for basement development to demonstrate that the works will not adversely affect the structural stability of the application building and neighbouring buildings, does not increase flood risk to the property and nearby properties, avoids harm to the established character of the surrounding area, and will not adversely impact the amenity of adjoining properties or the local natural and historic environment. Policy DH7: basements of the Highgate Neighbourhood Plan (2017) seeks to ensure that full consideration is given to the potential impacts of basement developments at application stage.
- 6.10.3 The proposal includes an L shaped large basement level underneath the three building (blocks 1,2 and 3) consisting of 17 parking spaces, 27 cycle parking spaces, and some living accommodation in the form of duplex flats which are part of block 1 and the locations of a residents' spa and gym. The applicant has submitted a very detailed Basement Impact Assessment. It is important to note that the Basement Impact Assessment submitted originally is applicable to the revised scheme as there are no changes to the basement extents as originally proposed. It will be the responsibility of the structural engineer and the applicant to ensure that the basement construction is sound.
- 6.10.4 While it is recognised that certain aspects of the works here cannot be determined absolutely at the planning stage (i.e. structural works to the party walls) a detailed basement design and detailed construction management plan is adequately able to be provided at a later stage, but prior to the commencement of works, and as such this matter can be secured by condition.
- 6.10.5 Other legislation provides further safeguards to identify and control the nature and magnitude of the effect on neighbouring properties. Specifically, the structural integrity of the proposed basement works here would need to satisfy modern day building regulations. The applicant has confirmed that they will use the councils building control services to inspect the basement works. In addition, the necessary party-wall agreements with adjoining owners would need to be in place prior to the commencement of works on site. In conclusion, the proposal is considered acceptable in this regard.

## 6.11 Trees

6.11.1 The supporting text to Local Plan 2017 Policy SP13 recognises, "trees play a significant role in improving environmental conditions and people's quality of life", where the policy in general seeks the protection, management and maintenance of existing trees. Policy SO4.4 of the Highgate Neighbourhood Plan seeks to 'protect and enhance the area's village character through conservation of its natural features, including trees' while policy OS2 of the Highgate Neighbourhood Plan states that there should be no net loss of trees as a result of development and pro rata replacement will be expected.

6.11.2 This proposal includes the removal of 18 trees. The Council's Tree Officer considers that the trees to be removed are of low quality and value, and the loss of these trees will be mitigated by planting new trees. It is noted that no high quality trees will be lost.

6.11.3 The proposed new landscape plan includes the planting of 28 new trees of various sizes and species, including both native and non-native trees. The Council's Tree Officer considers that this will greatly improve the sustainability of the site and provide screening to adjacent properties. The new trees will also enhance biodiversity and provide a quality landscape for future residents.

6.11.4 An Arboricultural Impact Assessment (AIA) and Arboricultural Method Statement (AMS) was submitted with the application which provides details on how the trees will be protected throughout the demolition and construction phases which includes excavation of the proposed basement. They also detail all the necessary measures to be implemented to ensure the trees being retained will be adequately protected. The Council's Tree Officer is satisfied that if all the proposed works are carried out in accordance with the AIA and AMS, the trees will not be harmed.

6.11.5 As such, the tree officer raises no objections to the proposals subject to the relevant conditions being imposed in respect of tree protection measures, full compliance with the recommendations set out in the AMS and dead and removed trees are replaced.

## 6.12 **Sustainability and Biodiversity**

### *Carbon Reduction*

- 6.12.1 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.
- 6.12.2 An Energy Statement and sustainability report has been submitted with the application. The overall predicted reduction in CO2 emissions for the development, shows an improvement of approximately 29.7% in carbon emissions. A revised table with emissions with SAP10 factor sets out; 23.6% Be Lean, 23.6% is Be Clean, and 20.6% Be Green. Under the baseline Be Clean the applicant is not proposing any measures as they state that CHP and connecting to a district heat network are not feasible. Instead, the applicant is proposing individual gas boilers (91% efficiency) to heat the properties.
- 6.12.3 The shortfall will need to be offset to achieve a zero-carbon target, in line with Policy SP4 (1). The estimated carbon offset contribution will be subject to the detailed design stage. This figure of would be secured by legal agreement should consent be granted.
- 6.12.4 To reduce the overheating risk in the flats a thermal dynamic assessment has been carried out in line with CIBSE TM59. Out of 13 flats, 6 flats have been modelled over a total of 23 rooms. The modelling demonstrates that DSY1, 2020s weather file passes with natural ventilation, and solar control strategies. As passing DSY2 and 3, and DSY1 with 2050s and 2080s weather files is more challenging. A retrofit plan is proposed with the following measures: enhanced glazing, internal blinds, exposed concrete, external fins, external blinds, external fins and solar control films. The Council's Carbon Officer considers the overheating measures are acceptable to reduce the overheating risk in the flats however technical details of the overheating mitigation for apartment 8, bedroom 1 of the proposed development will be submitted at a later stage, prior to occupation of the development, and as such this matter can be secured by condition should consent be granted.

#### *Biodiversity*

- 6.12.5 Policies 5.3, 5.9 and 5.11 of the London Plan require developments to meet sustainable construction, passive cooling and green roof requirements. Local Plan Policy SP13 states that development shall contribute to providing ecological habitats including through providing green roofs plus other methodologies.
- 6.12.6 The applicant has submitted a revised landscape report and revised landscape masterplan with the application. The original application submission was also accompanied by an Ecology Report which is applicable to the revised scheme. Many trees on site are being retained, and new tree planting is proposed. A communal lawn surrounded by ornamental planting and private lawns are provided. Other planting such as; boundary planting, hedging, climbers, shrubs, herbaceous planting and ferns are provided. Overall the biodiversity and habitat

objectives are considered acceptable in principle and further details can be secured by the imposition of a condition on any grant of planning permission.

6.12.7 The applicant has confirmed that they will explore the implementation of living roofs under the proposed solar photovoltaics. Further technical details of the living roofs will therefore be submitted at a later stage, but prior to the commencement of above groundworks, and as such this matter can be secured by condition should consent be granted.

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

### 6.13 **Water Management**

#### *Flood Risk and Drainage*

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

6.13.2 The site is within Flood Zone 1 which equates to a low risk of flooding. Rainfall calculations and a management maintenance plan for the SuDS will need to be in place with details of the maintenance frequency and what backup system will be in place should the pump system fail. The Council's drainage officer has confirmed that this information is adequately able to be provided at a later stage, but prior to the commencement of works, and as such this matter can be secured by the imposition of a condition on any grant of planning permission.

6.13.3 The SuDS hierarchy has been considered by the applicant, this has resulted in an underground system that includes pumps. The Council's Drainage Officer has raised no objection to this. Thames Water will need to approve connection to its network prior to any drainage work being carried out on the site. Thames Water has raised no objection subject to an informative to address this.

6.13.4 Thames Water also raised no objection with regards to waste water network, sewage treatment, water network and water treatment infrastructure capacity. As the proposed development is located within 15m of a strategic sewer, a piling method statement would be required and as such this matter can be secured by the imposition of a condition on any grant of planning permission.

6.13.5 As such, it is considered that the proposal is acceptable in terms of its water management arrangements subject to the relevant conditions, informative being imposed.

### 6.14 **Air Quality and Land Contamination**

*Air Quality*

- 6.14.1 London Plan Policy 7.14 states that developments shall minimise increased exposure to existing poor air quality, make provision to address local problems of air quality and promote sustainable design and construction. The whole of the borough is an Air Quality Management Area.
- 6.14.2 An *Air Quality Assessment* (AQA) has been submitted with the application. Based on the results of the assessment, it is considered that the redevelopment of the site would not cause a significant impact on local air quality. During the construction phase, the site has the potential to generate dust nuisance beyond the application boundary. However, through the implementation of a Dust Management Plan, the impacts will be effectively minimised and are unlikely to be significant. Emissions from operational traffic associated with the proposed development are not anticipated to significantly affect local air quality. A review of local air quality monitoring data and mapped background concentrations for the borough indicates that concentrations of NO<sub>2</sub>, PM<sub>10</sub> and PM<sub>2.5</sub> are likely to be well within the air quality objectives of the proposed development. The assessment states the proposed development will be neutral in terms of building related emissions.
- 6.14.3 As such, the Pollution Officer raises no objections to the proposal subject to the relevant conditions being imposed in respect of demolition, construction environmental plans, combustion and energy plant, considerate contracting and works machinery.

*Land Contamination*

- 6.14.4 Policy DM23 requires development proposals on potentially contaminated land to follow a risk management-based protocol to ensure contamination is properly addressed and to carry out investigations to remove or mitigate any risks to local receptors. London Plan Policy 5.21 supports the remediation of contaminated sites and to bringing contaminated land back into beneficial use.
- 6.14.5 The applicant has submitted a Basement Impact Assessment Report with this application which provides information on past land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. Potentially Infilled Land features and records of sites with a potentially contaminative past land use within 500m of the search boundary are also included.
- 6.14.6 The Council's Pollution Officer has taken note of the submission and would require a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. However, this information is adequately able to be provided at a later stage, but prior to the commencement of works, and as such this matter can be secured by

the imposition of a condition and an informative regarding asbestos should consent be granted.

## **6.15 Employment**

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

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

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

## **6.16 Fire Safety**

6.16.1 Fire safety is not a planning matter however the applicant has submitted a fire safety strategy report which confirms that that fire safety details are sufficient for the purpose of planning. A formal detailed assessment will be undertaken for fire safety at the building control stage. The London Fire Brigade has confirmed that subject to compliance with the revised access statement they are satisfied with the revised scheme.

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

## **6.17 Section 106 Heads of Terms**

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

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

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

### **1 Affordable Housing Provision**

- Financial contribution towards the provision off affordable housing off-site.

## 2 Financial Viability Reviews

- Early stage review if works do not commence within two years
- Late Stage Review on completion of 75% (10) units

## 3 Section 278 Highway Agreement

- £33,102 for repairs works to the public highway which is the footway on Denewood Road

## 4 Carbon Mitigation

- Post-occupation Energy Statement review
- Contribution for carbon offsetting min. £37,980, to be confirmed by Energy Statement review

## 5. Employment Initiative – Local Training and Employment Plan

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

## 6. Monitoring Contribution

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

### 6.18 Conclusion

- The development would bring back in to use a brownfield derelict site which has been vacant for a number of years with a quality designed housing development;
- The development would provide 13 residential dwellings, contributing to much needed housing stock in the Borough;
- The impact of the development on residential amenity is acceptable;
- There would be no significant adverse impacts on parking;

- The development would not result in a loss of any significant trees but introduce more trees and landscaping;
- The proposed development would preserve and enhance the character and appearance of the Conservation Area and not cause harm to it, and respect the visual amenity of the streetscape and locality generally;
- The scheme would provide a number of section 106 obligations including a financial contribution towards offsite affordable housing within the Borough.

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

## **7. COMMUNITY INFRASTRUCTURE LEVY (CIL)**

7.1 Based on the information given on the plans, the Mayoral CIL charge will be £109,272.408 (1,832.2sqm x £59.64) and the Haringey CIL charge will be £678,518.626 (1,832.2sqm x £370.33). 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 RICS CIL index.

## **8.0 RECOMMENDATIONS**

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

Applicant's drawing No.(s)

### **Drawing number of plans:**

1621-PL-000 Rev P6, 1621-PL-000A Rev P4, 1621-PL-000B Rev P3, 1621-PL-000C Rev P2, 1621-PL-000D Rev P2, 1621-PL-004 Rev P5, 1621-PL-001 Rev P9, 1621-PL-010 Rev P7, 1621-PL-011 Rev P6, 1621-PL-012 Rev P6, 1621-PL-020 Rev P6, 1621-PL-021 Rev P5, 1621-PL-022 Rev P5, 1621-PL-030 Rev P8, 1621-PL-031 Rev P4, 1621-PL-031A Rev P5, 1621-PL-032 Rev P5, 1621-PL-033 Rev P4, 1621-PL-036 Rev P5, 1621-PL-037 Rev P4, 1621-PL-038 Rev P4, 1621-PL-039 Rev P4, 1621-PL-040 Rev B, 1621-PL-041 Rev A, 1621-PL-042 Rev A, 1621-PL-055 Rev P5, 1621-PL-057 Rev P3, 1621-PL-058 Rev P3, PL-096 Rev P4, 1621-PL-097 Rev P4, 1621-PL-098 Rev P4, 2726.P.01 Rev A, 2726.P02 Rev A

### **Supporting documents also assessed:**

Planning Statement – prepared by Lichfields dated April 2020, Design and Access Statement dated July 2020 prepared by Wolff Architects, Heritage Impact Assessment-prepared by Lichfields dated April 2020, Arboricultural Impact Assessment and Preliminary Arboricultural Method Statement dated 14<sup>th</sup> April 2020 prepared by Patrick Stileman, Ecology Report prepared by Windrush Ecology dated December 2016,



Daylight Sunlight & Overshadowing Assessment prepared by Lichfields dated January 2020, Highways Statement addendum prepared by Stirling Maynard dated January 2020, Highways Statement, dated September 2018, prepared by Stirling Maynard, Sustainability Statement prepared by XCO2 dated January 2020, Energy Statement prepared by XCO2 dated January 2020, Basement Impact Assessment prepared by Fairhurst Consulting Engineers dated September 2018, Structural Engineering Report & Subterranean Construction Method Statement prepared by Elliott Wood dated January 2020, Outline Construction Logistics Plan prepared by Blue Sky Building dated January 2020, Air Quality Assessment prepared by XCO2 dated January 2020, Revised Landscape Report prepared by Bowles & Wyer dated 21/08/2020, Fire Safety Strategy Report prepared by Ashton Fire dated 31 July 2020, Statement of Consultation, prepared by Lichfields dated October 2018, Drainage and SuDs Strategy, prepared by ID Limited dated April 2020, Overheating Assessment, prepared by XCO2, dated 02 July 2020, Viability Assessment, prepared by James. R. Brown, dated January 2020.

Subject to the following condition(s):

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

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

2. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications:

**Drawing number of plans:**

1621-PL-000 Rev P6, 1621-PL-000A Rev P4, 1621-PL-000B Rev P3, 1621-PL-000C Rev P2, 1621-PL-000D Rev P2, 1621-PL-004 Rev P5, 1621-PL-001 Rev P9, 1621-PL-010 Rev P7, 1621-PL-011 Rev P6, 1621-PL-012 Rev P6, 1621-PL-020 Rev P6, 1621-PL-021 Rev P5, 1621-PL-022 Rev P5, 1621-PL-030 Rev P8, 1621-PL-031 Rev P4, 1621-PL-031A Rev P5, 1621-PL-032 Rev P5, 1621-PL-033 Rev P4, 1621-PL-036 Rev P5, 1621-PL-037 Rev P4, 1621-PL-038 Rev P4, 1621-PL-039 Rev P4, 1621-PL-040 Rev B, 1621-PL-041 Rev A, 1621-PL-042 Rev A, 1621-PL-055 Rev P5, 1621-PL-057 Rev P3, 1621-PL-058 Rev P3, PL-096 Rev P4, 1621-PL-097 Rev P4, 1621-PL-098 Rev P4, 2726.P.01 Rev A, 2726.P02 Rev A

**Supporting documents also assessed:**

Planning Statement – prepared by Lichfields dated April 2020, Design and Access Statement dated July 2020 prepared by Wolff Architects, Heritage Impact Assessment- prepared by Lichfields dated April 2020, Arboricultural Impact Assessment and Preliminary Arboricultural Method Statement dated 14<sup>th</sup> April 2020 prepared by Patrick Stileman, Ecology Report prepared by Windrush

Ecology dated December 2016, Daylight Sunlight & Overshadowing Assessment prepared by Lichfields dated January 2020, Highways Statement addendum prepared by Stirling Maynard dated January 2020, Highways Statement, dated September 2018, prepared by Stirling Maynard, Sustainability Statement prepared by XCO2 dated January 2020, Energy Statement prepared by XCO2 dated January 2020, Basement Impact Assessment prepared by Fairhurst Consulting Engineers dated September 2018, Structural Engineering Report & Subterranean Construction Method Statement prepared by Elliott Wood dated January 2020, Outline Construction Logistics Plan prepared by Blue Sky Building dated January 2020, Air Quality Assessment prepared by XCO2 dated January 2020, Revised Landscape Report prepared by Bowles & Wyer dated 21/08/2020, Fire Safety Strategy Report prepared by Ashton Fire dated 31 July 2020, Statement of Consultation, prepared by Lichfields dated October 2018, Drainage and SuDs Strategy, prepared by ID Limited dated April 2020, Overheating Assessment, prepared by XCO2, dated 02 July 2020, Viability Assessment, prepared by James. R. Brown, dated January 2020.

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

3. Prior to the commencement of works (other than investigative and demolition works) details of appropriately high quality and durable finishing materials to be used for the external surfaces of the development, including samples as appropriate, shall be submitted to and approved in writing by the Local Planning Authority.

Samples of brickworks, detailing changes in materials, especially around timber boarding, roof eaves and windows, valley gutters and downpipes, windows, roof cladding, glazing, balustrade, should be provided. A schedule of the exact product references for other materials. The development shall thereafter be completed in accordance with the approved details.

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

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

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

5. Prior to the commencement of the development hereby approved (excluding investigative and demolition works) full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority, and these works shall thereafter be carried out as approved. These details shall include information regarding, as appropriate:

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

Soft landscape works shall include:

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

The soft landscaping scheme shall include detailed drawings of:

- l) Any new trees and shrubs to be planted together with a schedule of species.

The approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be retained thereafter.

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

6. Prior to first occupation of the development hereby approved details of all external lighting to building facades, street furniture, communal and public realm areas

shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Met Police. The agreed lighting scheme shall be installed as approved and retained as such thereafter.

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

7. No development shall proceed until details of all existing and proposed levels on the site in relation to the adjoining properties be submitted and approved by the Local Planning Authority. The development shall be built in accordance with the approved details.

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

8. Prior to the first occupation of the building, a 'Secured by Design' accreditation shall be obtained and thereafter all features are to be permanently retained.

The applicant shall seek the advice of the Metropolitan Police Service Designing Out Crime Officers (DOCOs) for the building and accreditation must be achieved according to current and relevant Secured by Design guidelines at the time of above grade works. The development shall only be carried out in accordance with the approved details.

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

9. No development shall commence above ground floor until rainfall calculations using FEH, data and an updated Pro-forma, has been submitted and approved in writing by the Local Planning Authority. Details should include, confirmation from Thames Water's consent to connect to their network and capacity exists to receive the surface water from the development

Reason: To promote a sustainable development consistent with Haringey Policies

10. No development shall commence above ground floor until a management maintenance programme of the chosen SuDS has been submitted and approved in writing by the Local Planning Authority. The management maintenance programme should include details of the pump system and what backup system will be in place should the pumps fail. The management maintenance schedule should include details of who will be responsible for the drainage scheme to ensure the drainage system remains in good operational condition for the lifetime of the development. The sustainable drainage scheme shall be constructed in accordance with the approved details

Reason: to promote a sustainable development consistent with Haringey Policies

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

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure.

12. Prior to the commencement of the development hereby approved (excluding investigate and demolition works):
  - a. Using the information already acquired from the submitted Basement Impact Assessment report prepared by Fairhurst Ltd with reference 127015/R1 dated 21st September 2018, 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.
  - b. 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.
  - c. 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.
  - 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.

13. 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.

14. Prior to installation, details of the gas boilers to be provided for space heating and domestic hot water should be forwarded to the Local Planning Authority. The boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 40 mg/kWh (0%).

Reason: As required by The London Plan Policy 7.14.

- 15.
- 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.
  - 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:

- i. The DEMP/CEMP shall include a Construction Logistics Plan (CLP) and Air Quality and Dust Management Plan (AQDMP).
- ii. The DEMP/CEMP shall provide details of how demolition/construction works are to be undertaken respectively and shall include:
  - a) A method statement which identifies the stages and details how demolition/construction works will be undertaken;
  - b) 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;
  - c) Details of plant and machinery to be used during demolition/construction works;
  - d) Details of an Unexploded Ordnance Survey;
  - e) Details of the waste management strategy;
  - f) Details of community engagement arrangements;
  - g) Details of any acoustic hoarding;

- h) A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);
  - i) Details of external lighting; and,
  - j) Details of any other standard environmental management and control measures to be implemented.
- iii. The CLP will be in accordance with Transport for London's Construction Logistics Plan Guidance (July 2017) and shall provide details on:
- a) Monitoring and joint working arrangements, where appropriate;
  - b) Site access and car parking arrangements;
  - c) Delivery booking systems;
  - d) Agreed routes to/from the Plot;
  - e) 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);
  - f) 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
  - g) The AQDMP will be in accordance with the Greater London Authority SPG Dust and Emissions Control (2014) and shall include:
    - h) Mitigation measures to manage and minimise demolition/construction dust emissions during works;
    - i) Details confirming the Plot has been registered at <http://nrmm.london>;
    - j) Evidence of Non-Road Mobile Machinery (NRMM) and plant registration shall be available on site in the event of Local Authority Inspection;
    - k) 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);
    - l) A Dust Risk Assessment for the works; and
    - m) Lorry Parking, in joint arrangement where appropriate.

The development shall be carried out in accordance with the approved details as well as in line with the applicant submitted Air Quality Mitigation Measures (Construction and Operational Phases) from Page 20 – 22 of the Air Quality Report.

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.

16. No development shall take place, excluding any works of demolition, until a detailed basement design is submitted to and approved in writing by the Local Planning Authority. The basement design should indicate that the following will be mitigated throughout construction and operation;
- i) Groundwater above the proposed basement floor level;
  - ii) Obstruction to the natural flow of ground water;
  - iii) Ground movement that could cause damage to adjacent properties.

Only the approved details shall be implemented and retained thereafter.

Reason: In the interests of residential amenity and safety, and policy DM18 of the Haringey DM DPD 2017.

17. No development shall take place, including any works of demolition, until a detailed construction management plan is submitted to and approved in writing by the Local Planning Authority to demonstrate how the contractor will mitigate the following;
- i) Groundwater above the proposed basement floor level;
  - ii) Obstruction to the natural flow of ground water;
  - iv) Ground movement that could cause damage to adjacent properties.

Only the approved details shall be implemented and retained thereafter.

Reason: In the interests of residential amenity and safety, and policy DM18 of the Haringey DM DPD 2017.

18. No development shall take place, including any works of demolition, until a Construction Method Statement/Construction Logistics Plan, to include details of:
- a) parking and management of vehicles of site personnel, operatives and visitors
  - b) Weekly profile of construction vehicle movements to and from the site
  - c) loading and unloading of plant and materials
  - d) storage of plant and materials
  - e) programme of works (including timing and details of any temporary traffic management measures required)
  - f) provision of boundary hoarding behind any visibility zones
  - g) 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.

19. The development hereby approved shall be constructed in accordance with the Energy Statement prepared (dated January 2020), Overheating Assessment (dated 2 July 2020) and Sustainability Statement (dated January 2020), all prepared by XCO2. The scheme must deliver a minimum 30.6% improvement on carbon emissions over 2013 Building Regulations Part L based on SAP10 carbon factors.

(a) No development shall commence above ground floor until details of the proposed ventilation and solar PV systems shall be submitted to the Local Planning Authority. This must include:

- efficiency and location of the proposed Mechanical Ventilation and Heat Recovery (MVHR), with plans showing the rigid MVHR ducting;
- evidence that the PV arrays comply with other relevant issues as outlined in the Microgeneration Certification Scheme Certification Requirements;
- roof plan of proposed PV array; number, angle, orientation, type, peak output, shading level and efficiency level of the PVs; type of monitoring equipment; how overheating of the panels will be minimised.

(b) Within two months of occupation, energy generation evidence shall be submitted to demonstrate the solar PV array and its monitoring equipment has been installed correctly. The PV array shall be maintained and cleaned at least annually following installation.

(c) Prior to occupation, details of the overheating mitigation for apartment 8, bedroom 1, proposed internal blinds and confirmation of who will own the overheating risk must be submitted for approval. The development must be built in accordance with the approved overheating measures:

- Openable windows by 70 degrees or more;
- Fixed internal blinds with white backing;
- Window g-values of 0.67 or better;
- Hot water pipes insulated to high standards.

(d) Within six months of occupation, evidence must be submitted that the scheme has been registered onto the GLA's energy monitoring portal and has submitted energy use and generation information.

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.

20. Prior to commencement of above ground works, the applicant shall explore the implementation of living flat roofs under the proposed solar photovoltaics. Detailed justification must be provided if this cannot be proposed. Details of the living roofs shall include:
- i. A roof plan identifying where the living roofs and solar panels will be located and what surface area they will cover;
  - ii. Sections demonstrating substrate of no less than 120mm for the extensive living roofs;
  - iii. Plans showing details on 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;
  - iv. Details of the location of log piles / flat stones for invertebrates;
  - v. 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);
  - vi. Plan/section showing the relationship with the PV array;
  - vii. Irrigation, management and maintenance 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 regional policies 5.3, 5.9 and 5.11 of the London Plan (2016) and Policy SP4, SP5, SP11 and SP13 of the Haringey Local Plan (2017).

21. The development should be constructed in strict accordance with the recommendations set out in the Arboricultural Method Statement dated 14<sup>th</sup> April 2020 prepared by Arboricultural Consultancy Patrick Stileman LTD which has been drafted in accordance with Industry best practice and specify all the necessary measures to be implemented to ensure the trees being retained will be adequately protected.

Reason: In order to ensure the safety and wellbeing of the trees on the site during constructional works that are to remain after building works are completed.

22. Prior to occupation of the development, details of cycle parking shall be submitted to the Council for its approval and shall thereafter be retained, unless otherwise agreed in writing by the Local Planning Authority.

Reason: to ensure that adequate provision for the safe and secure storage of bicycles is made for occupants.

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

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

24. Notwithstanding any provisions to the contrary, no telecommunications apparatus shall be installed on the building without the prior written agreement of the Local Planning Authority.

Reason: In order to control the visual appearance of the development.

25. All the residential units will be built to Part M4(2) accessible and adaptable dwellings" of the Building Regulations 2010 (as amended) and at least 10% (1 units) shall be wheelchair accessible or easily adaptable for wheelchair use in accordance with Part M4(3) of the same Regulations, unless otherwise agreed in writing in advance with the Local Planning Authority.

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

**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 £109,272.408 (1,832.2sqm x £59.64) and the Haringey CIL charge will be £678,518.626 (1,832.2sqm x £370.33). 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 RICS CIL 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: A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer

INFORMATIVE: The applicant is advised that there are plans on using mains water for construction purposes, it's important Thames Water is informed before starting to use it, to avoid potential fines for improper usage. More information and how to apply can be found online at [thameswater.co.uk/building water](http://thameswater.co.uk/building water)

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

INFORMATIVE: Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required Should

you require further information please refer to our website.  
<https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewaterservices>

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

INFORMATIVE: The applicant must seek the advice of the Metropolitan Police Service Designing Out Crime Officers (DOCOs). The services of MPS DOCOs are available free of charge and can be contacted via [docomailbox.ne@met.police.uk](mailto:docomailbox.ne@met.police.uk) or 0208 217 3813.

Appendix 1 Consultation Responses from internal and external agencies

Stakeholder	Question/Comment	Response
<b>INTERNAL</b>		
<b>Tree &amp; Nature Conservation Manager</b>	<p>This new development proposal includes the removal of 18 trees, the vast majority of which are of low quality and value, whose loss will be mitigated by planting new trees. No high quality trees will be lost.</p> <p>The proposed new landscape plan includes the planting of 28 new trees of various sizes and species, including both native and non-native trees. This will greatly improve the sustainability of the site and provide screening to adjacent properties. The new trees will enhance biodiversity and provide a quality landscape for future residents.</p> <p>The Arboricultural Impact Assessment (AIA) and preliminary Arboricultural Method Statement (AMS) have been drafted in accordance with Industry best practice and specify all the necessary measures to be implemented to ensure the trees being retained will be adequately protected.</p> <p>I am satisfied that this new proposal is acceptable from an arboricultural perspective, on the condition robust planning conditions are made, which include full compliance with the recommendations set out in the AMS</p>	<p>Comments noted. Conditions included</p>
<b>Waste Management Team</b>	<p>Based on the information provided regarding waste collection arrangements I would deem this acceptable and the rag status be altered to GREEN.</p>	<p>Comments noted.</p>
<b>Building Control - Basement development</b>	<p>Pre commencement conditions as follows:</p> <p>Detailed basement design to be provided indicating how the following concerns will be mitigated:</p> <ul style="list-style-type: none"> <li>i) Groundwater above the proposed basement floor level;</li> <li>ii) Obstruction to the natural flow of ground water;</li> </ul>	<p>Comments noted. Conditions Included</p>

Stakeholder	Question/Comment	Response
<p><b>Building Control – Fire safety</b></p>	<p>iii) Ground movement that could cause damage to adjacent properties.</p> <p>Detailed construction management plan to be provided to demonstrate how the contractor will mitigate the following:</p> <ul style="list-style-type: none"> <li>i) Groundwater above the proposed basement floor level;</li> <li>ii) Obstruction to the natural flow of ground water;</li> <li>iii) Ground movement that could cause damage to adjacent properties</li> </ul> <p>I can confirm that the submitted fire safety details are sufficient for the purposes of Planning Approval. A formal detailed assessment will be undertaken for fire safety at the Building Control stage</p>	<p>Comments noted.</p>
<p><b>Urban Design Officer</b></p>	<p><u><b>Streetscape Character</b></u></p> <ol style="list-style-type: none"> <li>1. The site is in the heart of Highgate, in the far west of the borough, close to the borders with Camden and Barnet, in the residential hinterland of quiet, leafy streets west of North Hill and north of Hampstead Lane, west of Highgate’s historic “village” centre. The site is within the Highgate Conservation Area, within the “Bishops” sub area characterised by large late nineteenth and early twentieth century houses in large, leafy grounds. The specific site is currently occupied by a former nursing home, a mostly single storey structure of inter-war or early post-war construction, not particularly characteristic of the Bishops Sub Area, but the immediate location of the site is the point where the earlier and later architectural styles, Victorian Gothic to the south-east and Arts &amp; Crafts to the north-west, meet, and surroundings of the site contain a number of mid to late twentieth century buildings.</li> <li>2. Nevertheless, the character of the neighbourhood and the</li> </ol>	<p>Comments noted. Materials, boundary treatment and landscaping to be controlled by condition.</p>

Stakeholder	Question/Comment	Response
	<p>wider sub-area is of large individual houses, or clusters of them, in large landscaped gardens, and this proposal would reinstate that character to this site. The short street frontage of the development would become of a pair of large houses, sitting behind a garden wall and decent sized front garden, with a wide gap containing a pedestrian and vehicular gate to one side, leading to the more distantly visible second block, which would appear as a cluster of lower height dwellings in the distance set amidst vegetation, and provide an appealing and prominent pedestrian focussed approach to the proposed dwellings.</p> <p>3. Proposed boundary treatment of a low brick wall, with railings and hedges between higher brick piers, is generally appropriate for the location, but the detailed design of the wall and the landscape should ensure that their tops are below head height, to allow active interaction with the street, that they follow the slope of the street, rather than the straight, flat top shown in the drawings, and that the vegetation, the hedging is encouraged to grow up above the railings, to give the boundary a soft appearance. These could be secured by condition.</p> <p><b><u>Form, Pattern of Development, Bulk &amp; Massing</u></b></p> <p>4. The proposals are for the development of 13 flats to be spread across three blocks, with a basement connecting all three together. Block 01 at the front of the site will be a three storey block, with four maisonettes; two in the lower ground and ground floor, one each on the 1<sup>st</sup> floor and 2<sup>nd</sup> floor, the latter partially in the roof. Block 02 will contain seven flats over two floors; four on the ground floor and three in the 1<sup>st</sup>, which again is partially in the roof. The smallest block, 03, will contain just two flats, on the ground and again partially-in-the-roof 1<sup>st</sup>. The height proposed ranges from one and a half to two and a half storeys across the development, using the widely accepted shorthand of calling floors within the roof not of the same area as floors below, half floors. This is well within the range of prevailing heights in the surroundings, which include single</p>	



Stakeholder	Question/Comment	Response
	<p>storey, two storey and not infrequently three or four storey.</p> <p>5. The form of the three blocks is modelled in an additive, rhythmic, fractured, yet calm and elegant manner to reflect the smaller domestic form of the context, in a contemporary reinterpretation of the Victorian Gothic and Arts and Crafts context. Each block is divided up into smaller domestic scaled bays, with steeply pitched roofs expressed as gables. This will be a much more successful reinterpretation of the essence of the original development of the Bishops sub area than most of the late twentieth century developments in the neighbourhood and will ensure the proposals.</p> <p>6. The broken up form will ensure that no elements, not even the largest block, appear as excessively bulky, with the longer elevations of Block 02 broken into a series of six gabled bays, stepping backward and forward to create a picturesque additive composition. The roof forms, with appropriate steep pitched roofs, frequent gables, clever design of valleys and returns, enlivened by occasional chimneys, adds to ensuring a complimentary, convincing, contemporary reinterpretation design, whilst also cleverly hiding much of the bulk of the accommodation, as well as plant and solar panels. This impressive final design is the fruit of extensive discussions and refinement over the course of the proposals application and pre-application discussions with the council and QRP.</p> <p><b><u>Elevational Treatment, Fenestration, including Balconies, and Materials</u></b></p> <p>7. Elevations are to be broken down into a series of bays as mentioned above, which will be further animated with an irregular but carefully composed pattern of fenestration, recessed bays, different materials and expressed chimneys in a further example of contemporary reinterpretation of Arts &amp; Crafts composition. This will be very appropriate for the location and further help the proposals harmonise with their neighbours. Where facades do not contain windows, to avoid overlooking and loss of privacy to neighbours, the elevational</p>	

Stakeholder	Question/Comment	Response
	<p>compositional requirement is met with recessed panels and changes of materials.</p> <p>8. The palette of materials proposed is to be predominantly of two different bricks, a dark brown and a buff, with occasional use of a third dark grey and of spaced timber boarding in some recessed panels to imitate larger windows and aid in the overall elevational composition. From earlier discussions we can be confident these applicants will choose good quality materials, but ensuring that is the case will be essential and should be secured by condition. Also crucial to ensuring the success of these proposals will be conditions ensuring robust detailing of changes in materials, especially around timber boarding, roof eaves and windows, valley gutters and downpipes, to ensure durability and that unsightly staining is avoided.</p> <p><b><u>Residential Quality (flat, room &amp; private amenity space shape, size, quality and aspect)</u></b></p> <p>9. All maisonette, flat and room sizes comfortably exceed minima defined in the Nationally Described Space Standards. All dwellings meet or exceed the private external amenity space in the London Plan, with private gardens or roof terraces, as well as a large, well landscaped and screened private communal garden, containing children playspace for the children of the development.</p> <p>10. Exceptionally, no flats rely on projecting balconies, all having either a private ground level garden or roof terrace, the only exceptions being the 1<sup>st</sup> and 2<sup>nd</sup> floor flats in Block 01 having east facing recessed balconies arranged to provide a high degree of privacy to residents of those flats and to avoid overlooking existing and proposed neighbours. There are no single aspect flat in the whole development, being generally of larger flats; all are at least dual aspect, many triple aspect.</p> <p>11. The proposals include a basement for car and cycle parking, plant, storage and a fitness suite, as well as lower ground level</p>	

Stakeholder	Question/Comment	Response
	<p>residential accommodation for two flats on Block 01. These will contain only bedrooms, not living rooms, and will be day lit from lightwells to the front and back. These are considered acceptable in design and not excessively large, whilst providing sufficient daylight and outlook to the rooms concerned.</p> <p><b><u>Privacy / Overlooking of Proposed Residents and Existing Neighbours</u></b></p> <p>12. Exceptional care has been taken to avoid overlooking and loss of privacy to neighbouring residents, existing and within the proposed development, and to avoid any of the proposed development being overlooked by existing neighbours. This is helped by the site itself and many of its neighbours being densely landscaped, with a particularly dense belt of existing trees to its north-east, and that such care is proposed to be taken to retain and protect existing trees on the site and supplement them with additional trees.</p> <p>13. Distance provides further privacy, given that the human face cannot be recognised over 18m away, so that a distance of 20m+ is considered to provide adequate privacy. Where parts of the proposals would be within 18m of neighbours, no windows or balconies are proposed, or balconies (which are generally roof terraces anyway, so open to the sky and less reliant on light from the side) are screened in sensitive directions and facades have no or only high level and obscured windows.</p> <p><b><u>Daylight and Sunlight</u></b></p> <p>14. Of relevance to this section, Haringey policy in the DM DPD DM1 requires that:</p> <p style="padding-left: 40px;"><i>“...D Development proposals must ensure a high standard of privacy and amenity for the development’s users and neighbours. The council will support proposals</i></p>	

Stakeholder	Question/Comment	Response
	<p style="text-align: center;"><i>that:</i></p> <ul style="list-style-type: none"> <li><i>a. Provide appropriate sunlight, daylight and open aspects (including private amenity spaces where required) to all parts of the development and adjacent buildings and land;</i></li> <li><i>b. Provide an appropriate amount of privacy to their residents and neighbouring properties to avoid overlooking and loss of privacy detrimental to the amenity of neighbouring residents and residents of the development..."</i></li> </ul> <p>15. The applicants provided Daylight and Sunlight Report on their proposals and of the effect of their proposals on neighbouring dwellings. These have been prepared fully in accordance with council policy following the methods explained in the Building Research Establishment’s publication “Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice” (2nd Edition, Littlefair, 2011), known as “The BRE Guide”.</p> <p>16. The assessment finds that the impact of the development on existing neighbouring residential properties is exceptionally favourable for both daylight and sunlight, with only 4.4% neighbouring existing residential windows found to lose a noticeable amount of daylight, only 8.3% of neighbouring existing rooms losing a noticeable amount of daylight distribution, and no neighbours losing a noticeable amount of sunlight. In most cases, the amount of daylight lost would be close to the minimum noticeable, except to some windows and rooms which currently receive very poor daylight and are believed to not be main living rooms or bedrooms.</p> <p>17. In the proposed development, most rooms would receive daylight above the levels recommended in the BRE Guide (87.5%), with four bedrooms falling short and two open-plan living-dining-kitchens failing to achieve the level recommended</p>	

Stakeholder	Question/Comment	Response
	<p>for kitchens but achieving the level for living rooms. For sunlight, 78.3% of relevant (south facing) living rooms would achieve the recommended levels, but it is recognised this site is more challenging being surrounded by so many trees. Sunlight to external amenity spaces also varies depending on where they are regarding the proposals and neighbouring trees, with many on the north side falling short but instead benefiting from being exceptionally private, wooded external amenity space.</p> <p>18. In the case of higher density developments, it should be noted that the BRE Guide itself states that it is written with low density, suburban patterns of development in mind and should not be slavishly applied to more urban locations; as in London, the Mayor of London's Housing SPG acknowledges. In particular, the 27% VSC recommended guideline is based on a low density suburban housing model and in an urban environment it is recognised that VSC values in excess of 20% are considered as reasonably good, and that VSC values in the mid-teens are deemed acceptable. Paragraph 2.3.29 of the GLA Housing SPD supports this view as it acknowledges that natural light can be restricted in densely developed parts of the city. Therefore, full or near full compliance with the BRE Guide is not to be expected and the fact that it is very nearly achieved here is considered an excellent performance.</p> <p><b><u>Conclusions</u></b></p> <p>The proposals are an exceptionally considerate and well composed design, a modern reinterpretation of the prevailing neighbouring Victorian Gothic and Arts &amp; Crafts style, that ensures the bulk, massing, form, fenestration and materials are appropriate to the location. Careful layout, fenestration and screening ensure good levels of daylight sunlight and privacy to both existing neighbours and the proposed residents.</p>	
<b>Lead Pollution Officer</b>	Having considered all the submitted supportive information i.e. Planning Statement dated October 2018 revised April 2020, Design and Access Statement, Energy Statement prepared by XCO2 Ltd dated September 2018 revised January 2020 taken note of the use	Comments noted. Conditions included

Stakeholder	Question/Comment	Response
	<p>of PV panels, Construction Method Statement dated 24th September 2018 prepared by Elliottwood Ltd, Basement Impact Assessment report prepared by Fairhurst Ltd with reference 127015/R1 dated 21st September 2018 taken note of the fact this is for geotechnical assessment and section 7 (Conclusions), Construction Logistics Plan dated September 2018 and the Air Quality Assessment report prepared by XCO2 Ltd dated September 2018 revised January 2020 taken note of the proposed use of low – NOx gas boilers, 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> <p><u>Land Contamination</u> Before development commences other than for investigative work:</p> <p>a. Using the information already acquired from the submitted Basement Impact Assessment report prepared by Fairhurst Ltd with reference 127015/R1 dated 21st September 2018, 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.</p> <p>b. 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.</p> <p>c. 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</p>	

Stakeholder	Question/Comment	Response
	<p>being carried out on site.</p> <p>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.</p> <p>Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.</p> <p><u>Unexpected Contamination</u> 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.</p> <p>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</p> <p><u>NRMM</u> 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 NOx and PM. No works shall be carried out on site until all Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW has been registered at <a href="http://nrmm.london/">http://nrmm.london/</a>. Proof of registration must be submitted to the Local Planning Authority prior to the commencement of any works on site.</p>	

Stakeholder	Question/Comment	Response
	<p>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.</p> <p>Reason: To protect local air quality and comply with Policy 7.14 of the London Plan and the GLA NRMM LEZ</p> <p><u>Combustion and Energy Plant</u>            Prior to installation considering the applicant proposal for the use of a centralised boilers as an energy source, details of the gas boilers to be provided for space heating and domestic hot water should be forwarded to the Local Planning Authority. The boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 40 mg/kWh (0%).</p> <p>Reason: As required by The London Plan Policy 7.14.</p> <p><u>Demolition/Construction Environmental Plans</u>            .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</p> <p>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.</p> <p>The following applies to both Parts a and b above:</p> <p>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:</p>	



Stakeholder	Question/Comment	Response
	<p>i. A construction method statement which identifies the stages and details how works will be undertaken;</p> <p>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;</p> <p>iii. Details of plant and machinery to be used during demolition/construction works;</p> <p>iv. Details of an Unexploded Ordnance Survey;</p> <p>v. Details of the waste management strategy;</p> <p>vi. Details of community engagement arrangements;</p> <p>vii. Details of any acoustic hoarding;</p> <p>viii. A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);</p> <p>ix. Details of external lighting; and,</p> <p>x. Details of any other standard environmental management and control measures to be implemented.</p> <p>c) The CLP will be in accordance with Transport for London's Construction Logistics Plan Guidance (July 2017) and shall provide details on:</p> <p>i. Monitoring and joint working arrangements, where appropriate;</p> <p>ii. Site access and car parking arrangements;</p> <p>iii. Delivery booking systems;</p> <p>iv. Agreed routes to/from the Plot;</p> <p>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</p> <p>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</p> <p>vii. Joint arrangements with neighbouring developers for staff parking, Lorry Parking and consolidation of facilities such as concrete batching.</p> <p>d) The AQDMP will be in accordance with the Greater London Authority SPG Dust and Emissions Control (2014) and shall include:</p> <p>i. Mitigation measures to manage and minimise demolition/construction dust emissions during works;</p>	

Stakeholder	Question/Comment	Response
	<p>ii. Details confirming the Plot has been registered at <a href="http://nrmm.london">http://nrmm.london</a>;</p> <p>iii. Evidence of Non-Road Mobile Machinery (NRMM) and plant registration shall be available on site in the event of Local Authority Inspection;</p> <p>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);</p> <p>v. A Dust Risk Assessment for the works; and</p> <p>vi. Lorry Parking, in joint arrangement where appropriate.</p> <p>The development shall be carried out in accordance with the approved details as well as in line with the applicant submitted Air Quality Mitigation Measures (Construction and Operational Phases) from Page 20 – 22 of the Air Quality Report.</p> <p>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.</p> <p>Reason: To safeguard residential amenity, reduce congestion and mitigate obstruction to the flow of traffic, protect air quality and the amenity of the locality.</p> <p>Informative:</p> <p>1. Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.</p>	
<p><b>Carbon Management Team</b></p>	<p><b>Carbon Management Response 29/07/2020</b></p> <p>Following submission in 2018, this response concerns documents submitted as part of the re-consultation in 2020. We have reviewed the Energy Statement prepared (dated January 2020), Overheating Assessment (dated 2 July 2020) and Sustainability Statement (dated</p>	<p>Comments noted. Conditions and legal agreement Clauses included</p>

Stakeholder	Question/Comment	Response
	<p>January 2020), all prepared by XCO2, as well as relevant supporting documents and information submitted as part of the original application in 2018.</p> <p><b>Summary</b></p> <p>The development achieves an overall reduction of 35.5% regulated carbon dioxide emissions on site. Although this is just compliant with London Plan policy 5.2, it is expected that higher reductions are achieved on site as Haringey's policy expects applications to be zero carbon on site. The applicant should demonstrate how further measures could increase the reduction as this type of development could achieve upwards of 70% carbon reductions on site.</p> <p>In order to support this scheme, further information must be provided to demonstrate this development is fully policy compliant. Appropriate planning conditions will be recommended once this information has been provided.</p> <p><b>Energy – Overall</b></p> <p>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.</p> <p>The overall predicted reduction in CO<sub>2</sub> emissions for the development, from the Baseline development model (which is Part L 2013 compliant), shows an improvement of approximately 35.5% in carbon emissions with SAP2012 carbon factors. This represents an annual saving of approximately 11.6 tonnes of CO<sub>2</sub> from a baseline of 32.7 tCO<sub>2</sub>/year.</p> <p>A total carbon shortfall of 21.1 tCO<sub>2</sub>/year remains. The carbon offset contribution would therefore be around £37,980 subject to detailed design and confirmation of the measures below. This is based on a</p>	

Stakeholder	Question/Comment	Response																																								
	<p>price of £1,800 per tCO<sub>2</sub> as the application was submitted before 1<sup>st</sup> January 2020.</p> <p><u>Action:</u></p> <ul style="list-style-type: none"> <li>- Show how the development would perform against SAP10 carbon factors.</li> <li>- Please submit the TER/DER sheets for flats with a ground floor and roof.</li> </ul> <table border="1" data-bbox="575 505 1379 850"> <thead> <tr> <th></th> <th>Regulated emissions (% saving)</th> <th>Savings tCO<sub>2</sub> (% saving)</th> <th>Unregulated</th> </tr> </thead> <tbody> <tr> <td><b>Baseline</b></td> <td>32.7</td> <td></td> <td>28.0</td> </tr> <tr> <td><b>Be Lean</b></td> <td>27.8</td> <td>4.9 (15%)</td> <td>28.0</td> </tr> <tr> <td><b>Be Clean</b></td> <td>27.8</td> <td>0.0 (0%)</td> <td>28.0</td> </tr> <tr> <td><b>Be Green</b></td> <td>21.1</td> <td>6.7 (20.5%)</td> <td>28.0</td> </tr> <tr> <td><b>Total savings</b></td> <td></td> <td>11.6 (35.5%)</td> <td>0</td> </tr> <tr> <td><b>Carbon emission shortfall</b></td> <td>21.1</td> <td></td> <td>N/A</td> </tr> </tbody> </table> <p><b>Energy – Lean</b></p> <p>The applicant has proposed an improvement of beyond Building Regulations by 15% through improved energy efficiency standards for the entire development, which is supported. However, further improvements can be made to reduce the space heating requirements from 29.8 kWh/m<sup>2</sup>/year to the recommended 15 kWh/m<sup>2</sup>/year.</p> <p>The following fabric efficiencies are proposed:</p> <table border="1" data-bbox="575 1219 1289 1408"> <tbody> <tr> <td>Floor u-value</td> <td>0.10 W/m<sup>2</sup>K</td> </tr> <tr> <td>Wall u-value</td> <td>0.15 W/m<sup>2</sup>K</td> </tr> <tr> <td>Roof u-value</td> <td>0.10 W/m<sup>2</sup>K</td> </tr> <tr> <td>Window u-value</td> <td>1.30 W/m<sup>2</sup>K</td> </tr> <tr> <td>Door u-value</td> <td>2 W/m<sup>2</sup>K</td> </tr> <tr> <td>G-value</td> <td>0.67</td> </tr> </tbody> </table>		Regulated emissions (% saving)	Savings tCO <sub>2</sub> (% saving)	Unregulated	<b>Baseline</b>	32.7		28.0	<b>Be Lean</b>	27.8	4.9 (15%)	28.0	<b>Be Clean</b>	27.8	0.0 (0%)	28.0	<b>Be Green</b>	21.1	6.7 (20.5%)	28.0	<b>Total savings</b>		11.6 (35.5%)	0	<b>Carbon emission shortfall</b>	21.1		N/A	Floor u-value	0.10 W/m <sup>2</sup> K	Wall u-value	0.15 W/m <sup>2</sup> K	Roof u-value	0.10 W/m <sup>2</sup> K	Window u-value	1.30 W/m <sup>2</sup> K	Door u-value	2 W/m <sup>2</sup> K	G-value	0.67	
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Stakeholder	Question/Comment		Response
	Air permeability rate	3 m <sup>3</sup> /hm <sup>2</sup> @ 50Pa	
Mechanical Ventilation with Heat Recovery (summer bypass function)	75.7% efficiency		
<p><u>Action:</u></p> <ul style="list-style-type: none"> <li>- Will the glazing be double glazed?</li> <li>- It is concerning to see the basement flats will be relying on lightwells without outlook, less daylight and reduced ventilation opportunities.</li> <li>- There is no reduction in lighting energy consumption from the baseline, this can be improved.</li> <li>- What are Type 2 walls (with a u-value of 0.27)?</li> <li>- What is the proposed y-value of the thermal bridging? What has been done to achieve this figure? How will the development ensure that thermal bridging is reduced as far as possible, matching the specified u-values of other thermal elements?</li> </ul> <p><b>Energy – Clean</b></p> <p>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.</p> <p>Instead, the applicant is proposing individual gas boilers (91% efficiency) to heat the properties. Communal heating solution is not found appropriate for this site. In principle we are encouraging applicants to move away from relying on gas boilers, please explore alternative heating solutions for this site.</p> <p><u>Action:</u></p> <ul style="list-style-type: none"> <li>- Please confirm whether the proposed boiler efficiency is a net or gross figure? This should be a gross fuel input figure.</li> </ul> <p><b>Energy – Green</b></p> <p>The application has reviewed the installation of various renewable technologies. The report concludes that solar photovoltaic (PV)</p>			

Stakeholder	Question/Comment	Response
	<p>panels are the most viable options to deliver the Be Green requirement. The solar PV array peak output would be 17 kWp with an area of 100 m<sup>2</sup> SE/SW orientation and 17% module efficiency. This is estimated to produce around 12,928 kWh of renewable electricity per year. This would represent a carbon saving of 6.7 tCO<sub>2</sub>/year.</p> <p><b>Be Seen</b> The applicant will be required to sign up to the GLA's Energy Monitoring platform once this has been opened.</p> <p><b>Overheating</b> A thermal dynamic assessment has been done in line with CIBSE TM59. Out of 13 flats, 6 flats have been modelled over a total of 23 rooms. The modelling shows that:</p> <ul style="list-style-type: none"> <li>- DSY1, 2020s weather file passes with natural ventilation, and solar control strategies</li> <li>- Passing DSY2 and 3, and DSY1 with 2050s and 2080s weather files is more challenging. A retrofit plan is proposed with the following measures: enhanced glazing, internal blinds, exposed concrete, external fins.</li> </ul> <p><u>Action:</u></p> <ul style="list-style-type: none"> <li>- Confirm that windows at the ground floor will be secure from break ins as they rely on natural ventilation (10% opening area for bedrooms and 5% for LKD).</li> <li>- As the results suggest specific measures for sample rooms A8B2 and A8B1, how will these results be applied across the whole development?</li> <li>- Please incorporate external shading for the ground floor dwellings and any other relevant dwellings to minimise solar gain and the need for purge ventilation and lower g-values. Significant improvements were shown under the 2050s weather patterns and it would be recommended to install these within the current development to start mitigating extreme heat waves from the start (such</li> </ul>	

Stakeholder	Question/Comment	Response
	<p>as the heat wave in 2019). Please also demonstrate the type of external shading that would be proposed.</p> <ul style="list-style-type: none"> <li>- Consider lowering the g-value to reduce solar gain (standard is 0.63 and 0.67 is proposed).</li> <li>- The report should state who will be responsible for the overheating risk.</li> </ul> <p><b>Sustainability</b> XCO2 prepared a sustainability report. The applicant should respond to the requests for amendments and further information, listed below.</p> <p><u>Action:</u></p> <ul style="list-style-type: none"> <li>- The flat roofs could be proposed as living roofs. This will enhance the performance of the solar PVs and increase biodiversity in the area. Please amend the proposal accordingly.</li> <li>- Demonstrate which materials can be reused on site within the proposed development.</li> <li>- Commit to ensuring that any remaining materials from disassembly of the site are maintained in their integrity and will be repurposed.</li> <li>- Please address concerns over daylight in basement flats.</li> <li>- Is any space allocated for food growing? If so, will rainwater be harvested to facilitate food growing?</li> <li>- The site is located just over 10 minutes' walk from Highgate station. The need for car parking spaces within this development should therefore be reconsidered to encourage walking and cycling over driving.</li> <li>- Where will the cycling parking be located?</li> <li>- How many electric vehicle charging points are proposed?</li> </ul> <p><b>Carbon Management Response 20/08/2020</b></p> <p>On 17/08/20, the applicant submitted a response to the queries above and TER/DER worksheets for two dwellings.</p> <p><b>Energy</b></p>	

Stakeholder	Question/Comment	Response
	<p>Based on SAP10 carbon factors, the overall predicted reduction in CO<sub>2</sub> emissions for the development, shows an improvement of approximately 30.6% in carbon emissions. It is not clear what the emissions are at baseline or following Be Lean and Green measures.</p> <p><u>Actions:</u></p> <ul style="list-style-type: none"> <li>- Submit a revised table setting out baseline emissions, savings under Be Lean and Green, total savings and shortfall in emissions. This will be used to calculate a carbon offset contribution.</li> </ul> <p><b>Proposed Head of Terms</b></p> <ul style="list-style-type: none"> <li>- Securing a carbon offset contribution – amount TBC</li> </ul> <p><b>Proposed Planning Conditions</b></p> <p><u>Energy Strategy</u></p> <p>The development hereby approved shall be constructed in accordance with the Energy Statement prepared (dated January 2020), Overheating Assessment (dated 2 July 2020) and Sustainability Statement (dated January 2020), all prepared by XCO2. The scheme must deliver a minimum 30.6% improvement on carbon emissions over 2013 Building Regulations Part L based on SAP10 carbon factors.</p> <p>(a) Prior to construction, details of the proposed ventilation and solar PV systems shall be submitted to the Local Planning Authority. This must include:</p> <ul style="list-style-type: none"> <li>- efficiency and location of the proposed Mechanical Ventilation and Heat Recovery (MVHR), with plans showing the rigid MVHR ducting;</li> <li>- evidence that the PV arrays comply with other relevant issues as outlined in the Microgeneration Certification Scheme Certification Requirements;</li> <li>- roof plan of proposed PV array; number, angle, orientation, type, peak output, shading level and efficiency level of the PVs; type of monitoring equipment; how overheating of the panels will be minimised.</li> </ul>	



Stakeholder	Question/Comment	Response
	<p>(b) Within two months of occupation, energy generation evidence shall be submitted to demonstrate the solar PV array and its monitoring equipment has been installed correctly. The PV array shall be maintained and cleaned at least annually following installation.</p> <p>(c) Prior to occupation, details of the overheating mitigation for apartment 8, bedroom 1, proposed internal blinds and confirmation of who will own the overheating risk must be submitted for approval. The development must be built in accordance with the approved overheating measures:</p> <ul style="list-style-type: none"> <li>- Openable windows by 70 degrees or more;</li> <li>- Fixed internal blinds with white backing;</li> <li>- Window g-values of 0.67 or better;</li> <li>- Hot water pipes insulated to high standards.</li> </ul> <p>(d) Within 6 months of occupation, evidence must be submitted that the scheme has been registered onto the GLA's energy monitoring portal and has submitted energy use and generation information.</p> <p>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.</p> <p><u>Living Roofs</u> Prior to commencement of above ground works, the applicant shall explore the implementation of living flat roofs under the proposed solar photovoltaics. Detailed justification must be provided if this cannot be proposed. Details of the living roofs shall include:</p> <ul style="list-style-type: none"> <li>i) A roof plan identifying where the living roofs and solar panels will be located and what surface area they will cover;</li> <li>ii) Sections demonstrating substrate of no less than 120mm for the extensive living roofs;</li> <li>ii) Plans showing details on 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;</li> </ul>	

Stakeholder	Question/Comment	Response
	<p>iv) Details of the location of log piles / flat stones for invertebrates;  v) 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);  vi) Plan/section showing the relationship with the PV array;  vii) Irrigation, management and maintenance arrangements.</p> <p><b>Reason:</b> To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall. In accordance with regional policies 5.3, 5.9 and 5.11 of the London Plan (2016) and Policy SP4, SP5, SP11 and SP13 of the Haringey Local Plan (2017).</p>	
<b>Housing</b>	No objection	Comments noted.
<b>Drainage Engineer/SuDs Officer</b>	<p>From a drainage view, there are only a few `tweaks' that need addressing to move this forward, so we're not over concerned about getting these addressed at this stage</p> <p>I've put together a suggested condition for the proposed development at Denewood Rd;</p> <p>No development shall take place except for site set up and demolition works until rainfall calculations using FEH, data and an updated Pro-forma, has been submitted and approved in writing by the Local Planning Authority. Details should include, confirmation from Thames Water's consent to connect to their network and capacity exists to receive the surface water from the development.</p> <p>A management maintenance programme of the chosen SuDS, including details of the pump system and what backup system will be in place should the pumps fail. The management maintenance schedule should include details of who will be responsible for the drainage scheme to ensure the drainage system remains in good operational condition for the lifetime of the development.</p> <p>The sustainable drainage scheme shall be constructed in</p>	<p>Comments noted.  Conditions included</p>

Stakeholder	Question/Comment	Response
	<p>accordance with the approved details.</p> <p>Reason: to promote a sustainable development consistent with Haringey Policies.</p>	
<p><b>Conservation Officer</b></p>	<p><u>Context and Site</u> the development site lies in Denewood Road, within Highgate Conservation Area which is characterised by few surviving 1914 - 1930 Arts and Crafts houses set in generous plots with large front and rear gardens.</p> <p>The development site is also located in the immediate vicinity of locally listed Goldsmith Cottage and in the wider surrounding of grade II listed property at No. 16 Broadlands road.</p> <p>Denewood Road has lost much of its sparse, original houses set in very large undeveloped sites, it has been substantially developed over the last century and is nowadays characterised by a range of houses of different period and architectural style which are often larger than the original houses which characterise the protected townscape of the wider conservation area. Denewood road has evidently been developed from the late 1950's onwards</p> <p>Throughout the progressive development of Denewod road over the last century, few fundamental characteristics of the conservation area, such as the original site layouts, generous front and rear gardens, the original spatial relationship between buildings and landscape have been consistently retained and replicated in modern developments. The existing houses are well separated with good views into gardens and into the land behind them. The front gardens often provide off street parking resulting in a streetscape not overly dominated by parked cars.</p> <p>The variety of architectural styles of the existing houses is a characteristic of Denewood Road within this part of the CA where houses are typically well set-back in their respective sites, mostly screened from street views behind leafy gardens with mature trees</p>	<p>Comments noted. Materials, boundary treatment and landscaping to be controlled by condition.</p>

Stakeholder	Question/Comment	Response
	<p>and tall boundary walls or timber fences.</p> <p>The conservation area along Denewood Road is currently characterised as a suburban, leafy, 2 to 3 storeys high, almost secluded residential environment where the mature vegetation and front gardens reveal only glimpses of the residential buildings along the road.</p> <p>Local views along and across Denewood Road illustrate the domestic townscape and prevailing landscape features which contribute to the surviving character of this part of the Conservation Area.</p> <p>Within this context, the adopted Conservation Area Appraisal warns that over-scaled, poorly designed buildings and overdeveloped sites where mature gardens, leafy boundaries, spaces and views between houses are obscured as detractors to the character of the area.</p> <p>Historic map regression shows that the development site, originally occupied only by a small house with outbuildings, has been altered and largely developed over the past century and the existing building, now vacant and in disrepair, is a 1950's single-storey L-shaped concrete building of modest architectural quality which is complemented by two mews-type residential ranges converging in the communal facilities block, features a pitched roof and hosts 36 small single rooms with en-suite facilities.</p> <p>According to the characteristic siting of the area, the existing building is well set-back within its leafy site and its eastern range extends behind the locally listed Goldsmith cottage site.</p> <p>Due to its low height and recessed location within the site, only the pitched roof of the western range fronting Denewood road and glimpses of the eastern ranges are visible above the boundary walls along Denewood.</p> <p><u>Comments</u></p>	

Stakeholder	Question/Comment	Response
	<p>The proposed replacement of the redundant nursing home with new residential buildings is welcome from a conservation perspective, since it offers both an opportunity to bring the site back into beneficial use and would allow to enhance the quality of the area through well-designed new buildings expected to respect and reinforce the positive characteristics of the conservation area.</p> <p>The proposed scheme includes three separate 2 to 3 storey high residential blocks each of different footprint; the blocks are well set-back into the site apart from Block 1 which would be tallest with its 3 storeys height and would front onto Denewood Road with the upper storey set back from the street frontage. The proposed blocks would be separated from each other, would be surrounded by a communal landscaped garden and would be distributed along the footprint of the existing L-shaped Newstead buildings.</p> <p>Proposed Block 2 would extend along the central part of the rear of site running in parallel to the north-east rear boundary: this would be the largest residential building on site with its generous rectangular footprint and two storey height. It would be flanked by the small, two storey Block 3 located in the eastern, rear part of the site and discreetly sitting in the background of the locally listed Goldsmith Cottage which fronts Denewood Road.</p> <p>Both blocks would rest on a continuous basement floor with residential uses underneath block 1 and with a car parking underneath block 2 and part of block 3.</p> <p>Although it is set within a much altered historic context, the proposed scheme is the result of a long and exhaustive design exploration which has tested the heritage impact of various site layouts, massing, and architectural language options on the setting of surrounding heritage assets. The least impactful development option has been developed according to a context-led, contemporary architectural language which draws its inspiration from the traditional forms, materials and domestic character of the original houses surviving across the wider conservation area.</p> <p>The proposed layout follows the path of the existing built footprint thus laying the basis to retain as much as possible of the most relevant spatial qualities of the site while acknowledging and</p>	

Stakeholder	Question/Comment	Response
	<p>maximising its current configuration and topography.</p> <p>Overall, the proposed development draws inspiration from the characteristic site layout, spaces between buildings, spatial proportions between buildings and landscape which characterise the surrounding area,</p> <p>And although introducing taller and larger buildings in place of the existing single-storey Newstead building, the proposed plan forms, heights, masses and facade articulations are strategically designed to break down masses and to recreate the built granularity, organic diversity, and visual permeability between buildings which characterise this part of the conservation area. The proposed site layout, urban grain, built proportions and architectural language of the proposed scheme have been carefully rooted in the heritage of the area and provide a well-balanced response to the constraints and opportunities offered by this site.</p> <p>The proposed 3 to 2 storey buildings are sensitively arranged on site with decreasing heights towards the back to suit the sloping topography of the site towards north-west as well as to minimize impact on the adjacent locally listed building and so to positively complement the surrounding street frontage.</p> <p>The residential blocks have been consistently shaped and designed throughout the site so to read as a unitary, contemporary development within the historic environment of the Conservation Area.</p> <p>The articulated plan forms and facades of the proposed blocks, the rhythmical sequence of prominently pitched-roofs are complemented by tall chimneys, the simplicity and variety of the facade designs, the traditional materials and colour palette, the landscaped gardens and the soft landscaped boundary treatment, all contribute to break down masses and heights and to be perceived as clusters of individual houses behind a front garden. The design proposal successfully reinterprets the variety, asymmetry, small scale of traditional architecture which is here complemented and elevated by the prominent, distinctive sequence of steep gables and tall chimneys. The proposed buildings are strongly consistent with the historic forms and features of the conservation area and would subtly stand out from the surrounding modern developments by virtue of the well-designed, coherent reinterpretation of the most</p>	

Stakeholder	Question/Comment	Response
	<p>distinctive, original characteristics of this conservation area.</p> <p>The expected high quality of the proposed design would play a key role in minimizing the impact of the proposed development on the setting of the conservation area and on its heritage assets and detailed design, including material specification material samples of the proposed buildings, landscape and boundary treatment should be approved by the local authority to ensure that the character and appearance of the conservation area are effectively enhanced.</p> <p>While the residential blocks 2 and 3 to the rear would be largely screened by the surrounding garden and trees and would therefore barely visible in street views thus preserving the visual primacy of Goldsmith Cottage, those elements of the new development which will be visible along Denewood road, especially block 1, would complement the proportions of the immediately adjoining residential buildings at Willowdene and fronting houses at Nos 13-15, while leaving sufficient space and visual openness to retain the primacy and legibility of the locally listed building.</p> <p>The basement level which is proposed underneath the three blocks of flats, although large, would work along the sloping topography of the site and would closely adhere to the footprint and building lines of the proposed blocks above thus only minimally eroding the potential habitat value and amenity value of the garden which could be achieved without erection of a continuous basement level. However, the increased residential uses and ancillary uses allowed by the basement floor would contribute to achieve local housing objectives and the proposed scheme seeks to mitigate the impact of the proposed basement with the introduction of high quality, extensive landscape design and private and communal amenity space throughout the rest of the site which would be positive addition the revitalisation of the site.</p> <p>Considered that the creation of the continuous basement, despite its extensive excavation works does not harm any protected trees, or any valuable landscape feature or the neighbouring Goldsmith cottage, its impact on the character and appearance of the area would be negligible.</p>	

Stakeholder	Question/Comment	Response
	<p>On balance, it is considered that the proposed development with its above- ground buildings would positively respond to its immediate context and its surviving heritage assets. The proposed buildings, landscape and boundary treatment, if appropriately detailed and specified, would retain and reinforce the spatial, architectural and visual qualities of the townscape along Denewood Road, would enhance the character and appearance of the Conservation Area and the proposed scheme is fully supported from conservation grounds depending on approval of detailed design.</p>	
<p><b>Transportation comments dated 06/12/2018</b></p>	<p>The site is located in an area of poor access to public transport. It is served by two (2) bus routes (143 and 210). There are no rail/underground stations within the maximum walking parameters (960m) used in PTAL calculations. Highgate Underground Station is approximately 1km from the site and can be reached by bus. Consequently, the site records a public transport accessibility level (PTAL) of 1b (with 0 being the worst and 6b being the best). The PTAL level of the site is therefore considered to be 'poor', according to Transport for London's rating.</p> <p>The site is surrounded by a controlled parking zone (CPZ). Denewood Road is included in the Highgate Station Outer CPZ with hours of operation from Monday to Friday 10AM to 12 Noon.</p> <p><b>Parking and Access</b>  The development includes 15 car parking spaces, which are accommodated at basement level. This equates to 1.5 spaces per dwelling. This level of car parking is higher than the average car ownership for the Highgate Ward (0.81 per household). The basement plan includes a parking space that is suitable for an accessible car parking. This provision would satisfy the London Plan requirement of 1 space per accessible unit. The layout of the car park is acceptable. The dimensions and manoeuvring provisions are adequate.</p> <p>The accompanying Transport Statement (Highways Statement) refers to a previous application (HGY/2005/0973) to provide the rationale for the level of car parking included under this proposal. It</p>	<p>Observations have been taken into account. The Recommended legal agreement clauses and conditions will be included with any grant of planning permission as appropriate</p>



Stakeholder	Question/Comment	Response
	<p>should be noted that the previous application referred to is different in nature and scale from the proposal, and there has been a change in transport policy since, which means that a different set of transport considerations applies. However, the level of car parking proposed is not significantly higher than the level that the Council would consider as a minimum for a site with such a poor PTAL. Furthermore, the proposed level of car parking will minimise any potential overspill parking effects from the development.</p> <p>Vehicle access to the basement car park will be taken from Denewood Road. The applicant is proposing a 5.5m wide vehicle crossover. This is wider than the maximum width that the Council would permit – generally 3.0m – but a wider than usual access is required to provide sufficient space to allow a vehicle to wait at the top of the ramp whilst another vehicle exits the site. The principle of a wider crossover is acceptable, but the details of the access will need to be approved by the Council prior to development. It is noted that there are existing vehicle crossovers along the Denewood Road frontage of the development that are no longer necessary and therefore will need to be removed, at cost to the applicant. Additionally, the application states that the existing on-street car parking bay in Denewood Road will be affected by the development, in terms of needing to modify the parking bay to accommodate the proposed vehicle access. The cost of any changes to the existing CPZ parking will need to be met by the applicant. For example, the cost of amending the existing Traffic Management Order is in the order of £4,000. It is therefore recommended that the applicant be obligated to pay for necessary highway and associated works through an agreement under Section 278 HA 1980.</p> <p>Cycle parking is included at basement level. The quantum proposed (20 no.) meets the London Plan requirement and is therefore welcome. Details of the cycle parking will need to be conditioned. Cycle parking will need to be in place prior to occupation of the development.</p>	

Stakeholder	Question/Comment	Response
	<p><b>Impacts</b>  A development of the scale proposed will not generate a significant number of vehicle trips on the highway and public transport networks. As such, no impacts of consequence is expected. The inclusion of car parking, which exceeds the average car ownership for the ward will minimise the impacts of the development on capacity in adjoining roads. Construction traffic may create some adverse impacts, but this can be mitigated through appropriate provisions secured through a Construction Logistics Plan (CLP).</p> <p><b>Conclusion</b>  There are no objections to the proposal on transport grounds. The car parking provision is in line with what the Council would support for a development in a location of such poor access to public transport. The level of cycle parking is acceptable, but details of the cycle parking will be to be submitted for approval by the Council. The proposal will not create any material impacts on the local highway and public transport networks.</p> <p>Policies Considered: DM32, London Plan 6.13</p> <p>Planning Obligations/Conditions</p> <p><b>Cycle Parking</b>  Prior to occupation of the development, details of cycle parking shall be submitted to the Council for its approval and shall thereafter be retained, unless otherwise agreed in writing by the Local Planning Authority.  <b>REASON:</b> to ensure that adequate provision for the safe and secure storage of bicycles is made for occupants.</p> <p><b>Construction Logistics Plan</b>  A Construction Logistics Plan (CLP) detailing how the development will be built whilst minimising the impacts on the highway and adjacent neighbours. This document will need to detail the contract programme and duration, numbers of vehicle movements and vehicle types, means of keeping the highway free of dirt and debris, wheel washing arrangements, and arrangements for loading and unloading.</p>	

Stakeholder	Question/Comment	Response
	<p>REASON: To ensure that the impacts of the development proposal on the local highways network are minimised during construction.</p> <p>Section 278 HA 1980 The owner shall be required to enter into agreement under Section 278 of the Highways Act to pay the Council to reinstate and improve the footway adjacent to the boundary of the site, and include if required, any access to the Highway, measures for street furniture relocation, carriageway markings, access and visibility safety requirements, and upgrade to paving in accordance with the councils design guide. Unavoidable works required to be undertaken by Statutory Services will not be included in LBH Estimate or Payment. The cost of highways works has been estimated at £33,102.</p> <p>REASON: To implement the proposed highways works to facilitate future access to the development site.</p> <p>This application was originally submitted during 2018 and has now been revised to increase the number of residential units from 10 to 13, along with changes to the landscaping and design. It is noted also that an increase in parking provision is proposed.</p> <p>A Transportation update note has been provided to consider the proposed changes from the transportation perspective. This response should be read in conjunction with the original transportation response.</p> <p>The breakdown of the 13 units is as follows;</p> <ul style="list-style-type: none"> <li>• 1 No. one bedroom unit;</li> <li>• 8 No. two bedroom units;</li> <li>• 4 No. three bedroom units.</li> </ul> <p>The original application was for 10 units, with 15 car parking spaces. This revised proposal increases by 3 residential units and 2 car parking spaces so 17 parking spaces are now proposed.</p>	

Stakeholder	Question/Comment	Response
<p><b>Transportation comments dated</b></p>	<p>When considering transport impacts, it is noted that the original application included 3 No. 2 bedroom units and 7 No. 3 bedroom units. Whilst there is an increase overall, there is now a smaller proportion of family sized units, which are considered more likely to generate vehicle trips than the smaller 2- and 1-bedroom units. It is therefore considered that the uplift in trips resultant from the 3 additional units will be negligible.</p> <p>There will be an increase in parking provision from 15 spaces to 17 spaces. This results in a slight decrease of provision per unit, down from 1.5 space to 1.3 spaces. As commented in the original transportation response, the provision could be considered generous, however the PTAL is low and the provision proposed should ensure that there are no additional parking pressures generated locally to the site.</p> <p>It is noted that a cycle parking provision of 27 spaces is proposed, for location on the lower ground floor within a secure cycle parking store. In numerical terms that will meet the requirements of the draft/forthcoming London Plan. Full details will be required, to demonstrate that this level of provision can be satisfactorily provided, with details including the installation specification for the system intended for use, and scaled drawings showing the proposed layout, centres, spacing, manoeuvring room and headroom. This can be covered with a condition for approval prior to commencement of the site works.</p> <p>Finally, it is noted in the previous transportation response that the applicant will need to enter into the appropriate Highway Act agreement in relation to the access and highway works required to facilitate the access to the site. This still applies as per the earlier transportation comments. As does the requirement for a Construction Logistics Plan.</p> <p>Summarising, this update to the original application is for the provision of another 3 units at the site, to bring the total to 13 from 10. Associated with this are increases in car and cycle parking to meet the demands from the additional units.</p>	

Stakeholder	Question/Comment	Response
<p><b>Transportation additional comments dated 21/08/2020</b></p>	<p>Overall, the increase is minor and is not expected to create any uplift of note in the transportation demands from the development. The additional parking will meet potential demands and reduce the overall provision per unit slightly, whilst ensuring that there should not be any additional on street parking demands generated in the locality of the site. The cycle parking will meet the numerical requirements of the draft/forthcoming local plan.</p> <p>Subject to sight of acceptable arrangements for the cycle parking, a CLP, and the applicant entering into the appropriate Highways Act agreement, no objections from Transportation</p> <p>Delivery and servicing arrangements</p> <p>The proposed arrangements for the refuse/recycling bin collections is fine. They will be moved and located at the vehicular entrance to the site on collection days, positioned hard up against the edge of the access to the basement. This will still leave a width of 4.5m for two vehicles to pass each other at the vehicle entrance to the site which should be sufficient given the access is for the ramp to the car parking in the basement.</p> <p>The proposed arrangements are acceptable to transportation.</p> <p>Other deliveries and service trips to the house will park on the public highway, using the on-street bays along Denewood Road. From the 13 residential units in the development, the absolute number of delivery and servicing trips that will be made is expected to be very low, and the proposal for these vehicles to dwell on the highway whilst visiting the site are acceptable to transportation.</p>	
<b>EXTERNAL</b>		
<b>Environment Agency</b>	I have checked our systems and this application has been recorded as a miss-consultation, meaning we did not need to be consulted.	Comments noted.

Stakeholder	Question/Comment	Response
	This is because there are no environmental constraints on the site which are within our remit.	
Thames Water	<p>Waste Comments</p> <p>With regard to SURFACE WATER drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website.  <a href="https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewaterservices">https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewaterservices</a></p> <p>The proposed development is located within 15 metres of a strategic sewer. Thames Water requests the following condition to be added to any planning permission. "No piling shall take place until a PILING METHOD STATEMENT (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement." Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure. Please read our guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.  <a href="https://developers.thameswater.co.uk/Developing-a-large-site/Planning-yourdevelopment/Working-near-or-diverting-our-pipes">https://developers.thameswater.co.uk/Developing-a-large-site/Planning-yourdevelopment/Working-near-or-diverting-our-pipes</a>. Should you require further information please contact Thames Water. Email: <a href="mailto:developer.services@thameswater.co.uk">developer.services@thameswater.co.uk</a> Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB</p> <p>As you are redeveloping a site, there may be public sewers crossing</p>	Comments noted. Conditions/informatives included

Stakeholder	Question/Comment	Response
	<p>or close to your development. If you discover a sewer, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes.  <a href="https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-nearor-diverting-our-pipes">https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-nearor-diverting-our-pipes</a></p> <p>We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission: "A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing <a href="mailto:trade.effluent@thameswater.co.uk">trade.effluent@thameswater.co.uk</a>. Application forms should be completed online via <a href="http://www.thameswater.co.uk">www.thameswater.co.uk</a>. Please refer to the Wholesale; Business customers; Groundwater discharges section.</p> <p>Thames Water would advise that with regard to WASTE WATER NETWORK and SEWAGE TREATMENT WORKS infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.</p> <p>Water Comments</p>	

Stakeholder	Question/Comment	Response
	<p>If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at <a href="http://thameswater.co.uk/buildingwater">thameswater.co.uk/buildingwater</a>.</p> <p>On the basis of information provided, Thames Water would advise that with regard to water network and water treatment infrastructure capacity, we would not have any objection to the above planning application. Thames Water recommends the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.</p>	
<b>London Fire Brigade</b>	I've had a look at the application and subject to compliance with the attached access statement it would be ok	Comments noted Informative included
<b>Designing out crime office</b>	<p>Thank you for allowing us to comment on the above planning proposal.</p> <p>With reference to the aforementioned application I have had an opportunity to examine the details submitted and would like to offer the following comments, observations and recommendations (see Appendix 1) which are based on available information including my knowledge and experience as a Design Out Crime Officer and as a Police Officer. These comments align with the original planning response, however, reflect any changes made since.</p> <ul style="list-style-type: none"> <li>• It is in my professional opinion that crime prevention and community safety are material considerations because of the use, design, layout and location of the proposed development</li> <li>• To ensure the delivery of a safer development in line with Local Development Framework Policies DMM5 Para 2.14 and DMM4 (Policy DM2) Part A(d) (see Appendix 2). I have recommended the attaching of a suitably worded condition, together with an informative.</li> </ul>	Comments noted Condition/Informative included



Stakeholder	Question/Comment	Response
	<ul style="list-style-type: none"> <li>• I can confirm that I have met with the project architects, in relation to the previous application, to discuss their intentions regarding this development around Crime Prevention or Secured by Design (SbD) as laid out in L.B. Haringey's DMM. Although the Design and Access Statement makes no reference or mention of crime prevention or security rated products it is my understanding that the scheme is to seek a secured by Design award. I would therefore request compliance to Secured by Design Homes 2019 Guide.</li> <li>• I have reviewed the documents available on the L.B. of Haringey planning portal and in principle I do not object to the development however, due to the areas of concern, highlighted in Design Comments below, and request continued dialogue with the project architect(s) to discuss these concerns and completion of the relevant SbD application form at the earliest opportunity.</li> <li>• All recommendations made are based upon relevant information relating to crime and disorder within the area. It must also be borne in mind the potential increase in crime and disorder that a new development may create without adequate mitigation to minimise against causation and effect. Crime figures for the area around the site, as shown in Appendix 3, have been obtained from <a href="http://www.police.uk">http://www.police.uk</a></li> <li>• If planning permission is granted then I recommend the attaching of a suitably worded condition(s), together with an informative as shown below.</li> </ul> <p>Secured by Design Conditions and Informative In light of the comments made I request the following Conditions and Informative</p>	

Stakeholder	Question/Comment	Response
	<p>Conditions            (1) Prior to the first occupation of each building or part of a building or use, a 'Secured by Design' accreditation shall be obtained for such building or part of such building or use and thereafter all features are to be permanently retained.</p> <p>(2) Accreditation must be achieved according to current and relevant Secured by Design guidelines at the time of above grade works of each building or phase of said development.</p> <p>Informative            The applicant must seek the advice of the Metropolitan Police Service Designing Out Crime Officers (DOCOs). The services of MPS DOCOs are available free of charge and can be contacted via <a href="mailto:docomailbox.ne@met.police.uk">docomailbox.ne@met.police.uk</a> or 0208 217 3813.</p> <p>Conclusion            I would ask that my interest in this planning application is noted and that I am kept apprised of developments. Should the Planning Authority require clarification of any of the above comments please do not hesitate to contact me at the above office.</p>	
<b>Historic England</b>	<p>Thank you for your letter of 22 May 2020 regarding further information on the above application for planning permission. On the basis of this information, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation advisers, as relevant.</p> <p>It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals. However, if you would like detailed advice from us, please contact us to explain your request.</p> <p>This response relates to designated heritage assets only. If the proposals meet the Greater London Archaeological Advisory Service's published consultation criteria, we recommend that you seek their view as specialist archaeological adviser to the local planning authority.</p>	Comments noted

Stakeholder	Question/Comment	Response
	<p>The full GLAAS consultation criteria are on our webpage at the following link: <a href="https://www.historicengland.org.uk/services-skills/our-planning-services/greaterlondon-archaeology-advisory-service/our-advice/">https://www.historicengland.org.uk/services-skills/our-planning-services/greaterlondon-archaeology-advisory-service/our-advice/</a></p>	
<p><b>The Greater London Archaeological Advisory Service</b></p>	<p>Thank you for your consultation of 22/05/2020 regarding the above application for amendments to Planning Permission. On the basis of the information provided, we do not consider that it is necessary for this application to be notified to Historic England's Greater London Archaeological Advisory Service under their consultation criteria, details of which are on our webpage at the following link:</p> <p><a href="https://www.historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeologyadvisory-service/our-advice">https://www.historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeologyadvisory-service/our-advice</a></p> <p>If you consider that this application does fall within one of the relevant categories, or you have other reasons for seeking our advice, please contact us to discuss your request. If we do not hear from you within five working days, we will assume this application should not have been sent to us.</p> <p>This response relates to undesignated archaeological assets only. If necessary, Historic England's Development Management or Historic Places teams should be consulted separately regarding statutory matters.</p>	<p>Comments noted</p>
<p><b>NEIGHBOURING PROPERTIES</b></p>		
<p><b>Local Representation when the scheme was amended in May, July and August 2020</b></p> <p><b>LETTERS FROM 42 INDIVIDUAL ADDRESSES</b></p>		

Stakeholder	Question/Comment	Response
<p><b>39 IN OBJECTION</b> <b>3 COMMENTS</b></p>		
	<p><b>Land Use and housing</b></p> <ul style="list-style-type: none"> <li>• Lack of Affordable Housing</li>   <li>• Flats would create a bad precedent</li> <li>• The area is more suited to individual houses rather than flats</li> <li>• 13 flats excessive</li> <li>• The number of dwellings should be reduced</li>   <li>• Accommodation at lower ground floor level is not in keeping with the area</li>   <li>• High density housing</li> <li>• Inappropriate density</li> </ul>	<p>While it is acknowledged that there would be no on-site affordable housing, the council consider in this instance an off-site contribution would better benefit the borough. This could be more effectively used as part of Haringey's own house building programme. The reasons are set out in paragraph 6.3.6 of the report</p> <p>The flats proposed on this site are considered to maximise the sites density and make an efficient use of land</p> <p>The accommodation at basement level is considered acceptable as the flats in question are duplexes and therefore none of the flats would entirely be at basement level.</p> <p>The density is considered acceptable as it is well within the maximum indicative threshold set out in the Mayor's density matrix (Table 3.2 of the London Plan 2016). The proposed massing and design also suggest this is a suitable density.</p>
	<p><b>Impact on the Conservation Area</b></p> <ul style="list-style-type: none"> <li>• The scheme will detract from the character and appearance of the Conservation Area</li> <li>• The proposal fails to preserve or enhance the Conservation Area</li> <li>• The overall building footprint does not respect the open space of the Conservation area</li> </ul>	<p>The proposed buildings, landscape and boundary treatment, if appropriately detailed and specified, would retain and reinforce the spatial, architectural and visual qualities of the townscape along Denewood Road and would enhance the character and appearance of the conservation area.</p>

Stakeholder	Question/Comment	Response
	<ul style="list-style-type: none"> <li>• Revised design is not in keeping with Conservation Area</li> <li>• The revised scheme would be out of keeping with the surrounding buildings in the conservation area</li>   <li>• The trees make a positive contribution to the Conservation area</li> </ul>	<p>Conditions have been imposed on any planning permission granted requiring further details of materials landscape and boundary treatment to ensure that the character and appearance of the conservation area are effectively enhanced.</p> <p>The trees to be removed are of low quality and value, and the loss of these trees will be mitigated by planting new trees. It is noted that no high-quality trees will be lost. The Councils tree officers is satisfied that if the proposed works are carried out in accordance with the Arboricultural Impact Assessment (AIA) and Arboricultural Method Statement, the trees will not be harmed.</p>
	<p><b>Size, Scale and Design</b></p> <ul style="list-style-type: none"> <li>• Inappropriate scale</li> <li>• Excessive in height</li>   <li>• Overdevelopment of the site</li>   <li>• The development is out of keeping with the streetscape and overall context</li> </ul>	<p>The scale and height of the development is considered acceptable as the broken-up form of the proposal will ensure that no elements, including the largest block would appear excessively bulky. The proposed height is considered well within the range of prevailing heights in the surrounding area</p> <p>The development is considered appropriate for the site and the density is well within the maximum indicative threshold set out in the Mayor's density matrix (Table 3.2 of the London Plan 2016).</p> <p>The form of the proposed blocks reflects the smaller domestic form of the context, in a contemporary reinterpretation of the Victorian Gothic and Arts and Crafts, with each block divided up into smaller domestic scaled bays, with steeply pitched roofs expressed as gables. This is considered to be a much more successful reinterpretation of the original</p>

Stakeholder	Question/Comment	Response
	<ul style="list-style-type: none"> <li>Concerns with the details of the design</li> <li>The materials proposal needs to be clearly defined</li> </ul>       <ul style="list-style-type: none"> <li>Willowdene or View Close is a good example of development in the area</li> <li>The block of flats on Broadlands Road should not be an example to follow</li> <li>The scheme would create an unacceptable precedent</li> </ul>   <ul style="list-style-type: none"> <li>The appeal decision that was dismissed in 2005 has not been taken into account</li> </ul>   <ul style="list-style-type: none"> <li>Concerns with the height of the chimneys proposed</li> </ul>	<p>development of the Bishops sub area than most of the late twentieth century developments within the neighbourhood</p> <p>The elevations of the buildings proposed would be designed appropriately with consideration to proportions and composition</p> <p>The proposed materials will be of high quality and durable, detailing changes in materials, especially around timber boarding, roof eaves and windows, valley gutters and downpipes. The imposition of a condition is recommended should consent be granted requiring details and physical samples of materials to be submitted for consideration and approval</p> <p>Officers consider the proposed development is a good example of development in the area as it is a well composed design and a modern reinterpretation of the prevailing neighbouring Victorian Gothic and Arts &amp; Crafts style</p> <p>The appeal decision referred to is different in nature and scale from the proposal, and there has been a change in policy since</p> <p>The height of the chimney is considered acceptable. The imposition of a condition is recommended</p>

Stakeholder	Question/Comment	Response
	<ul style="list-style-type: none"> <li>No design details are provided for the chimneys</li> </ul>	<p>should consent be granted requiring details and physical samples of materials to be submitted for consideration and approval.</p>
	<p><b>Parking, Transport and Highways</b></p> <ul style="list-style-type: none"> <li>Parking pressures</li> <li>Residents should not be entitled to parking permits</li> <li>The parking provision proposed is excessive</li> <li>Onsite parking for visitors required</li> </ul> <ul style="list-style-type: none"> <li>Traffic congestion</li> <li>Concerns with traffic flow</li> <li>Traffic assessment needs revisiting</li> </ul> <ul style="list-style-type: none"> <li>Concerns with traffic, parking and road safety during demolition, excavation and construction phase</li> <li>Road safety</li> <li>Pedestrian safety</li> </ul> <ul style="list-style-type: none"> <li>Concerns with fire safety access</li> <li>Emergency access concerns</li> </ul> <ul style="list-style-type: none"> <li>No consideration of Service and Delivery vehicles</li> </ul>	<p>The Council's Transportation team are satisfied with the parking provisions for the development</p> <p>In terms of trip generation, a development of the scale proposed will not generate a significant number of vehicle trips on the highway and public transport networks.</p> <p>The transportation team has considered highway and pedestrian safety during demolition, excavation and construction phase</p> <p>The London Fire Brigade are satisfied with the fire safety access</p> <p>The Council's Transportation team are satisfied with</p>

Stakeholder	Question/Comment	Response
	<ul style="list-style-type: none"> <li>• Access concerns</li>   <li>• The access road belongs to Broadlands Lodge, and there is no right of way for vehicles seeking access to proposed block 3</li>   <li>• The appeal decision that was dismissed has not been taken into account</li> </ul>	<p>the provisions for deliveries and servicing for the development and they have considered the potential parking and public highway</p> <p>The Council's Transportation team are satisfied with the provisions for vehicle access for the development and they have considered the potential parking and public highway</p> <p>The applicant has confirmed that the Design and Access Statement incorrectly makes reference to this gate and it's use as a point of access into the site. The Landscape Masterplan submitted with the application confirms that there is no gate/access from the site to Broadlands Lodge</p> <p>The appeal decision referred to is different in nature and scale from the proposal, and there has been a change in transport policy since</p>
	<p><b>Residential Amenity</b></p> <ul style="list-style-type: none"> <li>• Daylight concerns</li> <li>• Overshadowing</li> <li>• Concerns with the daylight, sunlight and overshadowing assessment</li> <li>• Loss of light</li> </ul>	<p>There are no daylight/sunlight and overshadowing concerns to neighbouring properties. The only minor adverse effect is to some windows and rooms which currently receive very poor daylight and are believed to not be main living rooms or bedrooms</p> <p>The assessment within the sunlight and overshadowing report was carried out appropriately</p>



Stakeholder	Question/Comment	Response
	<ul style="list-style-type: none"> <li>• Impact on visual amenity</li> <li>• Loss of amenity</li> <li>• Visually dominant</li> <li>• Overbearing</li>   <li>• Loss of privacy</li> <li>• Overlooking</li>   <li>• Noise and disturbance from communal garden</li>   <li>• Light pollution</li>   <li>• The new building is too close to existing neighbouring properties/boundaries</li>   <li>• Loss of trees will change the outlook for neighbouring occupiers</li> </ul>	<p>The proposed scheme will not materially impact on or adversely affect the visual amenity of neighbouring occupiers.</p> <p>Nearby residential properties would not be materially affected by the proposal in terms of loss of privacy/overlooking</p> <p>The increase in noise from occupants of the proposed residential properties would not be significant given the current urbanised nature of the surroundings and the small number of residential units proposed.</p> <p>It is anticipated that light emitted from internal rooms would not have a significant impact on neighbouring occupiers in the context of this urban area.</p> <p>The siting of the development in relation to existing neighbouring properties/boundaries is considered acceptable</p> <p>Given the screening from the existing trees to be retained and new tree planting the proposed scheme will not materially impact on or adversely affect the visual amenity of neighbouring occupiers</p>
	<p><b>Environment and Public Health</b></p> <ul style="list-style-type: none"> <li>• Loss of mature trees</li> <li>• Mature trees should be retained</li> <li>• Concerns with the proposed planting scheme</li> <li>• Concerns the tree survey is not accurate</li> </ul>	<p>The trees to be removed are of low quality and value, and the loss of these trees will be mitigated by planting new trees. It is noted that no high-quality trees will be lost. The Councils tree officers is satisfied that if the proposed works are carried out in accordance with the Arboricultural Impact Assessment (AIA) and Arboricultural Method</p>

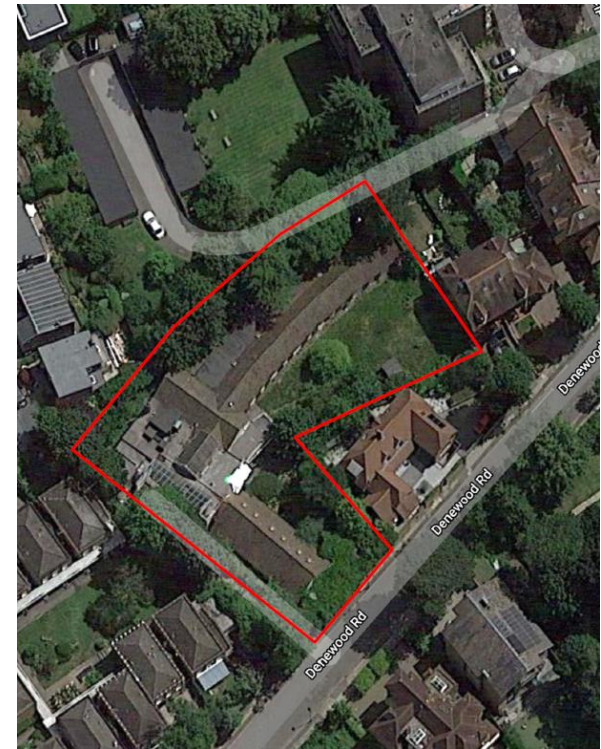
Stakeholder	Question/Comment	Response
	<ul style="list-style-type: none"> <li>• Impact on ecology</li> <li>• Proposal should conform to the open space and biodiversity policy</li>   <li>• Noise, disturbance concerns</li>   <li>• Flood concerns</li>   <li>• Pressure on infrastructure/local amenity</li>   <li>• Light emanating from development will impact natural wildlife</li> <li>• External lights will degrade the area</li>   <li>• The development will change the open character of Denewood Road</li>   <li>• Security on site needs more consideration</li> </ul>	<p>Statement, the trees will not be harmed.</p> <p>The biodiversity and habitat objectives are considered acceptable in principle and further details can be secured by the imposition of a condition on any grant of planning permission</p> <p>Any dust and noise relating to demolition and construction works would be temporary nuisances that are typically controlled by non-planning legislation. Nevertheless, the demolition and construction methodology for the development would be controlled by the imposition of a condition on any grant of planning permission.</p> <p>The site is within Flood Zone 1 which equates to a low risk of flooding. The Environment Agency raises no concerns with the development</p> <p>The scheme proposes a small number of residential units</p> <p>Lighting throughout the site would be controlled by condition</p> <p>The proposal is appropriate for the location</p> <p>The applicant has worked with the Metropolitan Police Secured by Design (SBD) Officer to address several potential issues raised earlier in the process The SBD Officer does not object to the proposed development subject to standard conditions requiring details of and compliance with the principles and</p>

Stakeholder	Question/Comment	Response
	<ul style="list-style-type: none"> <li>• Concerns with bin and refuse collection</li>   <li>• The development is not sustainable</li> </ul>	<p>practices of the Secured by Design Award Scheme</p> <p>The waste management and transport officer is satisfied with the proposed arrangement for the refuse/recycling bin collections</p> <p>The development would bring back in to use a brownfield derelict site which has been vacant for a number of years with a quality designed housing development.</p>
	<p><b>Basement development</b></p> <ul style="list-style-type: none"> <li>• Excessive basement development</li> <li>• Basement development should be reduced</li> <li>• Potential level of damage from basement development to neighbouring properties is unacceptable</li> <li>• Subsidence concerns</li> <li>• Flooding from basement</li> <li>• Vibration concerns</li> <li>• A ground bourne vibration assessment should have been submitted</li> <li>• Adverse effect on the structural stability of neighbouring properties</li> <li>• Basement contrary to policy</li> <li>• Impact on groundwater flows</li> <li>• Impact on listed building</li> <li>• Disruption to watercourse flows</li> <li>• Impact on local hydrology</li> <li>• Impact on drainage</li> <li>• Multiple site sections should be submitted with a basement of this magnitude</li> </ul>	<p>The basement development is considered acceptable subject to a detailed basement design and detailed construction management plan condition prior to the commencement of works on site to ensure the following concerns are mitigated.</p> <ul style="list-style-type: none"> <li>• Groundwater above the proposed basement floor level;</li> <li>• Obstruction to the natural flow of ground water;</li> <li>• Ground movement that could cause damage to adjacent properties.</li> </ul> <p>The applicant has confirmed that they will use the councils building control services to inspect the basement works</p> <p>The Basement Impact Assessment submitted originally is applicable to the revised scheme as there are no changes to the basement extents as originally proposed</p>

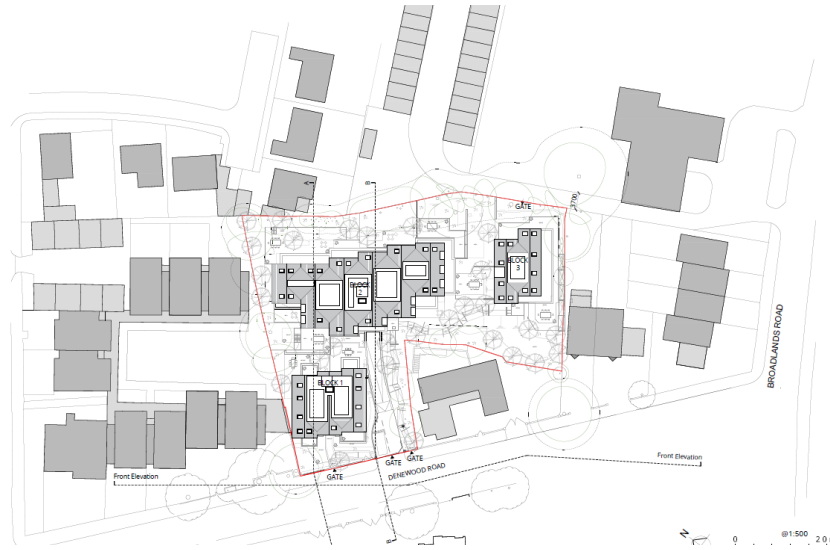
Stakeholder	Question/Comment	Response
	<ul style="list-style-type: none"> <li>• The Basement Impact Assessment has not been updated in line with the amended scheme</li>   <li>• Concerns the basement will impact on the existing trees</li>   <li>• Existing and proposed site levels in relation to surrounding context has not been taken into consideration</li> <li>• Levels are inconsistent</li> </ul>	<p>The Council's tree officers is satisfied that if the proposed works are carried out in accordance with the Arboricultural Impact Assessment (AIA) and Arboricultural Method Statement, the trees will not be harmed.</p> <p>The applicants have submitted site levels in responses to the concerns raised however the imposition of a condition is recommended should consent be granted requiring details of all existing and proposed site levels on the site in relation to the adjoining properties prior to commencement of works</p>

## Appendix 2 Plans and Images

### Location Plan & Birds Eye View



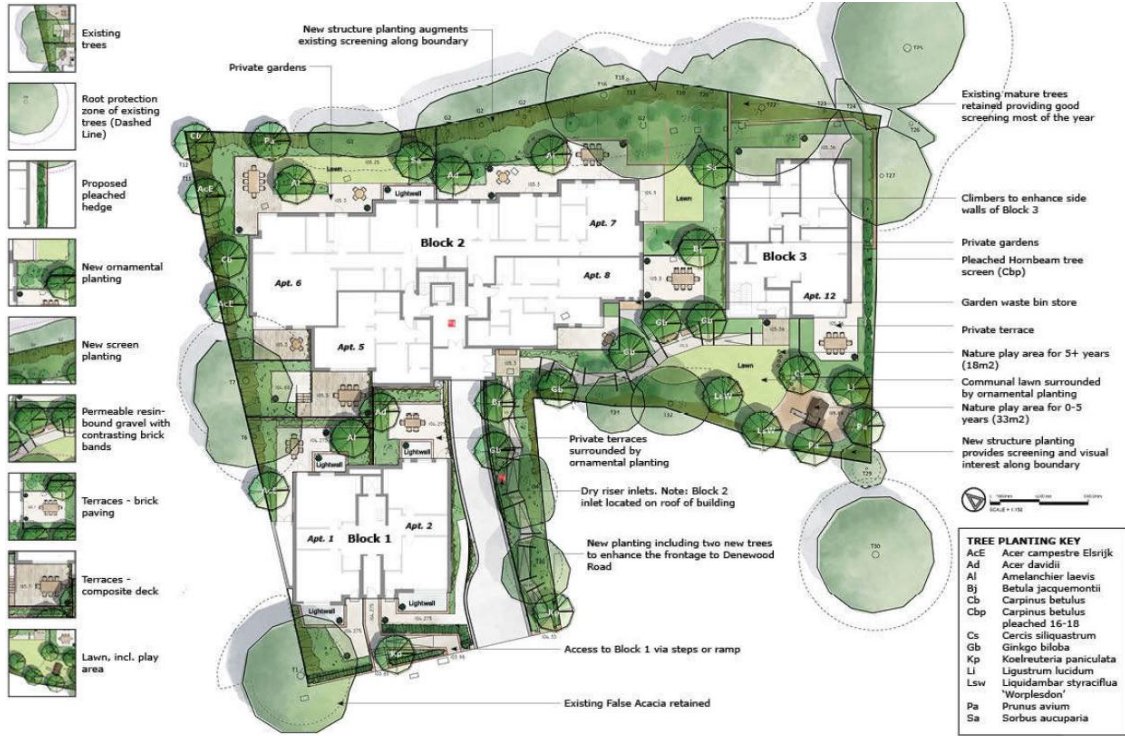
### Proposed site plan



### Proposed lower ground floor plan



### Proposed landscaped masterplan



Front elevation of proposed block 1



**Front elevation of proposed block 2**



**Front elevation of proposed block 3**





**Proposed artist impression of streetview**



**Proposed artist impression of the courtyard**



**Appendix 3 QRP Note**



**1. Site address**

Former Newstead Nursing Home, Denewood Road, London, N6 4AL

Planning application ref: HGY/2018/3205

**2. Presenting team**

Antoine Christoforou	Fusion Residential
Sukhi Gidar	Gold Care Homes
Andy Goodchild	Wolff Architects
Lorna Heslop	Lichfields

**3. Aims of the Quality Review Panel meeting**

The Quality Review Panel provides impartial and objective advice from a diverse range of highly experienced practitioners. This report draws together the panel's advice and is not intended to be a minute of the proceedings. It is intended that the panel's advice may assist the development management team in negotiating design improvements where appropriate and, in addition, may support decision-making by the Planning Committee, in order to secure the highest possible quality of development.

**4. Planning Authority's views**

The Newstead site is L-shaped with access from the northern side of Denewood Road, currently occupied by a single storey 1960s nursing home (use class C2). Outside the site and fronting onto Denewood Road is 'Goldsmiths Cottage', a locally listed building subject to alterations and extensions granted in 2008 and 2010. The site and its surroundings are within the 'Bishops' sub area of the Highgate Conservation Area. There are level changes across the site, and the site abuts the property boundaries of surrounding properties.

A full planning application for redevelopment of the site, which was previously considered by the Quality Review Panel in May 2018, was validated in December 2018. The application is currently 'on hold' pending some substantial changes to the proposed architectural expression of the scheme. While the design, form and materials are now completely different to the original application scheme, the proposed layout, height, access / entrances and car parking arrangement remain the same. The number of units accommodated within the site has increased from 10 to 13. With regards to the impact of the proposal on existing trees, a report has been submitted to the Council for consideration.

Officers generally support the principle of redevelopment, including to reduce the size of some units and increase the number of units to 13, subject to other material planning considerations. The panel's comments are sought on the overall quality of the proposal, including its response to the heritage context.



## 5. Quality Review Panel's views

### *Summary*

The Quality Review Panel feels that the amended scheme generally responds well to its previous comments. The scale is acceptable, and adjustments made to the roofscape and the architectural expression are supported. The panel welcomes removal of some of the residential accommodation at basement level. However, the panel considers that further detailed design work is required to ensure that the scheme fulfils aspirations for a high quality redevelopment that fits well within the local context.

The panel would encourage further work – at a detailed level - on landscape design and the pedestrian environment; the interface between individual units and the private and public realms; the internal layout; and the external fabric of the buildings. The panel would support further exploration of the scheme's frontage onto Denewood Road. The provision and arrangements for refuse storage and collection within the site also require further consideration. Further details on the panel's views are provided below.

### *Massing and development density*

- The scale of the proposal is broadly acceptable. However, as the proposal evolves at a detailed level, increased generosity will be required in certain locations within the site; this may require adjustment of the footprint of the blocks.
- The panel welcomes the approach taken to reducing the size of some of the units. At the previous review, it was noted that the floor area of some units seemed excessive. The reduction in size and accompanying increase in the number of units reflects a more efficient density for the redevelopment.
- The reduction of residential accommodation at basement level, in block 3, is welcomed.

### *Place-making and landscape design*

- As identified at the previous review, the character of the site is largely defined by the landscape, especially existing mature trees within and adjacent to the plot boundaries.
- The panel would like to see an overarching landscape proposal that enhances existing landscape features, while at the same time integrating with the new buildings. Further very detailed work for the landscape design is required.
- As part of this, the panel would encourage the design team to focus on the pedestrian experience of approach, arrival and moving through the site, in



order to improve the legibility, quality and generosity of the route from pavement to main entrance.

- Current drawings do not show key elements within the design of external spaces; for example, the detailed design of the remaining lightwells is incomplete as no walls, railings or ground levels have been shown.
- In this regard, further work is required in the design of patio areas (including lightwells) and adjacent units, within blocks 1 and 2, in order to maximise the quality and amenity of patio and garden areas for all units, while improving the privacy of the accommodation and outdoor spaces generally.
- The panel notes that there are small 'left over' areas within the site layout. It would encourage greater clarity within the landscape proposals of the design and character of open spaces.
- Trees have the potential to soften the visual impact of the frontage; it would be helpful to see existing and proposed trees and planting within the scheme elevations.

#### *Detailed design and scheme layout*

- The scheme's success will depend on well considered detailed design and high quality materials. An incisive exploration of what it would be like to live in, and visit, the scheme should help to inform detailed design.
- A further iteration of the design is required in order to refine and resolve details of the scheme, including the landscape and external environment; external and internal circulation routes; internal planning; and the exterior of the blocks.
- Concerns were expressed that the frontage onto Denewood Road could look awkward and lacking in generosity when additional elements such as lightwell railings and external refuse collection areas were included. The panel suggests that orientating block 1 to align with Denewood Road may help to eliminate some of this awkwardness, while reducing the width of block 1 could provide more generosity to the spaces between the blocks and the pedestrian routes through the site.
- The panel supports the location of parking provision at the lower ground level within the middle section of the site. However, careful consideration should be given to the design and integration of the vehicular access ramp to avoid compromising the elevations and outlook of the buildings; the landscape proposals; and the nature and quality of the pedestrian approach.
- The panel would encourage further refinement of the design of this central area of the site. The entrance elevation of block 2 is extremely important as a focal point for the site seen from Denewood Road. However, it is dominated

Report of Chair's Review Meeting  
2 October 2019  
HQR69\_Newstead, Denewood Road



by the vehicular access at lower ground level, and the pedestrian entrance lacks legibility and visibility from the street and pathway. The panel recommends further thought to the pedestrian approach to the building from the street.

- There are also conflicts between the floor plan and elevation at the entrance, for example, where a half landing to a stair is located in the middle of a corner window. The panel encourages a rethink of this elevation – and the internal section.
- The proposed internal layout would also benefit from further refinement in order to resolve any conflicts in detail design. Examples include issues between internal door openings that overlap; living spaces lacking direct access onto patios; and long internal corridors.
- The panel remains to be convinced by the current proposals for the location, provision and quantum of refuse storage and the practicality of removal and collection. Refuse arrangements should be fully resolved before planning permission is granted.

#### *Architectural expression*

- The panel repeats its view that the architecture should serve as a backdrop for the landscape. It welcomes removal of the framing elements within the amended proposal, and the calmer approach to façade design.
- The quality of materials and construction, for example the bricks used, the depth of reveals, and the design of rainwater drainage, will be essential to the success of the completed scheme. This level of detail and quality must be protected and not value engineered at a later stage.
- The panel recommends that inclusion of valley gutters and inset sections of the building line to accommodate downpipes be given careful consideration.
- Scope remains to enhance the 'tone' of the architecture: the current brick and fenestration details shown within elevations appear dark and may be perceived as slightly oppressive. It will be extremely important for samples of the specified bricks and other key materials to be considered as part of the determination process, in addition to daytime CGI views of the proposals.
- The panel considers that breaking the roofscape up into a series of gables as proposed could be very successful in creating a more domestic and human scale character for the development.
- While inclusion of chimneys can help to punctuate the roofscape in a positive way, a strong functional rationale for the design and location of each chimney will be important.



- The inclusion of flat solar panels at roof level is supported.
- Drones' eye views can be helpful in illustrating the form and massing of the proposal. However, the panel also thinks that it would be helpful to see street level views of the scheme, with the proposed landscape included, to set the proposals within the immediate context of Denewood Road.

*Next Steps*

The Quality Review Panel is broadly confident that the project team will be able to address the points above, in consultation with Haringey officers. However, if officers have outstanding concerns, the panel would be happy to review the scheme again.





## **Pre-Application Briefing to Committee**

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

**Reference No: PRE/2020/0011**

**Ward: Seven Sisters**

**Address: Open land and garages, Remington Road, London, N15 6SS**

**Proposal:** Development of open land and garages for c45 residential units (houses and flats - all Council rent) and associated landscaping, public realm improvements, play space, cycling and refuse stores.

**Applicant: London Borough of Haringey**

**Agent: Satish Jassal Architects**

**Ownership: London Borough of Haringey**

**Case Officer Contact: Laurence Ackrill**

### **2. BACKGROUND**

- 2.1. The proposed development is being reported to Planning Sub-Committee to enable members to view it in good time ahead of a full planning application submission. Any comments made are of a provisional nature only and will not prejudice the final outcome of any formally submitted planning application.
- 2.2. It is anticipated that the planning application, once received, will be presented to the Planning Sub-Committee in early 2021. The applicant has been recently engaged in pre-application discussions with Haringey Planning Officers and the proposals have been reported to the Quality Review Panel.
- 2.3. The proposed development forms part of the portfolio of sites under Haringey's new Council homes delivery agenda

### **3. SITE AND SURROUNDINGS**

- 3.1 The application site relates to a plot of land comprising partly of a row of garages and also an area of open space. The site is located north of a 1970's part 5, part 6 storey block of flats, located on the Southern side of Remington Road. The TFL London Overground Line to the north is a grade II Site of Importance for Nature Conservation and Ecological Corridor The site is also located within a Critical Drainage Area.
- 3.2 The area surrounding the application site is characterised predominantly by larger blocks of self-contained flats, but there are also smaller, single family, townhouse dwellings located along Pulford Road and the adjoining streets.

- 3.3 The site is close to the Seven Sisters Local Shopping Centre, east of the site, which can be accessed via an underpass between Nos. 521 and 523 Seven Sisters Road.

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

- 4.1. The proposed works involve the construction of a part 3, part 6 storey block of c34 residential units and 11 x 3 storey townhouses following the demolition of a block of single storey garages. The proposal includes associated improvements to existing areas of landscaping, public realm and public amenity spaces.
- 4.2. The proposal would also incorporate some car-parking including Blue Badge spaces subject to parking surveys and a transport assessment.
- 4.3. The site is located within the Green Lanes B Controlled Parking Zone and has a PTAL of between 1b & 2 according to TfL's web-based Connectivity Assessment Toolkit. However, a manual calculation has been undertaken indicating that the PTAL of the site is between 3/4 having regard to the public access path to Seven Sisters Road.

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

- 5.1 None

#### **6. CONSULTATIONS**

##### **6.1. Public Consultation**

- 6.2. This scheme is currently at pre-application stage and therefore no formal consultation has been undertaken. The applicant is yet to undertake pre-application public consultation and engagement prior to submission.

##### **6.3. Quality Review Panel**

- 6.4. The proposal was assessed by the Quality Review Panel (QRP) on 17<sup>th</sup> June 2020. The QRP's report is attached as **Appendix 1**.
- 6.5. The scheme has yet to be amended from that reviewed by the QRP. The QRP were in support of the layout, scale and massing, however further refinements to the layout were advised.
- 6.6. The submission of a full planning application is anticipated early next year.

#### **7. MATERIAL PLANNING CONSIDERATIONS**

7.1. Officers' initial views on the development proposals are outlined below:

7.2. *Principle of Development*

7.3. Part of the site is non-designated open space and the proposal would result in a net-loss of this open space which is contrary to Policy DM20. The net loss could be outweighed in the planning balance by the high proportion of affordable housing units proposed, and subject to the scheme achieving enhancements to the quality and accessibility of the public realm and existing open spaces. On this basis, the provision of additional residential development on this site is acceptable in land use terms and would provide much needed affordable housing in line with Local Plan requirements.

*Affordable Housing*

7.4. The site has the potential to make an important contribution the 1000 Council homes Haringey has committed to deliver through the Council Housing Delivery Programme.

7.5. All the homes would be affordable with the development providing c45 Council houses to be let at Council rent levels.

7.6. *Design and Appearance*

7.1. Officers consider the proposed massing and scale of the proposal and building form to be generally acceptable given the scale of the existing blocks and the nature of the surrounding area. The proposed scale has also been informed by potential impacts in relation to daylight/sunlight and overlooking to neighbouring occupiers. The closest windows on the northern elevation of the existing block on Remington Road appear only to serve kitchen areas and a walkway access.

7.2. Given the net loss of open space, the open space to be re-provided must have a clear purpose and must be high-quality.

7.3. The proposed design is of a 'new London vernacular' style responding to the somewhat fragmented context of the surrounding area. The proposal was presented to the Quality Review Panel meeting in mid-June, which was generally supportive, but raised issues in respect to the internal layout, the functionality of Remington Road and the treatment of the public realm and landscaping across the site and adjoining areas.

7.4. The QRP noted that the overall development strategy has the potential to work successfully, and it is considered that the proposed combination of taller and lower buildings to be convincing and appropriately distributed. They also noted that the proposed landscape design will prove very important to helping the scheme to work as a whole. A strong landscape narrative is needed to give

coherence to the series of public spaces created by the scheme. One way of achieving this might be to use trees to draw a thread through the site all the way from the Seven Sisters Road entrance.

- 7.5. The design of the proposals remains ongoing and the schemes will be presented to the QRP again later this year.
- 7.6. *Residential Unit Mix and Affordable Housing*
- 7.7. The development would provide a range of 1, 2, 3, & 4 bed units. This mix of units is considered appropriate for this location and a high number of family sized units is expected.
- 7.8. *Transportation and Parking*
- 7.9. The site has a PTAL rating of 2. When the link to Seven Sisters Road is taken into account the PTAL is higher (PTAL 3/4). The development would provide some car parking including Blue Badge spaces and discussions are currently taking place with the Council's Transportation Officers.
- 7.10. *Impacts on Amenity of Surrounding Residents*
- 7.12. The proposed scale has also been informed by potential impacts in relation to daylight / sunlight and overlooking to neighbouring occupiers. The closest windows on the northern elevation to the existing block on Remington Road appear only to serve kitchen areas and a walkway access to those flats.
- 7.13. Further design work will focus on ensuring compliance insofar as possible with the BRE guidelines in relation to daylight / sunlight requirements and to minimise the impact on neighbouring residents in terms of overlooking, loss of outlook, noise disturbance or visual amenity.

**PLANS AND IMAGES**

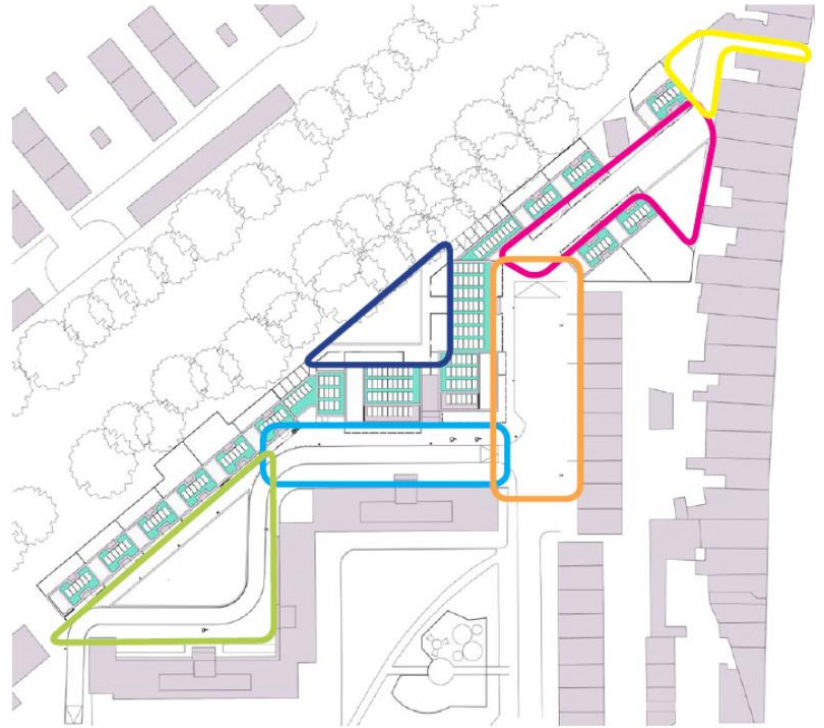
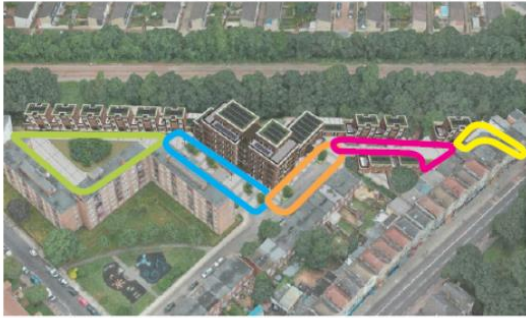
Site location plan



## Scheme Layout

Key.

-  1. Doorstep play
-  2. Shared Street
-  3. Communal Courtyard
-  4. Tramway Mews and Pocket Park
-  5. Memory Lane
-  6. Blended Street



Proposed Blocks CGI



Proposed Pulford Road CGI





### Proposed townscape elevation and Building A and C street elevation



Townscape elevation

### Proposed Building A, B and townhouse street elevations



Building A and B Pulford Road street elevation



## **APPENDIX 1**

### **London Borough of Haringey Quality Review Panel**

Report of Formal Review Meeting: Remington Road

Wednesday 17 June 2020

Video conference

#### **Panel**

Peter Studdert (chair)

Phil Armitage

Esther Everett

Phyllida Millis

Joanna Sutherland

#### **Attendees**

Dean Hermitage	London Borough of Haringey
John McRory	London Borough of Haringey
Robbie McNaugher	London Borough of Haringey
Laurence Ackrill	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Shamiso Oneka	London Borough of Haringey
Tom Bolton	Frame Projects
Kiki Ageridou	Frame Projects

#### **Apologies / report copied to**

Emma Williamson	London Borough of Haringey
David Doherty	London Borough of Haringey
Deborah Denner	Frame Projects

#### **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  
17 June 2020  
HGRP101 \_Remington Road

#### 4. Quality Review Panel's views

##### *Summary*

The panel supports the design team's ambition to deliver high quality design, both in the detailing of new buildings and in the improved public realm. It considers that the overall development strategy has the potential to work successfully and suggests some potential refinements. However, it would also encourage the design team to test an alternative development strategy, retaining the existing green space and trees and restoring the original 19th century urban grain by building a linear block alongside the railway. At a strategic level, the panel applauds the intention to deliver a zero carbon development. As design work continues, the architecture could benefit from being simplified to help ensure the design quality promised by the planning application can be delivered. The panel also offered some detailed comments on: building entrances; public realm; residential layouts; car and cycle parking. These comments are expanded below.

##### *Development strategy*

- The panel considers that the overall development strategy has the potential to work successfully, and considers the proposed combination of taller and lower buildings to be convincing and appropriately distributed.
- However, it notes that removing the existing green space and introducing a L-shaped block (Buildings A, B & C) will create a poor outlook for flats facing south, onto the rear of the existing building at 1-67 Remington Road.
- The strategy will also make significant demands of the relatively narrow areas of public realm on Remington Street to the south of Buildings A, B & C, between the new building and the existing blocks. This space will be constrained, and is likely to be noisy because of its hard surfacing.
- The panel suggests exploring the potential to reduce the depth of the main block (Buildings A, B & C) to widen Remington Street. The public realm should also incorporate greenery to make it as pleasant as possible
- An alternative development strategy could involve retaining the existing green space and trees and restoring the original 19<sup>th</sup> century urban grain by building a linear block alongside the railway. This approach would deliver fewer residential units, but would deliver a larger and higher quality space between the new and existing blocks, and create a more direct east-west connection through the area.
- Both approaches have advantages and disadvantages, and the panel does not suggest that one option is clearly preferable. However, it does consider that developing an alternative strategy would be beneficial, both to ensure the full range of options is assessed, and to provide a second option if it is required after local consultation.

### *Sustainability*

- The panel is pleased to see that the design team is looking at how it can deliver a zero carbon development. This objective is not easy to achieve, and should be integrated as a fundamental part of the design from an early stage.
- An options appraisal should be carried out to assess the embodied carbon in proposed materials, and identify the lowest carbon options.
- A passive design approach will be essential, ensuring that heat and noise are modulated through the building design, and that the building itself is part of environmental control strategy. For example, glazing and solar shading should vary in response to different aspects of the building, to create comfortable places to live as passively as possible.
- Comfort will need to be maintained for residents throughout the life of the buildings, amid a changing climate. It is therefore important to consider the resilience of the design, and how they will perform in the medium term, in response to such change.
- An all-electric heating strategy is the right approach to take, but thought should be given to the location of heat pumps. Outdoor units are bulky, noisy and not yet optimised for residential developments, while indoor units need to be carefully sited.
- Photovoltaic cells are a good use of roof space, but are very sensitive to overshadowing. High and low output areas should be identified, to inform the location of PVs.

### *Architectural approach*

- The panel questions the suggestion that the existing estate lacks character, and suggests that community engagement should be informed by an understanding of the nature and positive aspects of a local vernacular that is characteristic of this part of London.
- The panel appreciates the proposed detailing and articulation of the new buildings, but suggest that the architectural language should be simplified a little, to create a clearer visual presence.
- Reducing the complexity of the architecture will also help to ensure it can be delivered. The panel encourages the design team to be realistic in terms of detailing and materials, to avoid the risk that their vision will be compromised at the construction stage.
- The panel suggests that the tripartite windows in Buildings A, B & C, while reflecting local designs, could be simplified to reduce the number of small glazing elements and improve light levels in the rooms they serve.

- White glazed bricks could be used to lighten the recessed balconies of Buildings A, B & C, which currently seem relatively dark.
- The panel also asks that care is taken with the articulation of the upper storeys of Buildings A, B & C, to ensure blank walls are not presented in views from the approach route to the east.

#### *Building entrances*

- The panel suggests that the main entrance to Building A would benefit from a stronger presence, and a more residential appearance. The entrance space could be made more generous, with its verticality articulated.
- The stonework band across the façade of Buildings A, B & C could be moved a storey lower, helping to tie the façade detailing into the main entrance.

#### *Public realm*

- The panel suggests that the next stage of landscape design will prove very important to helping the scheme work as a whole. A strong landscape narrative is needed to give coherence to the series of public spaces created by the scheme. One way of achieving this might be to use trees to draw a thread through the site all the way from the Seven Sisters Road entrance.
- The panel also notes that the way vehicles move through pedestrian spaces is very important to the success of the development. The way in which streets are designed to slow drivers down, and create a good pedestrian environment will need careful thought.
- The panel notes the options presented for the design of either a mews or a square at the eastern end of the development. It suggests these options should be discussed with residents.
- The mews concept has advantages. In particular, it would provide good surveillance for an otherwise hidden entrance route.
- The panel thinks the proposed front boundaries for properties on the mews, combining brickwork, balustrades and planting are over-complicated. They could be developed and simplified, with further a landscape architecture input.
- The panel asks whether the pair of mews houses closest to the Seven Sisters Road entrance will feel isolated and exposed.
- The existing electricity substation breaks up the proposed mews, the panel feels that continuity is important to creating a successful space. The panel suggests that the design team should explore options with National Power, to understand whether there is any possibility of downgrading, decommissioning or removing the substation.

- The proposed triangle of green space on the south side of the mews at its eastern end also breaks up the continuity of the space. The panel would encourage the design team to explore how greater continuity and containment can be achieved.

#### *Buildings A, B & C layouts*

- The panel suggests the option of deck access should be explored. This could allow large family units to be moved to the front of the buildings, establishing a clearer hierarchy between front and the back, which will be important to the creation of clear street relationships.
- The panel feels that the layout of Building A should be adjusted to reduce the number of doors opening onto the constrained landing space, which will also lack daylight.
- The single north-facing unit on the 3<sup>rd</sup> and 4<sup>th</sup> floors of Building A would benefit from larger living room windows. These face west and, if they were widened, would introduce more sun and make living rooms lighter.
- The nature conservation corridor beside the railway offers views of trees and greenery. The panel suggest that layouts are adjusted, where possible, to maximise this view from apartments.

#### *Town house layouts*

- The panel suggests that the town house entrance halls could be more generous spaces, with room to store coats and shoes. To achieve this, the positions of the staircase and the ground floor toilet and first floor bathroom could be swapped, placing the entrance hall at the centre of plan and allowing it to be larger.
- The ground floor toilet has an entrance directly from the living room. It would be preferable if it could be accessed from the entrance hall instead.
- The two-bed and the four-bed town houses have very similar layouts, but will be used differently. The panel suggests further thought about how these house types could be tailored to suit the number of people living in them. This could include providing separate working space, which is likely to prove important in future.

#### *Car and cycle parking*

- The panel cautions that the design of a car-free development, alongside the removal of existing garage space, may cause problems for residents. It asks that the design team considers the needs of those who rely on their vehicles for work. A more detailed parking plan should be developed to ensure residents are not disadvantaged by their occupations.

- The panel suggests that more, smaller cycle storage units would be preferable to the two large units proposed, providing storage closer to individual access points for each building.

*Next steps*

The panel would welcome an opportunity to review the proposals again before an application is submitted, and suggests that a chair's review may be appropriate at the next stage of design.

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## **Pre-Application Briefing to Committee**

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

**Reference No:** PRE/2020/0124

**Ward:** Bounds Green

**Address:** Partridge Way, London N22 8DW

**Proposal:** Demolition of the existing garages and redevelopment of the site to provide a nine storey building comprising of 14 x 1 bedroom flats and 9 x 2 bedroom flats (all for Council rent), with amenity space, associated bin stores, cycle stores and disabled and visitor parking, and provision of play space and landscape improvements in the vicinity of the site.

**Applicant:** Haringey Council

**Agent:** Unit One Architects Ltd.

**Ownership:** Haringey Council

**Case Officer Contact:** Conor Guilfoyle

### **2. BACKGROUND**

- 2.1. The proposed development is a pre-application and is being reported to Planning Sub-Committee to enable members to view it in good time ahead of a full planning application submission. Any comments made are of a provisional nature only and will not prejudice the final outcome of any formally submitted planning application.
- 2.2. It is anticipated that the planning application, once received, will be presented to the Planning Sub-Committee. The applicant has been recently engaged in pre-application discussions with Haringey Officers.
- 2.3. The proposed development forms part of the portfolio of sites under Haringey's new Council homes delivery programme.

### **3. SITE AND SURROUNDINGS**

- 3.1. The site is an approximately triangular shaped parcel of land located at the junction of Partridge Way and Trinity Road. It has two main frontages facing these roads.
- 3.2. Trinity Road is a frontage road which runs parallel to Bounds Green Road. Owing to the proximity of the junction of these two roads with Bounds Green Road to the immediate south-west, and the orientation of that street, the site is highly visible

when travelling along Bounds Green Road. The east of site abuts the end of a terrace of two-storey mid-twentieth century houses.

- 3.3. The site is currently occupied by a row of garages fronting Partridge Way. Paving slabs cover the remainder of the site, up to the adjacent houses.
- 3.4. The site is not in a conservation area and does not affect the setting of any locally or statutorily listed building. It is not subject to any notable planning designations.

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

- 4.1. The proposal comprises demolition of the existing garages and redevelopment of the site to provide; a nine storey building comprising of 14 x 1 bedroom flats and 9 x 2 bedroom flats including 2 fully accessible wheel chair homes; associated amenity space, bin stores, cycle stores and disabled and visitor parking; provision of play space and landscape improvements in the vicinity of the site.
- 4.2. All homes would be for Council rent.

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

- 5.1. None

#### **6. CONSULTATIONS**

##### **6.1. Public Consultation**

- 6.2. This scheme is currently at pre-application stage and therefore no formal consultation has been undertaken. The applicant is yet to undertake pre-application public consultation prior to submission.

##### **6.3. Quality Review Panel**

- 6.4. An initial design of the proposal was assessed by the Quality Review Panel (QRP) on 18<sup>th</sup> March 2020. The QRP's report is attached as **Appendix 1**.
- 6.5. Following the QRP review the applicant amended the scheme. The QRP were in support of the redevelopment of the current site and considered that a high-quality building would transform the perception of the wider area. However, they recommended further refinements to the northern façade (more articulation, now achieved) and the storey link element to the adjoining terrace (now omitted). They supported the use of brick within the façade.
- 6.6. The latest iteration was recently assessed by the Quality Review Panel on 26<sup>th</sup> August 2020. The Panel were again very supportive of the approach and architectural treatment including the plinth. The Panel however requested that the

type and colour of the brickwork and the detailed treatment of the plinth be carefully explored. They also suggested that the space between the proposed building and neighbouring terrace be considered carefully to ensure its effective use and suggested that the cycle store entrance on the front be omitted for security reasons. Further details of this will be reported to the Committee at the meeting.

- 6.7. The submission of a full planning application will follow, with timescales to be confirmed.

## **7. MATERIAL PLANNING CONSIDERATIONS**

- 7.1. The Council's initial views on the development proposals are outlined below:

### *7.2. Principle of Development*

- 7.3. A residential development on this site would be acceptable in land use planning policy terms.

### *7.4. Design and Appearance*

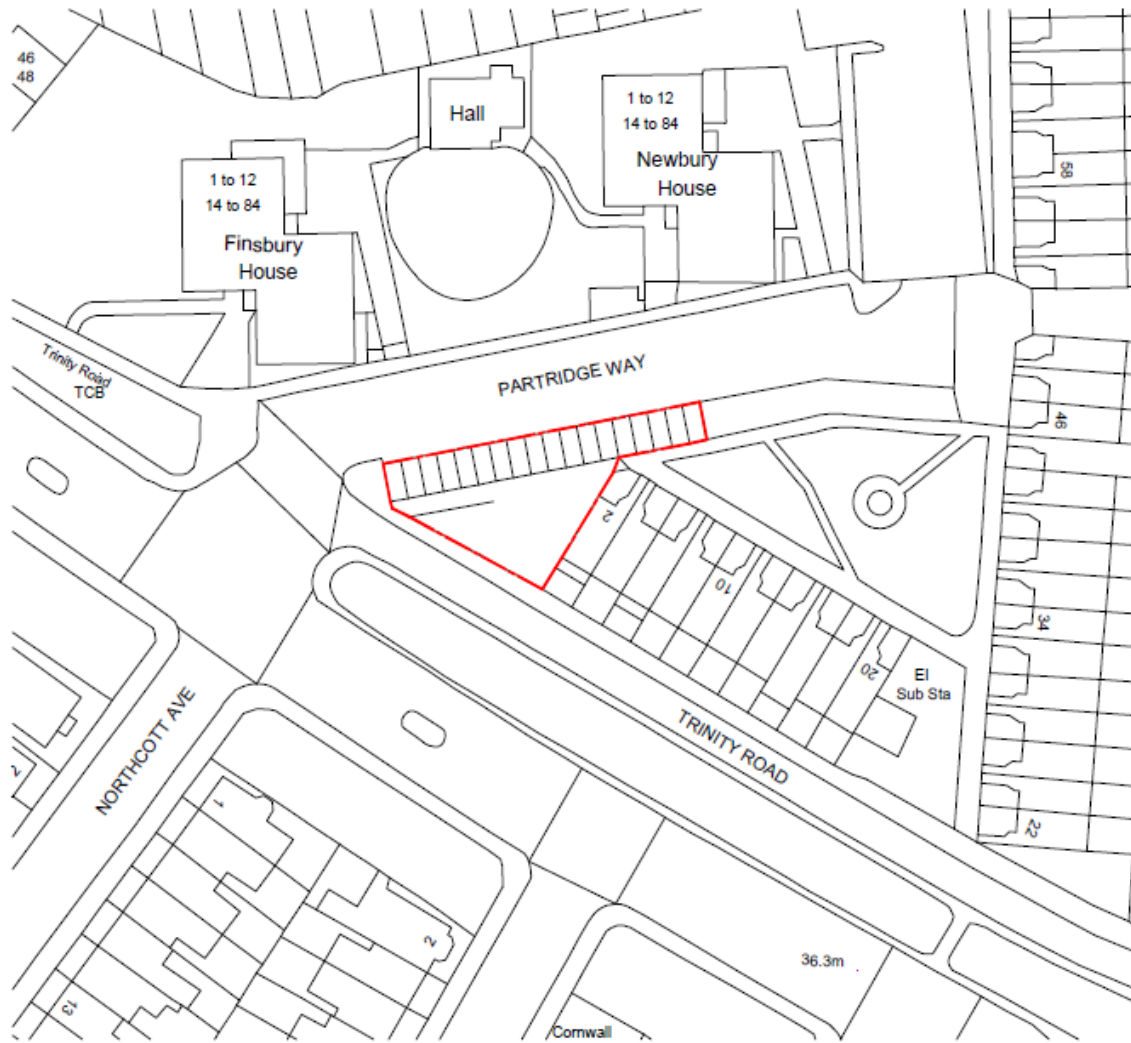
- 7.1. The proposal would replace existing garages and paving with a nine-storey building. The surrounding context is mixed in character, with taller (15 storeys) and broader 'tower blocks' opposite and post-war two storey terraced housing adjacent (Nos 2-20 Partridge Way). The generous spacing between the front and rear of surrounding post-war housing development is typical in this respect.
- 7.2. The older housing stock on Bounds Green Road is set back a considerable distance from the site. Open green spaces are notable in this area and provide a sense of openness and setbacks which allow for a taller building in this location.
- 7.3. The height of the building and its overall massing and form was not objectionable during the previous QRP and is supported by Officers given the above context. It would be noticeably smaller than the older adjacent blocks on Partridge Way.
- 7.4. The design has taken on board comments from the previous QRP and includes detailed articulation of all facades. Following several design considerations, the balconies are proposed to be integrated with the building, rather than cantilevered structures which would add to its visual complexity.
- 7.5. The ground floor area and the stair and core layouts are unusually large in footprint because of the unusual plot layout and constraints in accommodating the units. All units meet or exceed relevant space standards.
- 7.6. The 'plinth' of the lower two floors is supported by Officers as a design solution which would provide visual interest to this part of the building, particularly the

non-residential ground floor. It would reference the adjacent terraces of similar scale.

- 7.7. The site is located between two conservation areas (but not within one) therefore 'views to and from the conservation areas' are being discussed with the council's conservation officer.
- 7.8. The proposal would be finished in brick. The type of brick has not yet been chosen.
- 7.9. There is very limited space for viable on-site landscaping. Details are still being explored at this time, including the possibility of landscaping on adjacent Council owned green spaces.
- 7.10. *Residential Unit Mix and Affordable Housing*
- 7.11. The development would provide 14x1 bed flats and 9 x 2 bed flats.
- 7.12. While 3 bedroom units are not proposed, across the wider Council house delivery programme the Council is seeking to provide a range of unit sizes to address need. This includes such larger family-sized accommodation in accordance with the Housing Strategy and planning policy.
- 7.13. In this instance, the unit mix is considered acceptable in this area due to the constraints of the site and limited buildable area, coupled with the need to optimise the number of Council homes built.
- 7.14. The site has the potential to make an important contribution the 1000 Council homes Haringey has committed to deliver through the Council Housing Delivery Programme.
- 7.15. All the homes would be let at Council rent levels.
- 7.16. *Density*
- 7.17. The appropriate density range within an urban setting with PTAL 4-6 for the site would be between 200-700 habitable rooms / hectare, and between 200 – 350 habitable rooms / hectare in a suburban site.
- 7.18. The site is 0.48 hectares in size. The 29 units would result in density of 115 habitable rooms per hectare. In this context, a larger building would not be appropriate on design or amenity grounds. The density is acceptable.
- 7.19. *Transportation and Parking*

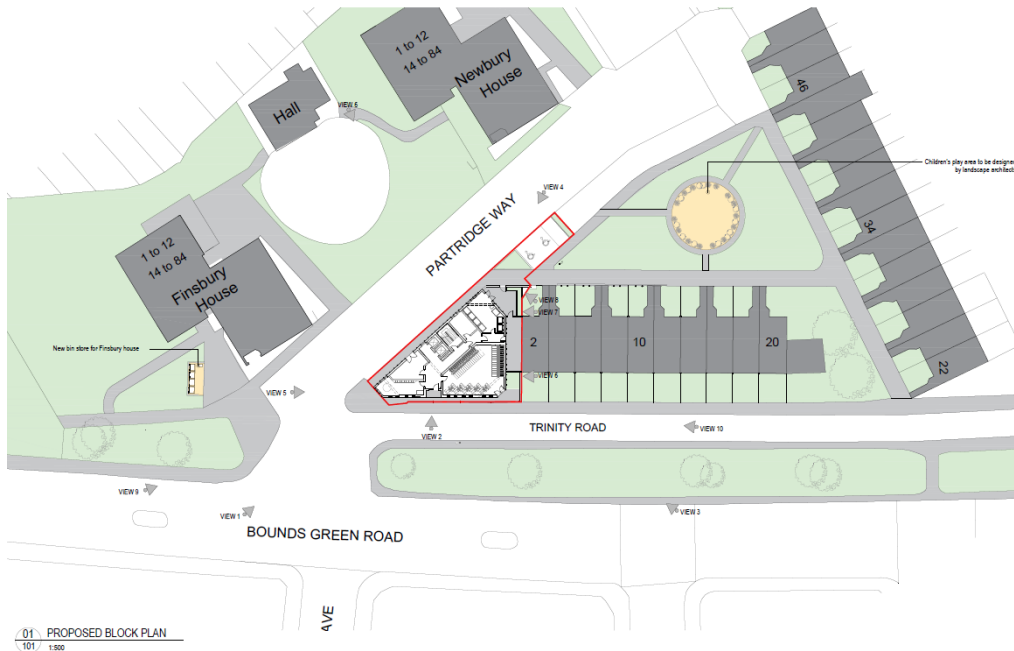
- 7.20. The site lies between Bounds Green and Wood Green underground stations, bus routes pass Bounds Green Road and Wood Green town centre is nearby.
- 7.21. The site has a PTAL score of 4 and 6a, with 6a covering the majority. This provides very good public transport accessibility. Therefore, no on-site resident parking will be provided and this is supported by Officers.
- 7.22. 10% 'blue badge' accessible parking spaces (two provided on Partridge Way) will be required and provided. One adjacent visitor parking space is also proposed.
- 7.23. *Impacts on Amenity of Surrounding Residents*
- 7.24. The planning application would be required to comply with BRE guidelines and ensure that there are no material adverse impacts on the amenity of neighbouring residents and occupiers in terms of access to daylight, sunlight, and overshadowing impacts.
- 7.25. Although tall, the building footprint (front and rear) respects that of the adjacent terraced houses, particularly No.2 immediately adjacent. It would extend deeper than their rear gardens, but this would not cause a detrimental loss of daylight, sunlight, or detrimental overshadowing of those properties or their rear gardens.
- 7.26. Officers are aware that the height, depth, and proximity of the building would be felt most from the rear elevation and garden of No.2 Partridge Way. Here, the building would be angled from their garden to reduce its visual impact from that perspective.
- 7.27. The primary view from the balconies nearest to No.2 would be to the south towards Trinity Road, rather than obliquely overlooking their rear gardens. To avoid a detrimental sense of overlooking, louvered vertical panels would feature on this side of the balconies to deflect views south towards Trinity Road. Officers consider this would successfully overcome amenity concerns.
- 7.28. Due to the location of the site and the distance from nearby buildings, amenity harm is not considered to arise to any other neighbouring property.

**PLANS AND IMAGES**

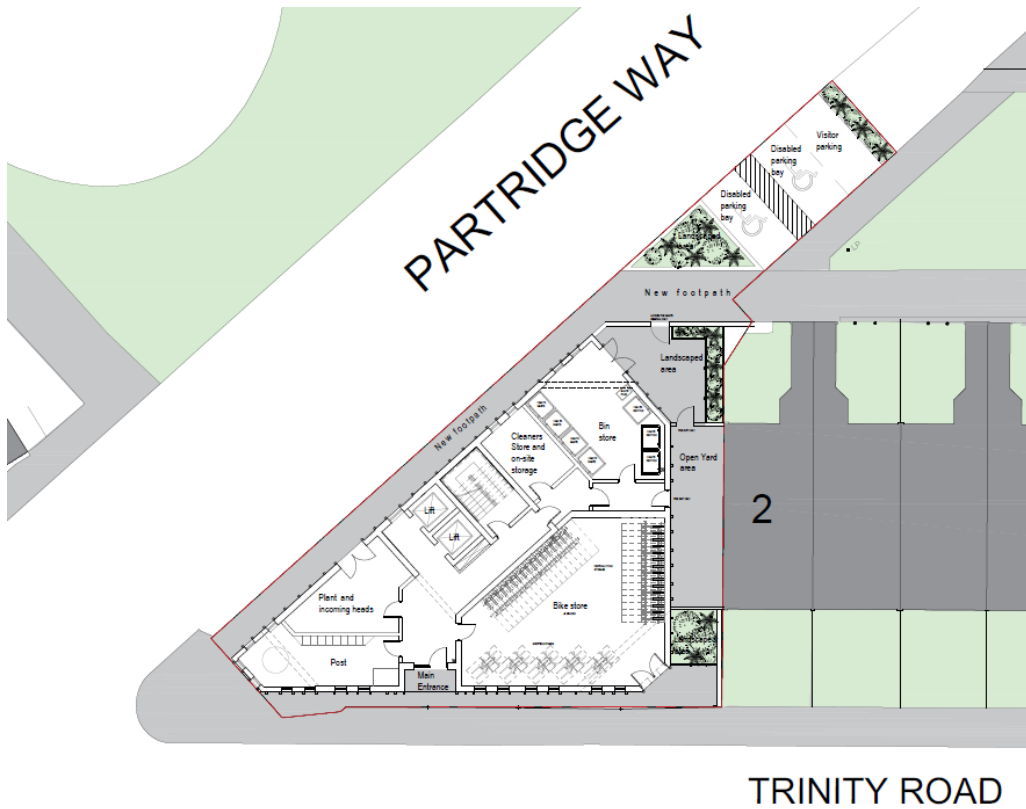


**01** EXISTING LOCATION PLAN  
**001** 1:1250

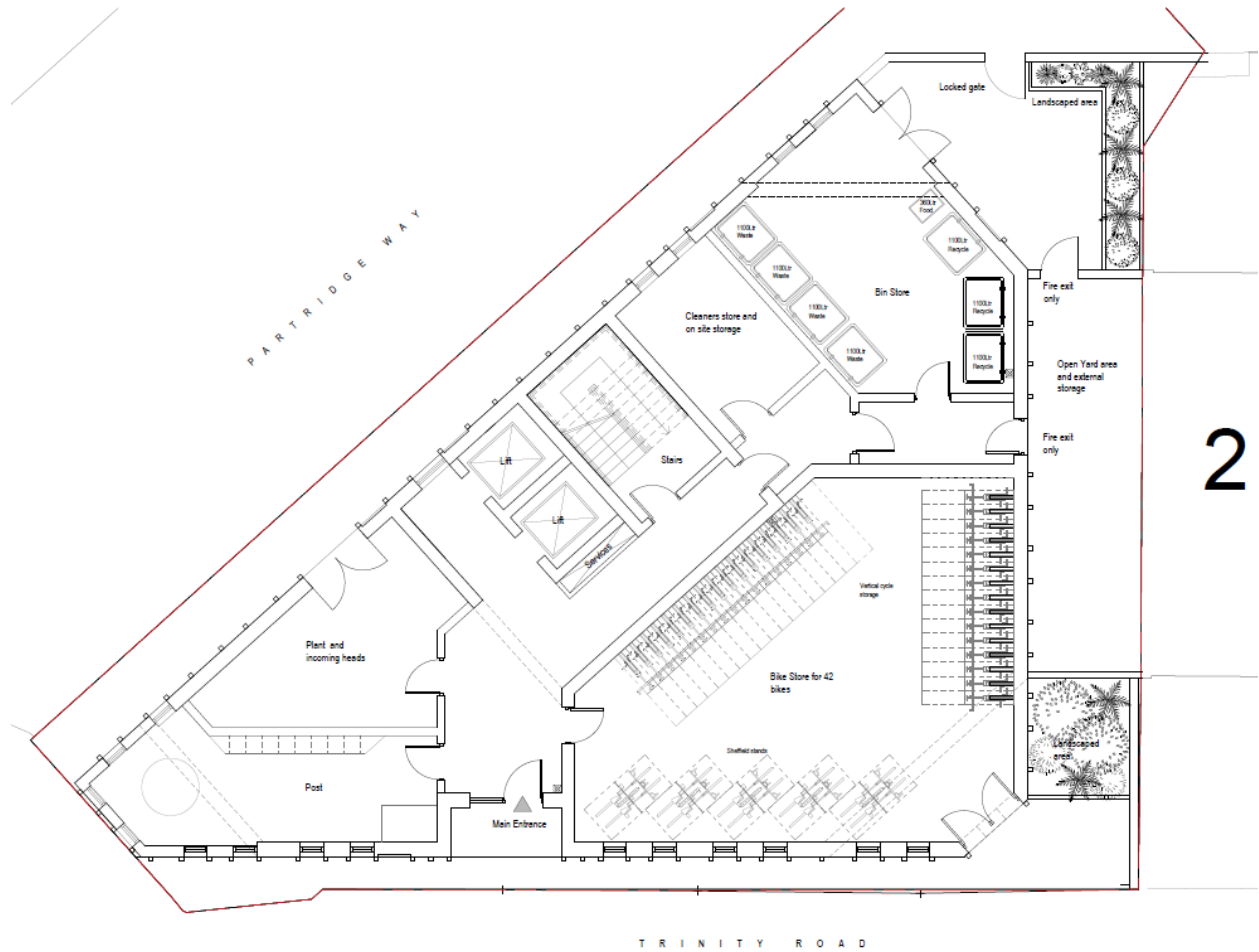
### Proposed block plan



### Proposed site plan

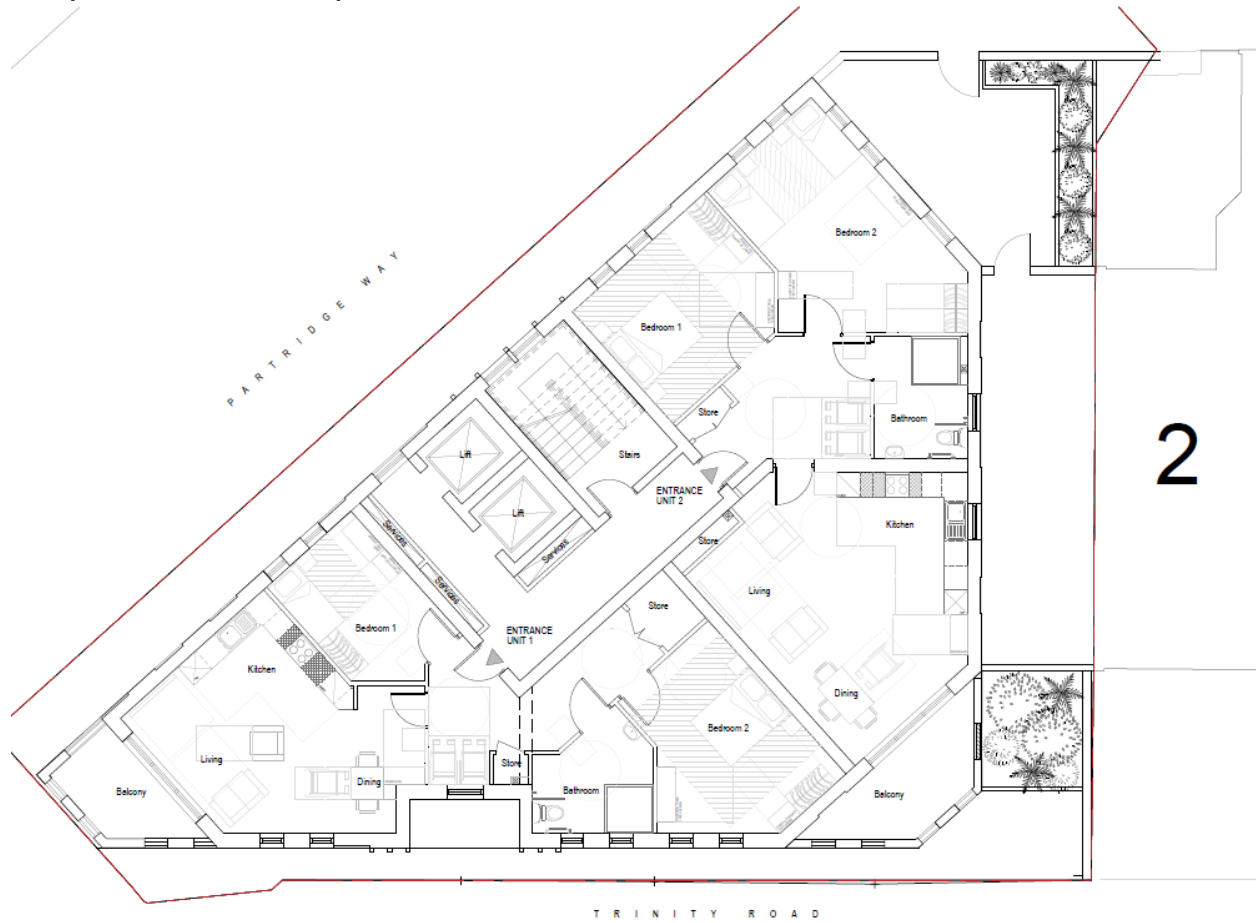


Proposed ground floor plan

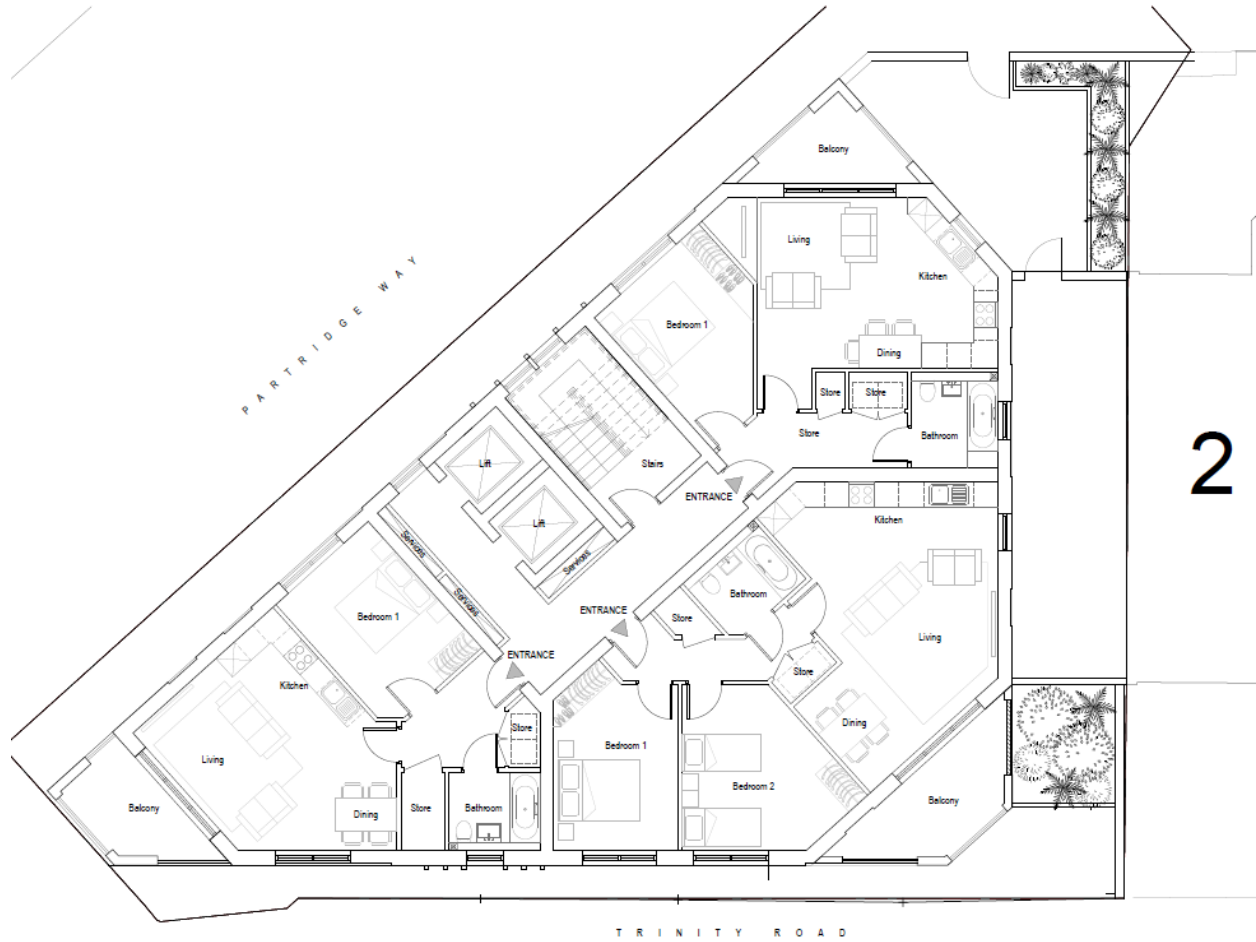




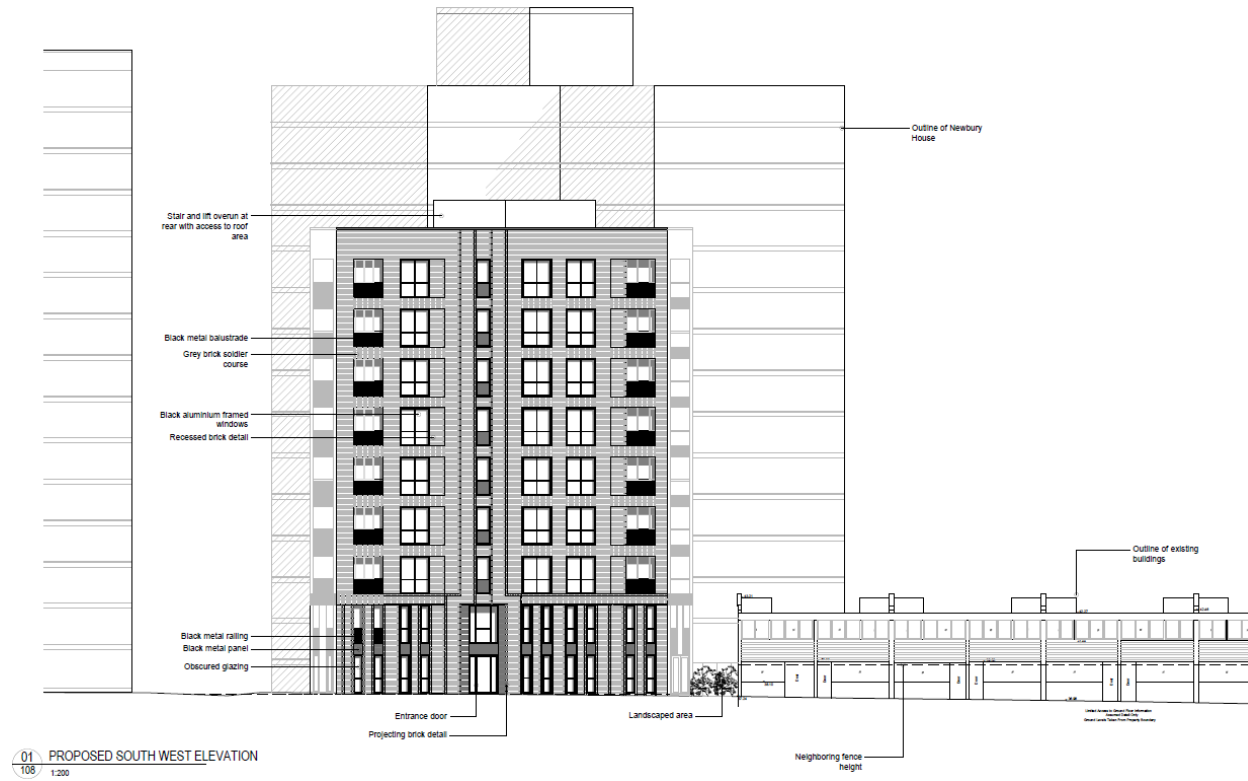
Proposed first floor plan



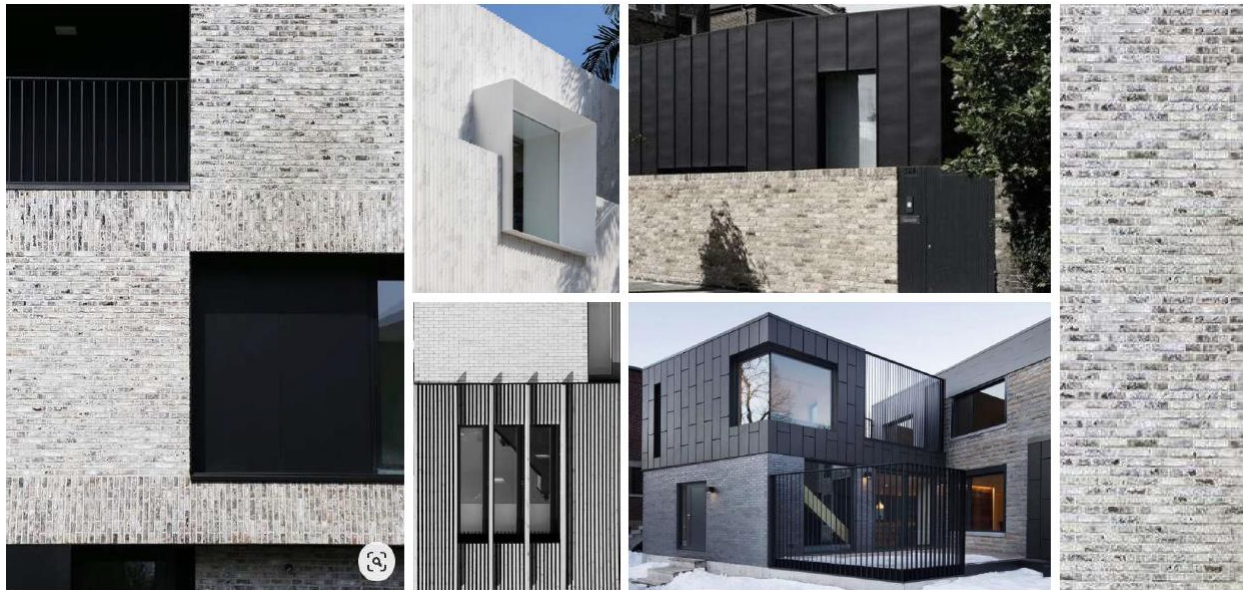
Proposed second to eighth floor plan



### Proposed south-west elevation



### Indicative proposed materials



Proposed visualisations





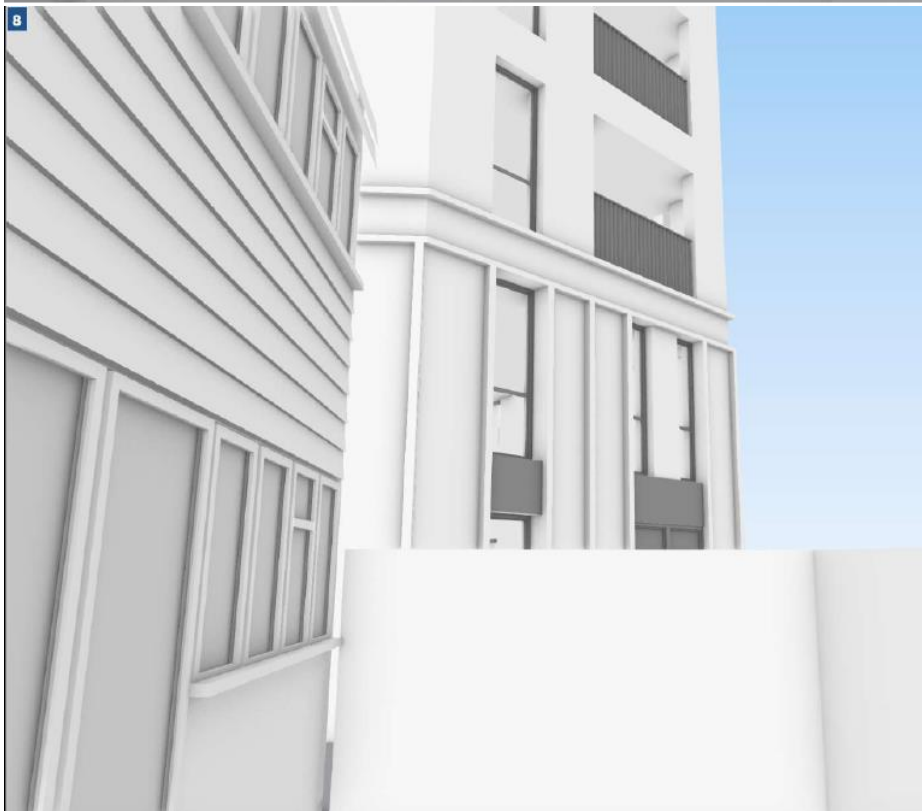


Image of window louvres deflecting views away from rear garden of No.2



## **APPENDIX 1 – First QRP – March 2020**

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### **Haringey Quality Review Panel**

#### **Report of Formal Review Meeting: Partridge Way**

Wednesday 18 March 2020  
video conference

#### **Panel**

Peter Studdert (chair)  
Marie Burns  
Tim Pitman  
Wen Quek  
David Ubaka

#### **Attendees**

John McRory	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Deborah Denner	Frame Projects
Sarah Carmona	Frame Projects
Kyriaki Ageridou	Frame Projects

#### **Apologies / report copied to**

Emma Williamson	London Borough of Haringey
Dean Hermitage	London Borough of Haringey
Robbie McNaugher	London Borough of Haringey
Conor Guilfoyle	London Borough of Haringey
Ishen Stewart-Dowding	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 the Haringey Quality Review Panel Meeting  
18 March 2020  
HQR96\_FR\_Partridge Way

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**1. Project name and site address**

Partridge Way, London N22 8DW

**2 Presenting team**

Anna Blandford	London Borough of Haringey
Martin Cowie	London Borough of Haringey
Christian Pinchin	Unit 1 Architects Limited
Vejay Lal	Unit 1 Architects Limited

**3. Aims of the Quality Review Panel meeting**

The Quality Review Panel provides impartial and objective advice from a diverse range of experienced practitioners. This report draws together the panel's advice and is not intended to be a minute of the proceedings. It is intended that the panel's advice may assist the development management team in negotiating design improvements where appropriate and, in addition, may support decision-making by the Planning Committee, in order to secure the highest possible quality of development.

**4. Planning authority briefing**

The site is an approximately triangular shaped parcel of land located at the junction of Partridge Way and Trinity Road, which runs parallel to Bounds Green Road. It has two main frontages facing these roads. The proximity of the junction to Bounds Green Road to the immediate south-west, and the orientation of that street, results in the site being highly visible when travelling along Bounds Green Road. The east of the site abuts the end of a terrace of two storey mid twentieth century houses.

The site is currently occupied by a row of garages fronting Partridge Way, with paving slabs running up to the adjacent houses. It is not in a conservation area, does not affect the setting of a listed building, and is not subject to any notable planning designations. In terms of parking and transport impacts, the site has a PTAL score of 4 and 6a, with 6a covering the majority. Aside from the requirement to provide 10 per cent 'Blue Badge' parking (which could be provided on-street nearby, dependent on parking stress), development with limited or no on-site car parking will be supported.

The site is one of several that the Council is seeking to develop for council housing. The building design has gone through several iterations, most notably in terms of how to accommodate and treat the balconies. The design also seeks to deal appropriately with the ground floor landscaped area and entrance area underneath the building overhang. The ground floor area and the stair and core layouts are unusually large in footprint because of the unusual plot layout and constraints in accommodating the units. All units meet or exceed relevant space standards. Officers welcome the panel's views on the scheme's design quality.

Report of the Haringey Quality Review Panel Meeting  
18 March 2020  
HQR96\_FR\_Partridge Way



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## 5. Quality Review Panel's views

### *Summary*

The Quality Review Panel welcomes the opportunity to comment on the evolving proposals for development at Partridge Way. It supports the broad principles of the scheme, subject to some improvement and refinement. The increase in height of the main block to nine storeys is appropriate to the location. While the panel generally supports the approach taken to the architectural expression, it feels that scope for improvement remains within the northern façade and the two storey link element. Further consideration of the scheme layout – to improve liveability, quality and efficiency – would also be supported.

The panel notes that the proposals are resource intensive, as there are typically only two flats per floor. However, it considers that the existing site is an eyesore and that developing a high quality building will help to transform the perception of the wider area. The panel would encourage the design team to explore how the context might change in the future through further development to ensure that the current proposals are robust and adaptable, while not precluding any future redevelopment options.

Further details on the panel's views are provided below.

### *Massing and development density*

- The panel supports the proposed increase in building height of the main block up to nine storeys, as this will mediate well between the scale of the existing 15 storey towers on Partridge Way and the two storey houses on Trinity Road.
- Breaking the overall massing down into a primary tower and two storey linking element abutting the existing terraced houses is supported. However, to be successful, the new linking element should be visually expressed as part of a two storey plinth to the tower that extends out to meet the existing houses, rather than as an extension of the terrace.
- The panel would encourage removal of the proposed free-standing cycle store at the north of the site, located between Partridge Way and the landscaped open area adjacent to the existing houses. An alternative location - within the footprint of the main building - for overspill cycle storage would be supported (see below).

### *Place-making, public realm and landscape design*

- The panel thinks that the proposals could be a catalyst for future place-making. The existing site is an eyesore and developing a high quality building in this location will help to transform the perception of the wider area.



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- Consideration of the design of the public realm and landscape features immediately beyond the red line site boundary is encouraged. The panel would support work to ensure that the public realm has coherence within the immediate vicinity.

*Scheme layout, access and integration*

- The scheme is potentially resource intensive, due to the shape and scale of the site, which limits accommodation to two flats per floor in the current configuration.
- The panel encourages the design team to reconsider the scheme layout and explore options to adjust the configuration both to improve the quality of accommodation and also to potentially improve the efficiency of the floor plans. Options to explore include shifting the circulation / lift cores towards the north elevation, to 'open up' the living accommodation to the south.
- At a detailed level, the panel would also encourage the design team to remove the second entrance at ground level, and use this space to expand cycle storage to accommodate overspill cycle provision (removing the need for a separate free-standing cycle store). The panel would encourage the creation of secure access to the cycle store from the entrance lobby, to enhance security and liveability.

*Architectural expression*

- The panel supports the use of brick within the façade; high quality materials and design details will be essential for the architectural expression to be successful. It would like to know more about the contextual references that have influenced the chosen palette of materials.
- The panel considers that the inclusion of cantilevered balconies within the 'prow' of the main building could be successful. It would create a striking dynamic at a prominent corner, and also within views of the building from surrounding streets - both at short range and further afield. It would also allow greater light penetration within living areas, while enabling an open outlook from the balconies.
- Greater articulation of the northern façade of the block would be supported; inserting windows within the kitchen areas overlooking Partridge Way could potentially help to contribute a level of activity into these elevations.
- The panel would encourage the design team to reinforce the concept of a strong two storey plinth within the overall architectural expression of the development. As outlined above, the two storey linking element should adopt



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the architectural language of the main block, and should be expressed as part of this plinth.

- Care should be taken with the detailed design and integration of plant at roof level to avoid unsightly intrusions in the roofline; the building is in a very prominent location and will be seen in many long views.

*Design for inclusion, sustainability and healthy neighbourhoods*

- The panel supports the approach taken to car parking and welcomes the commitment to provide a good level of resident cycle storage.
- The panel would encourage the design team to explore how the site's context might change in the future through further development, to ensure that the current proposals are 'future-proofed', robust and adaptable, while not precluding any future redevelopment options.

*Next steps*

The Quality Review Panel is confident that the project team will be able to address the points above effectively, in consultation with Haringey officers. It would be happy to consider the revised proposals at a Chair's Review, if required.





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<b>Report for:</b>	<b>Planning Sub Committee Date: 08 September 2020</b>	<b>Item Number:</b>	
<b>Title:</b>	<b>Update on major proposals</b>		
<b>Report Authorised by:</b>	<b>Dean Hermitage</b>		
<b>Lead Officers:</b>	<b>John McRory &amp; Robbie McNaugher</b>		
<b>Ward(s) affected:</b>  <b>All</b>	<b>Report for Key/Non Key Decisions:</b>		

## **1. Describe the issue under consideration**

- 1.1 To advise the Planning Sub Committee of major proposals that are currently in the pipeline. These are divided into those that have recently been approved; those awaiting the issue of the decision notice following a committee resolution; applications that have been submitted and are awaiting determination; and proposals which are the being discussed at the pre-application stage. 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](http://www.haringey.gov.uk). From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.
- 4.2 The Development Management Support Team can give further advice and can be contacted on 020 8489 5504, 9.00am-5.00pm Monday to Friday.



Site	Description	Timescales/comments	Case Officer	Manager
<b>APPLICATIONS DETERMINED AWAITING 106 TO BE SIGNED</b>				
<b>Iceland, Land at Brook Road, N22 HGY/2017/2886</b>	Redevelopment of site and erection of four independent residential blocks providing 148 residential units.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed but final draft is near completion.  Stage 2 agreed with GLA. Finalising S106 and delegated report (covering emerging London Plan policy)	Samuel Uff	John McRory
<b>Former Taxi Care Centre, 38 Crawley Road HGY/2019/0938</b>	Residential development for 29 units including pedestrian/cycle link through the site to connect with Lordship Rec. Max four storeys. Includes masterplan demonstrating wider development of site allocation (Barber Wilson – SA60).	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement.  Legal agreement to be signed.	Chris Smith	John McRory
<b>19 Bernard Road N15 4NE HGY/2019/1490</b>	Demolition of existing building. Erection of 3 commercial units and 53 residential units - Part 4/Part 5/Part 6 storey building and associated amenity, landscaping and cycle parking areas.	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

<b>1-6 Crescent Mews, N22 HGY/2019/1183</b>	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.  Legal agreement to be signed.	Tobias Finlayson	John McRory
<b>76-84 Mayes Road (former Caxton Road PFS), N22 6TE Caxton Road PFS HGY/2020/0795</b>	Re-development of vacant site to provide a residential led mixed-use development comprising circa 75 C3 units and 1000sqm of commercial floorspace	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement.  Legal agreement to be signed.	Tobias Finlayson	John McRory
<b>867-869 Road High N17 8EY (Former Sainsbury's supermarket site)</b>	Hybrid planning application - 300 residential units + approximately 120m <sup>2</sup> commercial uses, approximately 60 car parking spaces and up to 500 cycle spaces. Height Range of 3 – 6 storeys and there would be a taller building of approximately 26 storeys.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement.  Legal agreement being finalised.  Referred to the GLA for Stage II Decision in July.	Graham Harrington	Robbie McNaugher
<b>555 White Hart Lane HGY/2020/0635</b>	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.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement.  Legal agreement to be signed.	Laurence Ackrill	John McRory

<b>550 White Hart Lane HGY/2020/0100</b>	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.	Delegated report signed. S106 to be signed	Laurence Ackrill	John McRory
<b>APPLICATIONS SUBMITTED TO BE DECIDED</b>				
<b>Former Newstead's Nursing Home, Broadlands Road HGY/2018/3205</b>	Demolition of existing building and erection of three buildings between two and three storeys in heights to provide 10 residential dwellings, private and communal amenity space and other associated development.	To be reported to Members of the planning committee in September	Valerie Okeiyi	John McRory
<b>Unit 10, High Cross Centre HGY/2020/1386</b>	Temporary change of use (for a period of seven years only) of 9,100sqm of Use Class B2/B8 floorspace to a mix of uses including flexible office, making and studio space (Use Class B1), flexible event/ exhibition space (sui generis), gym or similar sport/leisure space (Use Class D2) and a cafe (Class A3), together with external alterations to ground floor to create new entrance to and reception area for the building, landscaping, provision of wheelchair accessible parking and electric charging points, cycle parking and refuse storage.	Remains under assessment.	Chris Smith	Robbie McNaugher
<b>10 Gourley Street HGY/2020/1183</b>	Addition of two floors to existing warehouse to provide new storage and office space and other ancillary facilities.	Remains under assessment. Decision due shortly.	Chris Smith	Robbie McNaugher
<b>Lockkeepers Cottage, Ferry Lane HGY/2020/0847</b>	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	Resolution to grant given at July 2020 Committee.  Negotiations on the legal agreement are ongoing.	Chris Smith	Robbie McNaugher

	upper ground and first floor level and retail / café floorspace (Use Class A1 / A3) at lower ground floor level, along with associated landscaping and public realm improvements, cycle parking provision, plant and storage and other associated works.			
<b>Clarendon Gasworks</b>	Reserved Matter discussions taking place on E blocks within the eastern quarters	Pre-application discussions commenced	Valerie Okeiyi	John McRory
<b>26-28 Brownlow Road</b>	Demolition of existing buildings; erection of a part-3 and part-4 storey building comprising 23 flats; erection of 1 detached dwelling to the rear with 2 parking spaces, provision of 3 disabled parking spaces at the front; cycle, refuse and recycling storage; provision of new access onto Brownlow Road and accessway to the rear.	Under assessment.	Tobias Finlayson	John McRory
<b>Pool Motors 7 Cross Lane N8 HGY/2020/1724</b>	Demolition of existing buildings and erection of two buildings of five storey (Block B) and six storey (Block A) comprising flexible commercial floorspace (Use Class A1, A2, B1(a-c), B8, D1 and D2) at ground floor level of Block A and housing including associated hard and soft landscaping, refuse and recycling storage and car parking and cycle storage	Under consultation	Valerie Okeiyi	John McRory
<b>2 Chesnut Road N17</b>	Change of use of the property from Student Accommodation to provide a mix of Student Accommodation and Co-Living accommodation for a temporary period of three years only.'	Application to be registered	Valerie Okeiyi	Robbie McNaugher
<b>IN PRE-APPLICATION DISCUSSIONS</b>				

<b>Northumberland Terrace 807, 790-814) High Road, Tottenham, N17</b>	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
<b>679 Green Lanes</b>	Redevelopment of the site to provide up to 121 new homes, new office and retail space.	Pre-app response issued. Applicants keen to engage in new pre-app	Samuel Uff	John McRory
<b>44 Hampstead Lane</b>	Use Class C2 high quality specialist dementia care with 45 en-suite bedrooms and communal facilities	Pre-app response issued 10/08/2020	Samuel Uff	John McRory
<b>West Indian Cultural Centre Clarendon Road off Hornsey Park Road</b>	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.	Second pre-application 22 <sup>nd</sup> June 2020	Tobias Finlayson	John McRory
<b>Cranwood House, Muswell Hill Road/Woodside Ave, N10</b>	Redevelopment of site for residential and associated amenity space, landscaping, and parking.	Pre-application discussions ongoing.  2 <sup>nd</sup> QRP - 26 <sup>th</sup> Aug 2020.  Pre-committee briefing - 11 <sup>th</sup> March.	Phil Elliott	Robbie McNaugher
<b>Selby Centre</b>	Community centre replacement and council housing with improved sports facilities and connectivity	Pre-apps meetings commenced in March.	Phil Elliott	Robbie McNaugher

		Presented to QRP in May.  Talks ongoing with Officers and Enfield Council.		
<b>139-141 Crouch Hill</b>	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 extended site area and demolition of existing buildings at no.143 expected.	Samuel Uff	John McRory
<b>573-575 Lordship Lane</b>	Replacement of glaziers firm with four storey residential development of 17 units.	Pre-app response issued.	Chris Smith	John McRory
<b>48-54 High Road, Wood Green</b>	Redevelopment of the site to create a part 6 storey and part 8 storey mixed use development over the existing retail units at ground floor to provide 76 residential dwellings, 2,800sqm of ground floor retail, 868sqm of first floor retail and office space.	Pre-application letter issued. Revised scheme to be submitted.	Chris Smith	John McRory
<b>Braemar Avenue Baptist Church, Braemar Avenue.</b>	Demolition of dilapidated church hall, to allow construction of part 3, part 4 storey building (over basement) comprising new church hall extensions (204m <sup>2</sup> ) 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
<b>25-27 Clarendon Road off Hornsey Park Road</b>	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

<b>Warehouse living proposals: Overbury/Eade Road, Arena Design Centre, Haringey Warehouse District</b>	Warehouse Living and other proposals across 2 sites.	Draft framework presented for Overbury /Eade Road Sites, further pre-application meetings scheduled, PPA signed.  On hold due to COVID-19	Phil Elliott	Robbie McNaugher
<b>Warehouse living proposal- Omega Works Haringey Warehouse District</b>	Warehouse Living and other proposals.	Early pre-application discussions taking place.  Discussions now on hold due to COVID-19 – starting again in late August.	Phil Elliott	Robbie McNaugher
<b>157-159 Hornsey Park Road</b>	Redevelopment of existing dilapidated construction yard to provide 40 new-build self-contained flats.	Early pre-application discussions taking place	Valerie Okeiyi	John McRory
<b>311 Roundway</b>	Mixed Use Redevelopment – 70 Units	Officers have met with one landowner to seek a masterplanned approach.  Pre-application discussions expected soon.	Chris Smith	Robbie McNaugher
<b>High Road West</b>	Comprehensive redevelopment of site for residential led mixed-use scheme	Ongoing pre-application discussions taking place.	Martin Cowie	Robbie McNaugher
<b>42 Oakleigh Hampstead Lane London N6 4LL</b>	Erection of replacement dwelling	Pre-application meeting held – principle acceptable.	Gareth Prosser	John McRory

<b>Gladstone House, N22</b>	Demolition of existing buildings and erection of 15 storey mixed use commercial and residential for 44 dwellings	Pre-application report issued.	Samuel Uff	John McRory
<b>36-38 Turnpike Lane London N8 0PS</b>	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
<b>1 Farrer Mews London N8 8NE</b>	Proposed development to Farrer Mews to replace existing residential, garages & Car workshop into (9 houses & 6 flats)	Second pre-application meeting arranged following revised scheme PPA draft in discussions	Tania Skelli	John McRory
<b>Hornsey Parish Church, Cranley Gardens, N10</b>	Retention of church and creation of additional community space and 15 residential units	Pre-application discussions taking place – principle acceptable.	Valerie Okeiyi	John McRory
<b>50 Clarendon Road</b>	Use of Ground Floor as 4 commercial units and 3 upper floors of 13 Flats.	Pre-application discussions taking place	Valerie Okeiyi	John McRory
<b>8 Craven Park Road</b>	Demolishing a single story synagogue building and converting it to a four story building with a basement, The synagogue will be in the basement	Pre-application meeting held 13 <sup>th</sup> Feb. Advice note issued.	Laurence Ackrill	Robbie McNaugher



	with a big office on the ground floor and flats above.			
<b>Osborne Grove Nursing Home/ Stroud Green Clinic</b>  <b>14-16 Upper Tollington Park N4 3EL</b>	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 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.	Pre-app advice issued	Tania Skelli	John McRory
<b>Partridge Way, N22</b>	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 <sup>th</sup> March 2020	Conor Guilfoyle	John McRory
<b>Wat Tyler House, Boyton Road, N8</b>	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
<b>Remington Road, N15 6SR</b>	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
<b>356-358 St. Ann's Road - 40 Brampton Road</b>	Demolition of two buildings on corner of St. Ann's Rd and of coach house and end of terrace home	Pre-application meeting held 30/07.	Phil Elliott	Robbie McNaugher

	on Brampton Rd and replacement with increased commercial and 9 self-contained homes.			
<b>29-33 The Hale</b>	'Shoulder' of 7 storeys and a 23-storey tower. Commercial at ground floor with residential above. Residential would comprise 366 co-living rooms or 435 rooms of student accommodation.	Pre-application meeting to be held 19/08.	Phil Elliott	Robbie McNaugher
<b>Highgate Lodge 9 Waverley Road N8 9QS</b>	Demolition of property behind retained façade to provide a new 'co-living' scheme comprising 44 co-living rooms and associated facilities.	Pre-app advice to be issued	Tania Skelli	John McRory
<b>Branksome Courtenay Avenue London N6 4LP</b>	Demolition of existing detached dwelling house incorporating ground, first and partial second floor levels, garage, ancillary pool building and link structure and provision of replacement detached dwelling house incorporating basement, ground, first and second floor levels	Pre-app meeting to be held 25/8/20	Tania Skelli	John McRory
<b>67 Lawrence Road N15</b>	Amendments to the layout and change to the housing mix of the consented scheme	Pre-app meeting to be arranged	Valerie Okeiyi	Robbie McNaugher
<b>Major Application Appeals</b>				
<b>Guildens, Courtenay Avenue</b>	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 December 2019	Laurence Ackrill  Manager: John McRory	
<b>300-306 West Green Road</b>	Demolition of existing buildings and erection of a five-storey building (plus basement) comprising of a	Appeal expected.		

<b>HGY/2020/0158</b>	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		
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# HARINGEY COUNCIL

## PLANNING COMMITTEE

### APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 29/06/2020 AND 21/08/2020

#### 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 website:  
[www.haringey.gov.uk](http://www.haringey.gov.uk)

From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.

The Development Management Support Team can give further advice and can be contacted on 020 8489 5504, 9.00am - 5.00pm, Monday - Friday.

Please see Application type codes below which have been added for your information within each Ward:

#### Application Type codes:

ADV	Advertisement Consent
CAC	Conservation Area Consent
CLDE	Certificate of Lawfulness (Existing)
CLUP	Certificate of Lawfulness (Proposed)
COND	Variation of Condition
EXTP	Replace an Extant Planning Permission
FUL	Full Planning Permission
FULM	Full Planning Permission (Major)
LBC	Listed Building Consent
LCD	Councils Own Development
LCDM	(Major) Councils Own Development
NON	Non-Material Amendments
OBS	Observations to Other Borough
OUT	Outline Planning Permission
OUTM	Outline Planning Permission (Major)
REN	Renewal of Time Limited Permission
RES	Approval of Details
TEL	Telecom Development under GDO
TPO	Tree Preservation Order application works

#### Recomendation Type codes:

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

WARD: **Alexandra****CLUP Applications Decided: 3**

- Application No: **HGY/2020/1305** Officer: Laina Levassor  
 Decision: PERM DEV Decision Date: 23/07/2020  
 Location: 48 Winton Avenue N11 2AT  
 Proposal: Certificate of Lawfulness for proposed rear dormer extension with rooflights to facilitate loft conversion and single storey rear extension.
- Application No: **HGY/2020/1469** Officer: Tobias Finlayson  
 Decision: PERM DEV Decision Date: 30/07/2020  
 Location: 16 Bidwell Gardens N11 2AX  
 Proposal: Certificate of lawfulness for proposed development of a new single storey extension to the side and rear.
- Application No: **HGY/2020/1744** Officer: Marco Zanelli  
 Decision: PERM DEV Decision Date: 04/08/2020  
 Location: 4 Clifton Road N22 7XN  
 Proposal: Certificate of lawfulness for the formation of dormer with Juiley balcony in rear roof slope and installation of two roof lights in front roof slope.

**FUL Applications Decided: 14**

- Application No: **HGY/2020/1138** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 08/07/2020  
 Location: 40-42 Muswell Road N10 2BG  
 Proposal: Retention of rear dormer roof extensions built larger than approved under planning permissions HGY/2014/2045 (40 Muswell Road) and HGY/2014/1395 (42 Muswell Road).
- Application No: **HGY/2020/1148** Officer: Samuel Uff  
 Decision: GTD Decision Date: 10/07/2020  
 Location: 28 Methuen Park N10 2JS  
 Proposal: Installation of timber cladding to the existing two storey rear outrigger; associated ground floor rear box window extension; rear dormer roof extension; installation of 2 x front rooflights; excavation of rear garden to increase terrace; reconfiguration of front garden and front / side boundary treatment.
- Application No: **HGY/2020/1151** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 08/07/2020  
 Location: Flat C 58 Colney Hatch Lane N10 1EA  
 Proposal: Erection of single storey rear extension.
- Application No: **HGY/2020/1221** Officer: Samuel Uff  
 Decision: GTD Decision Date: 08/07/2020  
 Location: 104 Grosvenor Road N10 2DT  
 Proposal: Erection of part single, part two storey rear extension; alteration to associated balcony; rear dormer roof extension; alteration to front rooflight; and erection of rear outbuilding (shed)
- Application No: **HGY/2020/1387** Officer: Samuel Uff  
 Decision: GTD Decision Date: 31/07/2020  
 Location: 73 Palace Gates Road N22 7BW  
 Proposal: Installation of screening to south and west sides of existing first floor terrace balustrade.

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Application No:	<b>HGY/2020/1391</b>	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	21/07/2020
Location:	12 Cranbourne Road N10 2BT		
Proposal:	Insertion of additional rear dormer, alterations to materials and fenestration of existing rear dormer, increased height and alterations to form of the roof of the existing second floor rear projection, including insertion of rooflights, insertion of 3 front rooflights, ground floor front bay window to be restored by removing existing plastered finish and restoring brickwork to match original.		
Application No:	<b>HGY/2020/1402</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	14/07/2020
Location:	325 Alexandra Park Road N22 7BP		
Proposal:	Construction of a part single, part two storey rear infill extension.		
Application No:	<b>HGY/2020/1428</b>	Officer:	Roland Sheldon
Decision:	REF	Decision Date:	27/07/2020
Location:	Ground Floor Flat 24 Alexandra Park Road N10 2AB		
Proposal:	Erection of single storey ground floor rear extension.		
Application No:	<b>HGY/2020/1429</b>	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	30/07/2020
Location:	15 Grasmere Road N10 2DH		
Proposal:	Erection of a rear dormer.		
Application No:	<b>HGY/2020/1450</b>	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	19/08/2020
Location:	Flat 4 18 Donovan Avenue N10 2JX		
Proposal:	Erection of rear dormer, installation of 2 front rooflights, replacement of second floor rear window.		
Application No:	<b>HGY/2020/1486</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	04/08/2020
Location:	20 Curzon Road N10 2RA		
Proposal:	Construction of a ground floor rear extension, including new glazed doors, roof lights and with internal refurbishment.		
Application No:	<b>HGY/2020/1500</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	04/08/2020
Location:	10 Donovan Avenue N10 2JX		
Proposal:	Change of use from a former residential care home (use class C2) to a single-family six bedroom home (use class C3) together with a new single-storey rear extension replacing an existing extension, a front lightwell to the lower ground floor, two dormer windows to the rear elevation and a roof light to the front elevation.		
Application No:	<b>HGY/2020/1518</b>	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	10/08/2020
Location:	107 Rosebery Road N10 2LD		
Proposal:	Amendment and additions to works approved under extant planning permissions reference HGY/2019/2533 and HGY/2020/0879 to include a first floor rear roof terrace with associated works comprising the erection of steel railings and the replacement of a first floor rear window with timber french double doors to provide access.		

Application No: **HGY/2020/1527** Officer: Samuel Uff  
 Decision: REF Decision Date: 19/08/2020  
 Location: Flat 3 60 Coniston Road N10 2BN  
 Proposal: Rear roof extension to replace existing roof terrace and installation of second floor side window (amended description)

**NON Applications Decided: 1**

Application No: **HGY/2020/1847** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 18/08/2020  
 Location: 79, 81 & 83 Blake Road N11 2AJ  
 Proposal: Non-material amendment following a grant of planning permission HGY/2017/2322 involving inclusion of hardstanding to facilitate off-street parking.

**PNE Applications Decided: 2**

Application No: **HGY/2020/1212** Officer: Laina Levassor  
 Decision: PN REFUSED Decision Date: 08/07/2020  
 Location: 180 Victoria Road N22 7XQ  
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 5.3m, for which the maximum height would be 3.7m and for which the height of the eaves would be 2.8m.

Application No: **HGY/2020/1335** Officer: Laina Levassor  
 Decision: PN NOT REQ Decision Date: 21/07/2020  
 Location: 48 Winton Avenue N11 2AT  
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 4m, for which the maximum height would be 3m and for which the height of the eaves would be 3m.

**RES Applications Decided: 2**

Application No: **HGY/2020/1410** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 04/08/2020  
 Location: Alexandra Park Secondary School Bidwell Gardens N11 2AZ  
 Proposal: Approval of Details pursuant to Condition 5 (Construction Method Statement) attached to permission HGY/2020/0110.

Application No: **HGY/2020/1601** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 14/07/2020  
 Location: 30 Muswell Road N10 2BG  
 Proposal: Approval of details pursuant to conditions 4 (Refuse storage) and 5 (Cycle storage) attached to planning permission HGY/2019/2122

**Total Applications Decided for Ward: 22**WARD: **Bounds Green****ADV Applications Decided: 1**

Application No: **HGY/2020/0411** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 15/07/2020  
 Location: Shop 123 Myddleton Road N22 8NG  
 Proposal: Retrospective application for a projecting box sign with amendments, supported by metal brackets and with a metal surround around the glazing, with externally illuminated lighting.

**CLDE Applications Decided: 1**



Application No: **HGY/2020/1770** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 30/07/2020  
 Location: Bounds Green Health Centre Gordon Road N11 2PA  
 Proposal: Lawful development certificate (existing) to confirm works approved under planning permission HGY/2017/1028 have been carried out in accordance with conditions 1 (3 year time limit for commencement), 2 (approved plans), and 3 (matching materials) of the planning permission

**COND Applications Decided: 1**

Application No: **HGY/2020/1223** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 07/07/2020  
 Location: 2 Terrick Road N22 7SH  
 Proposal: Variation of condition 2 (approved plans) of planning permission HGY/2019/1431 (Erection of two-storey rear and side extension) to include the erection of a rear dormer roof extension.

**FUL Applications Decided: 9**

Application No: **HGY/2020/1082** Officer: Samuel Uff  
 Decision: GTD Decision Date: 06/07/2020  
 Location: 36 Churston Gardens N11 2NL  
 Proposal: Part single and part two storey side to rear extension (following demolition of garage).

Application No: **HGY/2020/1119** Officer: Anestis Skoupras  
 Decision: GTD Decision Date: 29/06/2020  
 Location: 80 Blake Road N11 2AH  
 Proposal: Proposed loft conversion.

Application No: **HGY/2020/1233** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 07/07/2020  
 Location: 7 Marlborough Road N22 8NB  
 Proposal: Replacement of, and alterations to, ground floor windows and doors and making good of surrounding walls; Demolition of existing redundant exterior chimney stack on side elevation of rear projection; Application of replacement external render.

Application No: **HGY/2020/1298** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 17/07/2020  
 Location: 14 Eleanor Road N11 2QS  
 Proposal: Formation of first floor roof terrace with erection of associated screening to rear and side.

Application No: **HGY/2020/1324** Officer: Conor Guilfoyle  
 Decision: REF Decision Date: 15/07/2020  
 Location: 27 Cheshire Road N22 8JJ  
 Proposal: Change of use of property from a dwelling house (C3) to a HMO (C4) for 7 persons.

Application No: **HGY/2020/1350** Officer: Samuel Uff  
 Decision: GTD Decision Date: 14/07/2020  
 Location: 1A Passmore Gardens N11 2PE  
 Proposal: Retrospective application for excavation of basement and installation of front windows for incidental storage use and alteration of raised ground floor rear windows and doors.

Application No: **HGY/2020/1401** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 23/07/2020  
 Location: 465 High Road N22 8JD  
 Proposal: Change of use from C3 (Dwelling House) use class to Class C4 Sui Generis (House in Multiple Occupation - HMO) with 6 bedrooms for up to 9 occupants.

Application No: **HGY/2020/1427** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 05/08/2020  
 Location: Flat 1, Picking Court 10 Gordon Road N11 2PN  
 Proposal: Construction of a loft conversion involving a rear terrace with glass balustrade and insertion of rooflights.

Application No: **HGY/2020/1619** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 17/08/2020  
 Location: 68 Palmerston Road N22 8RF  
 Proposal: Conversion of existing first / second floor flat into 2 self contained flats

**LCD Applications Decided: 1**

Application No: **HGY/2020/1546** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 03/08/2020  
 Location: 28 Marlborough Road N22 8NB  
 Proposal: Installation of UPVC framed double-glazed windows to the rear of the property and timber framed double-glazed windows to front elevation.

**NON Applications Decided: 1**

Application No: **HGY/2020/1749** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 28/07/2020  
 Location: Site adjoining 31-34 Corbett Grove N22 8DE  
 Proposal: Non-material amendment to planning permission HGY/2019/3107 to alter the site boundary and the refuse and cycle storage arrangements.

**RES Applications Decided: 1**

Application No: **HGY/2020/1484** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 30/06/2020  
 Location: 2 Terrick Road N22 7SH  
 Proposal: Approval of details pursuant to condition 4 attached to planning permission HGY/2019/1431.

**TEL Applications Decided: 2**

Application No: **HGY/2020/1251** Officer: Kwaku Bossman-Gyamera  
 Decision: PN GRANT Decision Date: 20/07/2020  
 Location: Telecommunications Site 90713/HGY021 Bounds Green Court Bounds Green Road N11 2EX  
 Proposal: Removal of 1no. 2.5m stub tower and 3no. existing antennas. Installation of 6no. new antennas on new support structures, internal upgrade of existing equipment room and associated ancillary works thereto. (Prior notification: Development by telecoms operators)

Application No: **HGY/2020/1446** Officer: Kwaku Bossman-Gyamera  
 Decision: PN REFUSED Decision Date: 04/08/2020  
 Location: Junction of Bounds Green Road and Whittington Road N22 8YS  
 Proposal: Installation of 1no. 15m monopole with 2no. 300mm dishes, 3no. equipment cabinets and associated ancillary works thereto. (Prior notification: Development by telecoms operators)

**Total Applications Decided for Ward: 17**WARD: **Bruce Grove****CLDE Applications Decided: 2**

- Application No: **HGY/2020/1340** Officer: Mercy Oruwari  
 Decision: REF Decision Date: 13/07/2020  
 Location: 167 The Avenue N17 6JJ  
 Proposal: Certificate of lawfulness for the existing change of use to a small HMO prior to the Council's adoption of the Article 4 direction
- Application No: **HGY/2020/1608** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 31/07/2020  
 Location: 76 Broadwater Road N17 6ET  
 Proposal: Certificate of lawfulness for the existing use of the property as three self-contained flats.

**CLUP Applications Decided: 1**

- Application No: **HGY/2020/1250** Officer: Janey Zhao  
 Decision: PERM DEV Decision Date: 28/07/2020  
 Location: 6 St Margarets Road N17 6TY  
 Proposal: Certificate of lawfulness: proposed formation of a rear dormer.

**FUL Applications Decided: 5**

- Application No: **HGY/2018/2725** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 16/07/2020  
 Location: 71 Bruce Grove N17 6UZ  
 Proposal: Conversion of the existing 4-bedroom maisonette on the first and second floors into two self-contained 1-bedroom flats and the conversion of the loft, incorporating a rear dormer extension and two front skylights, in order to provide an additional studio flat. The proposal includes the provision of external amenity at ground floor and new cycle storage.
- Application No: **HGY/2020/1095** Officer: Anestis Skoupras  
 Decision: REF Decision Date: 29/06/2020  
 Location: 213 Mount Pleasant Road N17 6JH  
 Proposal: The erection of a rear roof dormer above the main rear roof slope.
- Application No: **HGY/2020/1174** Officer: Fatema Begum  
 Decision: GTD Decision Date: 10/07/2020  
 Location: Ground Floor Flat A 172 Philip Lane N15 4JN  
 Proposal: Single storey rear extension
- Application No: **HGY/2020/1442** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 28/07/2020  
 Location: 57 Arnold Road N15 4JF  
 Proposal: Double storey side, part double storey rear extension. Formation of loft conversion with rear dormer. The enlarged property is to be split in to two dwellings to create 1 x 3 bedroom and 1 x 2 bedroom.

Application No: **HGY/2020/1644** Officer: Sarah Madondo  
 Decision: REF Decision Date: 06/08/2020  
 Location: 213 Mount Pleasant Road N17 6JH  
 Proposal: Erection of a rear roof dormer above the main rear roof slope.

**NON Applications Decided: 1**

Application No: **HGY/2020/1775** Officer: Gareth Prosser  
 Decision: REF Decision Date: 30/07/2020  
 Location: 73 Broadwater Road N17 6EP  
 Proposal: Amendment to permission HGY/2019/0152 - Removal of first floor bathroom and replacement with new study. Reduction in size of remaining bathroom and addition of new en-suite the second-floor bedroom.

**TEL Applications Decided: 1**

Application No: **HGY/2020/1562** Officer: Kwaku Bossman-Gyamera  
 Decision: PN REFUSED Decision Date: 14/08/2020  
 Location: 4 Wimborne Road N17 6HL  
 Proposal: Installation of proposed 20m Phase 8 Monopole C/W wraparound Cabinet at base and associated ancillary works. (Prior notification: Development by telecoms operators)

**Total Applications Decided for Ward: 10**WARD: **Crouch End****FUL Applications Decided: 13**

Application No: **HGY/2020/1111** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 29/06/2020  
 Location: 52 Shepherds Hill N6 5RR  
 Proposal: Construction of a second floor infill extension.

Application No: **HGY/2020/1112** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 29/06/2020  
 Location: 10 Coolhurst Road N8 8EL  
 Proposal: Alterations to front lightwell involving new external stair, rear extension beneath existing ground floor balcony and new glazing to existing rear and side elevations.

Application No: **HGY/2020/1177** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 02/07/2020  
 Location: 47 Weston Park N8 9SY  
 Proposal: Proposed extension of existing cellar to form habitable accommodation with associated alterations including formation of front lightwells and installation of new windows.

Application No: **HGY/2020/1196** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 29/06/2020  
 Location: 29 Coolhurst Road N8 8ET  
 Proposal: Construction of a single storey rear extension.

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Application No:	<b>HGY/2020/1204</b>	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	01/07/2020
Location:	Flat 3 46 Stanhope Road N6 5AJ		
Proposal:	Proposed replacement of 2 x first floor rear windows.		
Application No:	<b>HGY/2020/1336</b>	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	15/07/2020
Location:	4 Crescent Road N8 8AT		
Proposal:	Replacing existing windows on front and side elevations of flats 1-6 and all windows on flat 7.		
Application No:	<b>HGY/2020/1505</b>	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	30/07/2020
Location:	Top Floor Flat 63 Cecile Park N8 9AX		
Proposal:	Replacement timber windows of similar design as existing.		
Application No:	<b>HGY/2020/1506</b>	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	05/08/2020
Location:	6 Landrock Road N8 9HP		
Proposal:	Erection of single storey 'wrap-around' rear extension.		
Application No:	<b>HGY/2020/1514</b>	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	12/08/2020
Location:	Flat 3 45 Glasslyn Road N8 8RJ		
Proposal:	Erection of rear dormer roof extension and insertion of front roof lights.		
Application No:	<b>HGY/2020/1517</b>	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	03/08/2020
Location:	Flat 1 16 Coleridge Road N8 8ED		
Proposal:	Erection of outbuilding in rear garden		
Application No:	<b>HGY/2020/1612</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	18/08/2020
Location:	20 Cecile Park N8 9AS		
Proposal:	Construction of single storey flat roof rear-side extension with skylight and extended patio area. Existing mono-pitched rear extension replaced with new flat roof extension with roof terrace, privacy screen and alterations to rear elevation fenestration.		
Application No:	<b>HGY/2020/1618</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	17/08/2020
Location:	13 Cecile Park N8 9AX		
Proposal:	Alterations to rear and front fenestration, extension of existing basement and provision of new outbuilding in rear garden		
Application No:	<b>HGY/2020/1640</b>	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	17/08/2020
Location:	12 Coolhurst Road N8 8EL		
Proposal:	Erection of single storey lower ground floor rear extension, extension of raised ground floor balcony above.		

**LCD Applications Decided: 4**

- Application No: **HGY/2020/1355** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 31/07/2020  
 Location: 5A Middle Lane N8 8PJ  
 Proposal: Replacement of front elevation windows with timber frames and rear elevation windows with UPVC frames.
- Application No: **HGY/2020/1356** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 31/07/2020  
 Location: 7 Middle Lane N8 8PJ  
 Proposal: Replacement of front elevation windows with timber frames and rear elevation windows with UPVC frames.
- Application No: **HGY/2020/1357** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 31/07/2020  
 Location: 5 Middle Lane N8 8PJ  
 Proposal: Renew roof and install new UPVC framed double glazed windows to the rear of the property and replacement of existing windows with double-glazed timber replacements and renewal of timber door to front elevation.
- Application No: **HGY/2020/1358** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 31/07/2020  
 Location: 44 Park Road N8 8TD  
 Proposal: Replacement of front elevation windows with timber frames and rear elevation windows with UPVC frames.

**NON Applications Decided: 3**

- Application No: **HGY/2020/1474** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 30/06/2020  
 Location: 10 Aubrey Road N8 9HH  
 Proposal: Non-material amendment following a grant of planning permission HGY/2019/0201 involving alterations to window sizes in flank wall.
- Application No: **HGY/2020/1684** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 20/07/2020  
 Location: 86 Priory Gardens N6 5QT  
 Proposal: Non-material amendment following a grant of planning permission HGY/2020/0415 involving installation of air conditioning unit to the roof.
- Application No: **HGY/2020/1919** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 14/08/2020  
 Location: 183 Ferme Park Road N8 9BP  
 Proposal: Non material amendment to planning permission HGY/2019/2895 to increase the height of the single storey rear extension, omit the intended rooflight and replace it with an extension of the roof terrace and insert a roof light at the rear part of the single storey rear extension.

**RES Applications Decided: 6**

- Application No: **HGY/2019/3207** Officer: Tobias Finlayson  
 Decision: GTD Decision Date: 21/07/2020  
 Location: Hornsey Town Hall The Broadway N8 9JJ  
 Proposal: Approval of details pursuant to condition 3 (external materials) attached to planning permission HGY/2017/2220.

Application No:	<b>HGY/2020/0807</b>	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	13/08/2020
Location:	Hornsey Town Hall The Broadway N8 9JJ		
Proposal:	Approval of details pursuant to condition 50 (Access Improvement Scheme for Block B) attached to planning permission HGY/2017/2220		
Application No:	<b>HGY/2020/1894</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	13/08/2020
Location:	Avenue Heights 5-7 Avenue Road N6 5DS		
Proposal:	Approval of details pursuant to condition 4 (Cycle storage) attached to planning permission HGY/2018/0589.		
Application No:	<b>HGY/2020/1895</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	13/08/2020
Location:	Avenue Heights 5-7 Avenue Road N6 5DS		
Proposal:	Approval of details pursuant to condition 3 (Materials) attached to planning permission HGY/2018/0589.		
Application No:	<b>HGY/2020/1896</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	13/08/2020
Location:	Avenue Heights 5-7 Avenue Road N6 5DS		
Proposal:	Approval of details pursuant to condition 5 (Refuse storage) attached to planning permission HGY/2018/0589		
Application No:	<b>HGY/2020/1937</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	18/08/2020
Location:	20 Crescent Road N8 8AX		
Proposal:	Approval of details pursuant to condition 4 (Refuse storage) & 5 (Cycle storage) attached to planning permission HGY/2019/0085.		

**TPO Applications Decided: 2**

Application No:	<b>HGY/2020/1209</b>	Officer:	Janey Zhao
Decision:	GTD	Decision Date:	20/07/2020
Location:	Panorama Court 56 Shepherds Hill N6 5RP		
Proposal:	Works to trees protected by a TPO:		
	T3 -Sycamore tree- Crown reduction back to most recent pruning points leaving short furnishing growths.		
	T4- Lime tree- Crown reduction back to most recent pruning points.		
Application No:	<b>HGY/2020/1676</b>	Officer:	Janey Zhao
Decision:	GTD	Decision Date:	18/08/2020
Location:	Flat 2 28 Coolhurst Road N8 8EL		
Proposal:	Works to tree protected by a TPO: T1: Tree of heaven: Crown reduce by 2m as part of regular maintenance and to keep tree at a size suitable for its location		

**Total Applications Decided for Ward: 28**WARD: **Fortis Green****CLUP Applications Decided: 2**

Application No: **HGY/2020/1478** Officer: Valerie Okeiyi  
 Decision: PERM DEV Decision Date: 27/07/2020  
 Location: 5 Springcroft Avenue N2 9JH  
 Proposal: Certificate of lawfulness: proposed use. Erection of a rear infill extension.

Application No: **HGY/2020/1479** Officer: Valerie Okeiyi  
 Decision: PERM DEV Decision Date: 27/07/2020  
 Location: 5 Springcroft Avenue N2 9JH  
 Proposal: Certificate of lawfulness: proposed use. Erection of a rear roof dormer and conversion of the loft into a habitable space.

**COND Applications Decided: 2**

Application No: **HGY/2020/1323** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 21/07/2020  
 Location: 76-78 Great North Road N2 0LL  
 Proposal: Variation of condition 2 (approved plans) of planning permission HGY/2019/0714 to make the following changes:  
 - Removal of existing crossover and creation of new centralised crossover with associated amendments to layout of front garden.

Application No: **HGY/2020/1552** Officer: Roland Sheldon  
 Decision: REF Decision Date: 11/08/2020  
 Location: 76-78 Great North Road N2 0LL  
 Proposal: Variation of condition 2 (approved plans) to amend the scale, design and layout of the rear dwellinghouse approved under planning reference HGY/2019/0714.

**FUL Applications Decided: 9**

Application No: **HGY/2019/3008** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 14/07/2020  
 Location: Eden Primary 79 Creighton Avenue N10 1NR  
 Proposal: Construction of a single storey outbuilding for use as a classroom incidental to the current school building/ a one form entry (1FE) primary school.

Application No: **HGY/2020/0665** Officer: Tania Skelli  
 Decision: REF Decision Date: 22/07/2020  
 Location: Whitehall Lodge Pages Lane N10 1NY  
 Proposal: Erection of single storey roof extension (with lift overrun above) to provide 6no. 1-bed self-contained residential units including installation of new lift serving the whole building.

Application No: **HGY/2020/0943** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 10/07/2020  
 Location: Land to the rear of 326 Dukes Mews N10 2QN  
 Proposal: Erection of a 2 storey building comprising 4 self contained residential units and associated landscaping, refuse storage and bicycle storage.

Application No: **HGY/2020/1197** Officer: Fatema Begum  
 Decision: GTD Decision Date: 01/07/2020  
 Location: 22 Collingwood Avenue N10 3ED  
 Proposal: Single storey rear extension.



Application No: **HGY/2020/1219** Officer: Roland Sheldon  
 Decision: REF Decision Date: 08/07/2020  
 Location: 11 Marriott Road N10 1JJ  
 Proposal: Erection of a first floor rear extension.

Application No: **HGY/2020/1337** Officer: Roland Sheldon  
 Decision: REF Decision Date: 04/08/2020  
 Location: 4 Shakespeare Gardens N2 9LJ  
 Proposal: Replacement of outbuildings, erection of dwelling with basement level and side lightwell.

Application No: **HGY/2020/1338** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 17/07/2020  
 Location: 15 Woodberry Crescent N10 1PJ  
 Proposal: Retention of existing single storey ground floor rear extension.

Application No: **HGY/2020/1488** Officer: Laurence Ackrill  
 Decision: REF Decision Date: 10/08/2020  
 Location: Tetherdown Hall 1A Tetherdown N10 1ND  
 Proposal: Retention of buggy storage enclosure and alterations to existing refuse storage enclosure.

Application No: **HGY/2020/1519** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 03/08/2020  
 Location: 189 Creighton Avenue N2 9BN  
 Proposal: Erection of rear dormer roof extension; installation of roof lights to front and side roof slopes; installation of air conditioning unit on ground floor side elevation.

**NON Applications Decided: 2**

Application No: **HGY/2020/1471** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 30/06/2020  
 Location: 16 Fortis Green Avenue N2 9NA  
 Proposal: Non-material amendment following a grant of planning permission HGY/2019/3323 involving alterations to rear window in extension and rooflights.

Application No: **HGY/2020/1508** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 01/07/2020  
 Location: 11 Kings Avenue N10 1PA  
 Proposal: Non-material amendment following a grant of planning permission HGY/2018/2829 involving internal alterations, installation of rooflights, rear and side fenestration alterations and bin store.

**RES Applications Decided: 1**

Application No: **HGY/2020/1400** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 06/07/2020  
 Location: Thirlestane Court Colney Hatch Lane N10 1LH  
 Proposal: Approval of Details pursuant to Conditions 4 (Refuse Storage), 5 (Cycle Storage) and 6 (Construction Management Plan) attached to planning permission HGY/2017/3172

**TEL Applications Decided: 1**

Application No: **HGY/2020/1622** Officer: Kwaku Bossman-Gyamera  
 Decision: PERM DEV Decision Date: 14/07/2020  
 Location: Chessing Court Fortis Green N2 9ER  
 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) Description of Development: Existing 3 no. VF antennas to be removed and replaced with proposed of 3 no. antennas; to be installed on new offset brackets with CHS poles fixed to tripod mounted on steel grillage. Existing 6 no. VF RRU's to be removed and replaced with 9 no. ERS units, located alongside existing ERS units on new support poles. The addition of ancillary development equipment thereto.

**TPO Applications Decided: 6**

Application No: **HGY/2020/1207** Officer: Janey Zhao  
 Decision: GTD Decision Date: 28/07/2020  
 Location: 67 Grand Avenue N10 3BS  
 Proposal: Works to a tree protected by a TPO: Plum (T1) - Reduce crown by 1.5m on all aspects. To let more light into the property and restrict root growth.

Application No: **HGY/2020/1363** Officer: Janey Zhao  
 Decision: REF Decision Date: 27/07/2020  
 Location: 74 Creighton Avenue N10 1NT  
 Proposal: TPO/2018/0002 Species: T's 1 & 2 :- Two Prunus cerasifera nigra To trim back the overhanging branches of T1 and T2 to stop shedding of the leaves which are blowing into the gutters of 72 Creighton Avenue.

Application No: **HGY/2020/1655** Officer: Janey Zhao  
 Decision: GTD Decision Date: 18/08/2020  
 Location: 24 Queens Avenue N10 3NR  
 Proposal: Works to tree protected by a TPO: T2 Ash - Lift crown overhanging 24 Queens Avenue to 5m height above ground level (remove all lapsed epicormic regrowth)

(The works to T1 Maple - thin by 20% - will be dealt with under a Section 211 Notice)

Application No: **HGY/2020/1658** Officer: Janey Zhao  
 Decision: GTD Decision Date: 11/08/2020  
 Location: 89 Fortis Green N2 9HU  
 Proposal: Works to tree protected by a TPO: T1 Sycamore: this tree has decay on the trunk above a large branch which is already overlong and end heavy and overhangs a builder's yard. Reduce the length of branch by 5m.

Application No: **HGY/2020/1663** Officer: Janey Zhao  
 Decision: GTD Decision Date: 13/08/2020  
 Location: Chiltern Court 61 Pages Hill N10 1EN  
 Proposal: Works to trees protected by a TPO: T1- Horse Chestnut- Crown reduction of approximately 1.5m (back to previous pruning points), leaving furnishing growths. T2- Horse Chestnut-Crown reduction of approximately 1.5m (back to previous pruning points), leaving furnishing growths. T3- Horse Chestnut-Crown reduction of approximately 2m (back to previous pruning points), leaving furnishing growths. Proposed work is part of ongoing tree management to maintain the health and size of the trees. The site is open access and can be viewed at any time.

Application No: **HGY/2020/1667** Officer: Janey Zhao  
 Decision: GTD Decision Date: 19/08/2020  
 Location: 34 Church Vale N2 9PA  
 Proposal: Works to tree protected by a TPO: T1 Lombardy Poplar: reduce height by 35% in order to reduce risk of serious structural failure. Recommended by tree surgeon because 6m cavity found at 1.6m above ground. Possible further decay within trunk.

**Total Applications Decided for Ward: 23**WARD: **Harringay****CLUP Applications Decided: 4**

- Application No: **HGY/2020/1476** Officer: Valerie Okeiyi  
 Decision: PERM DEV Decision Date: 22/07/2020  
 Location: 16 Allison Road N8 0AT  
 Proposal: Certificate of lawfulness: proposed use. Erection of a dormer on the main roof and an extension over the outrigger.
- Application No: **HGY/2020/1502** Officer: Laina Levassor  
 Decision: PERM DEV Decision Date: 18/08/2020  
 Location: 7 Umfreville Road N4 1RY  
 Proposal: Certificate of Lawfulness for proposed single storey rear extension.
- Application No: **HGY/2020/1631** Officer: Laurence Ackrill  
 Decision: PERM DEV Decision Date: 15/07/2020  
 Location: 56 Cavendish Road N4 1RS  
 Proposal: Certificate of lawfulness for a rear garden outbuilding
- Application No: **HGY/2020/1736** Officer: Marco Zanelli  
 Decision: PERM DEV Decision Date: 04/08/2020  
 Location: 90 Sydney Road N8 0EX  
 Proposal: Certificate of lawfulness for the formation of dormer in rear roof slope and installation of two roof lights in front roof slope.

**FUL Applications Decided: 8**

- Application No: **HGY/2020/0991** Officer: Anestis Skoupras  
 Decision: REF Decision Date: 27/07/2020  
 Location: 67 Seymour Road N8 0BJ  
 Proposal: Proposed conversion of an existing loft space and construction of a linked rear dormer window to facilitate the creation of an additional bedroom with an en-suite bathroom.
- Application No: **HGY/2020/1288** Officer: Samuel Uff  
 Decision: GTD Decision Date: 31/07/2020  
 Location: First Floor Flat 42 Park Road N15 3HR  
 Proposal: Proposed rear alterations and associated roof terrace and screening and insertion of reinstated side window.
- Application No: **HGY/2020/1300** Officer: Fatema Begum  
 Decision: GTD Decision Date: 23/07/2020  
 Location: 16 Allison Road N8 0AT  
 Proposal: Erection of a single storey rear infill extension on the ground floor.
- Application No: **HGY/2020/1426** Officer: Roland Sheldon  
 Decision: REF Decision Date: 11/08/2020  
 Location: 19-19A Turnpike Lane N8 0EP  
 Proposal: Erection of a second floor rear extension and conversion of first and second floor flat into 2 x self-contained flats.

Application No: **HGY/2020/1433** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 04/08/2020  
 Location: 616 Green Lanes N8 0SD  
 Proposal: Conversion of single dwelling house into three residential flats, hip to gable roof extension, rear dormer and flat roof extension above outrigger.

Application No: **HGY/2020/1451** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 20/08/2020  
 Location: 611 Green Lanes N8 0RE  
 Proposal: Sub-division of rear room into 2 rooms to provide additional assisted living accommodation for people with special needs, installation of new ground floor rear window.

Application No: **HGY/2020/1496** Officer: Emily Whittredge  
 Decision: REF Decision Date: 21/07/2020  
 Location: Ground Floor Flat 253 Wightman Road N8 0NB  
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2020/1529** Officer: Emily Whittredge  
 Decision: GTD Decision Date: 23/07/2020  
 Location: 527A Green Lanes N4 1AN  
 Proposal: Change of use from retail (A1) to mixed use retail and beauty / nail salon (A1/Sui Generis).

#### **PNE Applications Decided: 2**

Application No: **HGY/2020/1422** Officer: Laina Levassor  
 Decision: PN NOT REQ Decision Date: 22/07/2020  
 Location: 129 Fairfax Road N8 0NJ  
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 3.6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

Application No: **HGY/2020/1613** Officer: Laina Levassor  
 Decision: PN NOT REQ Decision Date: 18/08/2020  
 Location: 7 Umfreville Road N4 1RY  
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 3.75m, for which the maximum height would be 3.10m and for which the height of the eaves would be 2.5m.

#### **RES Applications Decided: 3**

Application No: **HGY/2020/0566** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 28/07/2020  
 Location: 45 Duckett Road N4 1BJ  
 Proposal: Approval of details pursuant to condition 6 (Survey of the condition of the canal wall) attached to planning permission HGY/2017/1194.

Application No: **HGY/2020/1638** Officer: Neil McClellan  
 Decision: GTD Decision Date: 15/07/2020  
 Location: 5 Wightman Road N4 1RQ  
 Proposal: Submission of details pursuant to Condition 4 (forecourt treatment) of planning permission HGY/2019/2325 for the erection of a rear 2nd floor extension and the conversion of the existing 3-bedroom maisonette into one 2-bedroom flat at first floor level and one 1-bedroom flat at second floor level.

Application No: **HGY/2020/1639** Officer: Neil McClellan  
 Decision: GTD Decision Date: 15/07/2020  
 Location: 5 Wightman Road N4 1RQ  
 Proposal: Submission of details pursuant to Condition 3 (front elevation treatment) and Condition 4 (forecourt treatment) of planning permission HGY/2019/2322 for the change of use of vacant former café (Use Class A3) to a 2-bedroom flat (Use Class C3) with rear garden.

**TEL Applications Decided: 1**

Application No: **HGY/2020/1623** Officer: Kwaku Bossman-Gyamera  
 Decision: PERM DEV Decision Date: 14/07/2020  
 Location: Railway Approach Hampden Road N8 0HG  
 Proposal: In accordance with Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 (as amended) this letter provides formal notification in writing of one calendar month notice in advance, of our intention to install electronic communications. Proposal: existing 6No Antennas to be removed and replaced with 6No New Antennas. Ancillary development thereto including the Installation of Remote Radio Units (RRUS) 1No cabinets to be installed, all other associated ancillary equipment thereto as illustrated on the enclosed drawings.

**Total Applications Decided for Ward: 18**WARD: **Highgate****CLDE Applications Decided: 1**

Application No: **HGY/2020/1692** Officer: Mercy Oruwari  
 Decision: REF Decision Date: 18/08/2020  
 Location: 10 Grange Road N6 4AP  
 Proposal: Certificate of Lawfulness for an extension to an outbuilding which was approved under HGY/2006/2140 (Amended Description).

**FUL Applications Decided: 10**

Application No: **HGY/2020/0824** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 11/08/2020  
 Location: 31 Sheldon Avenue N6 4JP  
 Proposal: Erection of new front boundary (brick wall, brick piers, metal railings and gates) and bin store; associated landscaping to front of house.

Application No: **HGY/2020/1162** Officer: Roland Sheldon  
 Decision: REF Decision Date: 30/06/2020  
 Location: 1 Church Road N6 4QH  
 Proposal: Erection of external rear metal staircase to first floor, replacement timber boundary fence (in association with development approved under planning reference HGY/2016/3651).

Application No: **HGY/2020/1310** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 10/07/2020  
 Location: 9 North Hill N6 4AB  
 Proposal: Erection of a single-storey front extension, a part single, part two-storey rear extension, and an upgrade to the fabric of existing house.

Application No: **HGY/2020/1312** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 09/07/2020  
 Location: Flat A 48 Highgate High Street N6 5HX  
 Proposal: Replacement of existing garden structure with a new timber garden room with clear glazed doors and rear window.

Application No:	<b>HGY/2020/1316</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	10/07/2020
Location:	14 Cholmeley Crescent N6 5HA		
Proposal:	Construction of single storey rear extension and fenestration alterations to front and rear. Replacement rear dormer and construction of side dormer roof extensions.		
Application No:	<b>HGY/2020/1392</b>	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	21/07/2020
Location:	16 Cholmeley Crescent N6 5HA		
Proposal:	Erection of part single/ part two-storey rear, side and roof extensions, excavation and creation of basement level with front and rear lightwells.		
Application No:	<b>HGY/2020/1406</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	28/07/2020
Location:	White Lodge 18 Courtenay Avenue N6 4LR		
Proposal:	Replacement of existing glass balustrades with proposed iron balustrades, to the front and rear elevations.		
Application No:	<b>HGY/2020/1407</b>	Officer:	Laurence Ackrill
Decision:	REF	Decision Date:	03/08/2020
Location:	Flat C 20 Northwood Road N6 5TN		
Proposal:	Erection of dormer extension to the rear slope of the roof involving increase in ridge height, insertion of 2 roof lights to the front roof slope and replacement of roof terrace door.		
Application No:	<b>HGY/2020/1419</b>	Officer:	Laurence Ackrill
Decision:	REF	Decision Date:	27/07/2020
Location:	Laundrette 337-339 Archway Road N6 5AA		
Proposal:	Single storey rear and single storey side extensions and internal re-planning to extend existing self-contained residential unit at ground floor level.		
Application No:	<b>HGY/2020/1511</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	11/08/2020
Location:	Ramban 32 Hampstead Lane N6 4NT		
Proposal:	Construction of first-floor extension over existing garage.		

**FULM Applications Decided: 1**

Application No:	<b>HGY/2020/1104</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	31/07/2020
Location:	Nice Place Compton Avenue N6 4LH		
Proposal:	Demolition of existing dwelling and erection of a replacement dwelling with rooms in the roof and basement.		

**LBC Applications Decided: 2**

Application No:	<b>HGY/2020/1313</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	09/07/2020
Location:	Flat A 48 Highgate High Street N6 5HX		
Proposal:	Listed Building Consent for replacement of existing garden structure with a new timber garden room with clear glazed doors and rear window.		

Application No: **HGY/2020/1485** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 20/08/2020  
 Location: 82 Highgate High Street N6 5HX  
 Proposal: Listed building consent for the retention of internal alterations to ground floor and basement.

**NON Applications Decided: 5**

Application No: **HGY/2020/1309** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 02/07/2020  
 Location: Site adjacent to Philip Court Hornsey Lane Gardens N6 5LN  
 Proposal: Amend approved zinc cladding from rectangular horizontal pattern to vertical standing seam.

Application No: **HGY/2020/1592** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 04/08/2020  
 Location: 53 Hornsey Lane Gardens N6 5PA  
 Proposal: Non-material amendment following a grant of planning permission HGY/2020/0048 for alteration to the approved plan for the addition of solar panels to the rear slope of the roof.

Application No: **HGY/2020/1816** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 04/08/2020  
 Location: Highgate School Dining Hall Bishopswood Road N6 4PP  
 Proposal: Non-material amendment following a grant of planning permission HGY/2018/1551 involving new brickwork wall detail including new parapet structure, relocation / removal of ventilation cowls / flues and rooflights

Application No: **HGY/2020/1864** Officer: Gareth Prosser  
 Decision: GTD Decision Date: 12/08/2020  
 Location: Somerlese Courtenay Avenue N6 4LP  
 Proposal: Application for a non-material amendment under Section 96A of The Town and Country Planning Act 1990 (as amended), to planning permission LPA ref: HGY/2020/0247. The proposed non-material amendment seeks minor alterations to the existing planning permission, which requires the substitution of a number of drawings previously approved under Condition no's 2, 3, and 9.

Application No: **HGY/2020/1893** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 17/08/2020  
 Location: Highgate School Dining Hall Bishopswood Road N6 4PH  
 Proposal: Non-material amendment following a grant of planning permission HGY/2018/1551 involving alterations to approved tree planting scheme

**RES Applications Decided: 3**

Application No: **HGY/2020/1325** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 04/08/2020  
 Location: Channing School Highgate Hill N6 5HF  
 Proposal: Partial approval of details application under Condition 5 (Hard Landscaping) regularising changes to the front entrance landscaping under planning permission HGY/2011/1576 (amended by planning permission HGY/2013/2287 and HGY/2014/0848).

Application No: **HGY/2020/1570** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 20/08/2020  
 Location: The Cottage 112 Highgate Hill N6 5HE  
 Proposal: Approval of details pursuant to condition 3 of listed building consent HGY/2019/2716 and planning permission HGY/2019/2715.

Application No: **HGY/2020/1751** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 20/08/2020  
 Location: 57 North Hill N6 4BS  
 Proposal: Approval of details pursuant to conditions 5 and 6 of planning permission HGY/2020/0123 and matching conditions 4 and 5 of listed building consent HGY/2020/0124

**TEL Applications Decided: 1**

Application No: **HGY/2020/1216** Officer: Kwaku Bossman-Gyamera  
 Decision: PN GRANT Decision Date: 07/07/2020  
 Location: Southwood Park Southwood Lawn Road N6 5SG  
 Proposal: Replacement of existing 3no. antennas with proposed 2no. pole mounted antenna and proposed 2no. antenna mounted on new steelwork plus ancillary work. (Prior Approval - Telecoms).

**TPO Applications Decided: 6**

Application No: **HGY/2020/1656** Officer: Janey Zhao  
 Decision: GTD Decision Date: 14/08/2020  
 Location: 10 Grange Road N6 4AP  
 Proposal: Works to tree protected by a TPO: T1: Cedar: Reduce 4 branches by clipping the ends by 1.2m - 1.5m.

Application No: **HGY/2020/1659** Officer: Janey Zhao  
 Decision: GTD Decision Date: 12/08/2020  
 Location: 16 Broadlands Road N6 4AN  
 Proposal: Works to tree protected by a TPO: T1 Chestnut: reduce to previous points. 1.5m reduction of regrowth. Reason: routine management. Brown rot in main stem

Application No: **HGY/2020/1661** Officer: Janey Zhao  
 Decision: GTD Decision Date: 12/08/2020  
 Location: 35 Sheldon Avenue N6 4JP  
 Proposal: Works to tree protected by a TPO: T1 Oak: thin crown by 20% and remove deadwood to allow light into garden and neighbouring property. Very dense crown.

Application No: **HGY/2020/1666** Officer: Janey Zhao  
 Decision: GTD Decision Date: 17/08/2020  
 Location: 225 Archway Road N6 5BS  
 Proposal: Works to tree protected by a TPO  
 Oak Tree (T1): Reduce to previous points of reduction to maintain health and to reduce shading (works to T2 Sycamore will be dealt with separately under a Section 211 Notice)

Application No: **HGY/2020/1668** Officer: Janey Zhao  
 Decision: GTD Decision Date: 19/08/2020  
 Location: 19 Broadlands Road N6 4AE  
 Proposal: Works to tree protected by a TPO: Front Garden Area: T1 - XL Mature Copper Beech - Crown lift to 4.5 metres over the roadway and pavement only. - Remove deadwood and broken branches from crown only.

(Works to all other trees specified on the application form will be considered under a Section 211 Notice)

Application No: **HGY/2020/1683** Officer: Janey Zhao  
 Decision: GTD Decision Date: 21/07/2020  
 Location: 14 Denewood Road N6 4AJ  
 Proposal: T1 Eucalyptus - fell to ground level as deemed high risk for total failure. Please see attached survey and report.



**V106 Applications Decided: 1**

Application No: **HGY/2019/2718** Officer: Matthew Gunning  
 Decision: APPROVED Decision Date: 17/07/2020  
 Location: 225 Archway Road N6 5BS  
 Proposal: Application for amendment to S106 Agreement in reference to Planning and Listed Building Approvals 2011/0998 and 2011/0999.

**Total Applications Decided for Ward: 30**WARD: **Hornsey****CLDE Applications Decided: 1**

Application No: **HGY/2020/1650** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 04/08/2020  
 Location: Flat 3 8 Church Lane N8 7BU  
 Proposal: Certificate of lawfulness for the conversion of 1x 3-bedroom flat into 1x studio flat and 1x 1-bedroom flat (Existing Use).

**CLUP Applications Decided: 1**

Application No: **HGY/2020/1477** Officer: Valerie Okeiyi  
 Decision: PERM DEV Decision Date: 27/07/2020  
 Location: 14 Elmfield Avenue N8 8QG  
 Proposal: Certificate of lawfulness: proposed use. A loft conversion to an existing terraced house, installation of roof lights.

**CONM Applications Decided: 1**

Application No: **HGY/2020/0633** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 30/07/2020  
 Location: Land to the East of Cross Lane N8  
 Proposal: Variation of condition 23 (Restriction of Use Class) of Planning Permission HGY/2016/0086 (Appeal reference APP/Y5420/W/16/3165389) to allow D1 Use.

**FUL Applications Decided: 3**

Application No: **HGY/2019/2381** Officer: Tania Skelli  
 Decision: GTD Decision Date: 24/07/2020  
 Location: 43 Tottenham Lane N8 9BD  
 Proposal: Change of use of part retail unit to residential with rear first floor extension. Conversion of existing residential accommodation to 3 x self-contained residential units (2 x studios and 1 x 2-bed). Creation of roof terrace with railings at rear second floor level. Alterations to shopfront including creation of new residential entrance to front elevation.

Application No: **HGY/2020/1077** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 30/06/2020  
 Location: Flat 1 5 Campsbourne Road N8 7PT  
 Proposal: Erection of single storey ground floor side to rear and linked rear extension.

Application No: **HGY/2020/1211** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 07/07/2020  
 Location: 133 Tottenham Lane N8 9BJ  
 Proposal: Conversion of upper floors of the building from 1 x 4-bed to 2 x 1-bed flats.

**LCD Applications Decided: 39**

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Application No:	<b>HGY/2020/0961</b>	Officer:	Janey Zhao
Decision:	GTD	Decision Date:	04/08/2020
Location:	23 South View Road N8 7LU		
Proposal:	The installation of new UPVC framed double-glazed windows to the rear of the property and timber framed double-glazed windows to front elevation along with replacement of the timber front door with a new timber front door.		
Application No:	<b>HGY/2020/0962</b>	Officer:	Janey Zhao
Decision:	GTD	Decision Date:	04/08/2020
Location:	25 South View Road N8 7LU		
Proposal:	The installation of new UPVC framed double-glazed windows to the rear of the property and timber framed double-glazed windows to front elevation along with replacement of the timber front door with a new timber front door.		
Application No:	<b>HGY/2020/0963</b>	Officer:	Janey Zhao
Decision:	GTD	Decision Date:	04/08/2020
Location:	29 South View Road N8 7LU		
Proposal:	The installation of new UPVC framed double-glazed windows to the rear of the property and timber framed double-glazed windows to front elevation along with replacement of the timber front door with a new timber front door.		
Application No:	<b>HGY/2020/0964</b>	Officer:	Janey Zhao
Decision:	GTD	Decision Date:	04/08/2020
Location:	35 South View Road N8 7LU		
Proposal:	The installation of new UPVC framed double-glazed windows to the rear of the property and timber framed double-glazed windows to front elevation along with replacement of the timber front door with a new timber front door.		
Application No:	<b>HGY/2020/0965</b>	Officer:	Janey Zhao
Decision:	GTD	Decision Date:	04/08/2020
Location:	39 South View Road N8 7LU		
Proposal:	The installation of new UPVC framed double-glazed windows to the rear of the property and timber framed double-glazed windows to front elevation along with replacement of the timber front door with a new timber front door.		
Application No:	<b>HGY/2020/0966</b>	Officer:	Janey Zhao
Decision:	GTD	Decision Date:	04/08/2020
Location:	34 South View Road N8 7LT		
Proposal:	The installation of new UPVC framed double-glazed windows to the rear of the property and timber framed double-glazed windows to front elevation along with replacement of the timber front door with a new timber front door.		
Application No:	<b>HGY/2020/0967</b>	Officer:	Janey Zhao
Decision:	GTD	Decision Date:	04/08/2020
Location:	36 South View Road N8 7LT		
Proposal:	The installation of new UPVC framed double-glazed windows to the rear of the property and timber framed double-glazed windows to front elevation along with replacement of the timber front door with a new timber front door.		
Application No:	<b>HGY/2020/0968</b>	Officer:	Janey Zhao
Decision:	GTD	Decision Date:	04/08/2020
Location:	40 South View Road N8 7LT		
Proposal:	The installation of new UPVC framed double-glazed windows to the rear of the property and timber framed double-glazed windows to front elevation along with replacement of the timber front door with a new timber front door.		

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Application No:	<b>HGY/2020/0969</b>	Officer:	Janey Zhao
Decision:	GTD	Decision Date:	04/08/2020
Location:	21 South View Road N8 7LU		
Proposal:	The installation of new UPVC framed double-glazed windows to the rear of the property and timber framed double-glazed windows to front elevation along with replacement of the timber front door with a new timber front door.		
Application No:	<b>HGY/2020/1124</b>	Officer:	Janey Zhao
Decision:	GTD	Decision Date:	06/07/2020
Location:	1 North View Road N8 7LN		
Proposal:	The installation of new UPVC framed double-glazed windows to the rear of the property and timber framed double-glazed windows to front elevation.		
Application No:	<b>HGY/2020/1125</b>	Officer:	Janey Zhao
Decision:	GTD	Decision Date:	06/07/2020
Location:	4 North View Road N8 7LL		
Proposal:	The installation of new UPVC framed double-glazed windows to the rear of the property and timber framed double-glazed windows to front elevation.		
Application No:	<b>HGY/2020/1126</b>	Officer:	Janey Zhao
Decision:	GTD	Decision Date:	06/07/2020
Location:	6 North View Road N8 7LL		
Proposal:	The installation of new UPVC framed double-glazed windows to the rear of the property and timber framed double-glazed windows to front elevation.		
Application No:	<b>HGY/2020/1127</b>	Officer:	Janey Zhao
Decision:	GTD	Decision Date:	06/07/2020
Location:	10 North View Road N8 7LL		
Proposal:	The installation of new UPVC framed double-glazed windows to the rear of the property and timber framed double-glazed windows to front elevation.		
Application No:	<b>HGY/2020/1128</b>	Officer:	Janey Zhao
Decision:	GTD	Decision Date:	06/07/2020
Location:	9 North View Road N8 7LN		
Proposal:	The installation of new UPVC framed double-glazed windows to the rear of the property and timber framed double-glazed windows to front elevation.		
Application No:	<b>HGY/2020/1129</b>	Officer:	Janey Zhao
Decision:	GTD	Decision Date:	06/07/2020
Location:	11 North View Road N8 7LN		
Proposal:	The installation of new UPVC framed double-glazed windows to the rear of the property and timber framed double-glazed windows to front elevation.		
Application No:	<b>HGY/2020/1130</b>	Officer:	Janey Zhao
Decision:	GTD	Decision Date:	06/07/2020
Location:	13 North View Road N8 7LN		
Proposal:	The installation of new UPVC framed double-glazed windows to the rear of the property and timber framed double-glazed windows to front elevation.		
Application No:	<b>HGY/2020/1131</b>	Officer:	Janey Zhao
Decision:	GTD	Decision Date:	06/07/2020
Location:	14 North View Road N8 7LL		
Proposal:	The installation of new UPVC framed double-glazed windows to the rear of the property and timber framed double-glazed windows to front elevation.		

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Application No:	<b>HGY/2020/1132</b>	Officer:	Janey Zhao
Decision:	GTD	Decision Date:	06/07/2020
Location:	16 North View Road N8 7LL		
Proposal:	The installation of new UPVC framed double-glazed windows to the rear of the property and timber framed double-glazed windows to front elevation.		
Application No:	<b>HGY/2020/1133</b>	Officer:	Janey Zhao
Decision:	GTD	Decision Date:	06/07/2020
Location:	17 North View Road N8 7LN		
Proposal:	The installation of new UPVC framed double-glazed windows to the rear of the property and timber framed double-glazed windows to front elevation.		
Application No:	<b>HGY/2020/1134</b>	Officer:	Janey Zhao
Decision:	GTD	Decision Date:	06/07/2020
Location:	19 North View Road N8 7LN		
Proposal:	The installation of new UPVC framed double-glazed windows to the rear of the property and timber framed double-glazed windows to front elevation.		
Application No:	<b>HGY/2020/1135</b>	Officer:	Janey Zhao
Decision:	GTD	Decision Date:	06/07/2020
Location:	21 North View Road N8 7LN		
Proposal:	The installation of new UPVC framed double-glazed windows to the rear of the property and timber framed double-glazed windows to front elevation.		
Application No:	<b>HGY/2020/1136</b>	Officer:	Janey Zhao
Decision:	GTD	Decision Date:	06/07/2020
Location:	7 North View Road N8 7LN		
Proposal:	The installation of new UPVC framed double-glazed windows to the rear of the property and timber framed double-glazed windows to front elevation.		
Application No:	<b>HGY/2020/1137</b>	Officer:	Janey Zhao
Decision:	GTD	Decision Date:	06/07/2020
Location:	29 North View Road N8 7LN		
Proposal:	The installation of new UPVC framed double-glazed windows to the rear of the property and timber framed double-glazed windows to front elevation.		
Application No:	<b>HGY/2020/1139</b>	Officer:	Janey Zhao
Decision:	GTD	Decision Date:	06/07/2020
Location:	31 North View Road N8 7LN		
Proposal:	The installation of new UPVC framed double-glazed windows to the rear of the property and timber framed double-glazed windows to front elevation.		
Application No:	<b>HGY/2020/1140</b>	Officer:	Janey Zhao
Decision:	GTD	Decision Date:	06/07/2020
Location:	33 North View Road N8 7LN		
Proposal:	The installation of new UPVC framed double-glazed windows to the rear of the property and timber framed double-glazed windows to front elevation.		
Application No:	<b>HGY/2020/1142</b>	Officer:	Janey Zhao
Decision:	GTD	Decision Date:	06/07/2020
Location:	37 North View Road N8 7LN		
Proposal:	The installation of new UPVC framed double-glazed windows to the rear of the property and timber framed double-glazed windows to front elevation.		

Application No:	<b>HGY/2020/1143</b>	Officer:	Janey Zhao
Decision:	GTD	Decision Date:	06/07/2020
Location:	32 North View Road N8 7LL		
Proposal:	The installation of new UPVC framed double-glazed windows to the rear of the property and timber framed double-glazed windows to front elevation.		
Application No:	<b>HGY/2020/1144</b>	Officer:	Janey Zhao
Decision:	GTD	Decision Date:	06/07/2020
Location:	36 North View Road N8 7LL		
Proposal:	The installation of new UPVC framed double-glazed windows to the rear of the property and timber framed double-glazed windows to front elevation.		
Application No:	<b>HGY/2020/1145</b>	Officer:	Janey Zhao
Decision:	GTD	Decision Date:	06/07/2020
Location:	38 North View Road N8 7LL		
Proposal:	The installation of new UPVC framed double-glazed windows to the rear of the property and timber framed double-glazed windows to front elevation.		
Application No:	<b>HGY/2020/1146</b>	Officer:	Janey Zhao
Decision:	GTD	Decision Date:	06/07/2020
Location:	40 North View Road N8 7LL		
Proposal:	The installation of new UPVC framed double-glazed windows to the rear of the property and timber framed double-glazed windows to front elevation.		
Application No:	<b>HGY/2020/1147</b>	Officer:	Janey Zhao
Decision:	GTD	Decision Date:	06/07/2020
Location:	2 North View Road N8 7LL		
Proposal:	The installation of new UPVC framed double-glazed windows to the rear of the property and timber framed double-glazed windows to front elevation.		
Application No:	<b>HGY/2020/1178</b>	Officer:	Janey Zhao
Decision:	GTD	Decision Date:	06/07/2020
Location:	30 North View Road N8 7LL		
Proposal:	The installation of new UPVC framed double-glazed windows to the rear of the property and timber framed double-glazed windows to front elevation.		
Application No:	<b>HGY/2020/1179</b>	Officer:	Janey Zhao
Decision:	GTD	Decision Date:	06/07/2020
Location:	28 North View Road N8 7LL		
Proposal:	The installation of new UPVC framed double-glazed windows to the rear of the property and timber framed double-glazed windows to front elevation.		
Application No:	<b>HGY/2020/1274</b>	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	14/07/2020
Location:	5 Moselle Close N8 7SE		
Proposal:	The installation of new UPVC framed double-glazed windows and door to the rear of the property and timber framed double-glazed windows to front elevation and renewal of timber door to front elevation.		
Application No:	<b>HGY/2020/1276</b>	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	15/07/2020
Location:	8 Moselle Close N8 7SE		
Proposal:	Installation of new UPVC framed double glazed windows and door to the rear of the property and timber framed framed double-glazed windows and door to the front elevation.		

- Application No: **HGY/2020/1299** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 14/07/2020  
 Location: 9 Moselle Close N8 7SE  
 Proposal: The installation of new UPVC framed double-glazed windows and door to the rear of the property and timber framed double-glazed windows to front elevation and renewal of timber door to front elevation.
- Application No: **HGY/2020/1301** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 14/07/2020  
 Location: 6 Moselle Close N8 7SE  
 Proposal: The installation of new UPVC framed double-glazed windows and door to the rear of the property and timber framed double-glazed windows to front elevation and renewal of timber door to front elevation.
- Application No: **HGY/2020/1317** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 31/07/2020  
 Location: 27 South View Road N8 7LU  
 Proposal: The installation of new UPVC framed double-glazed windows to the rear of the property and timber framed double-glazed windows to front elevation.
- Application No: **HGY/2020/1318** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 31/07/2020  
 Location: 30 South View Road N8 7LT  
 Proposal: The installation of new UPVC framed double-glazed windows to the rear of the property and timber framed double-glazed windows to front elevation.

**NON Applications Decided: 2**

- Application No: **HGY/2020/1539** Officer: Tania Skelli  
 Decision: GTD Decision Date: 06/07/2020  
 Location: 1 Church Lane N8 7BU  
 Proposal: Minor internal layout alterations and new door to ground floor rear elevation and new window to top floor side elevation - in line with the attached documents 1335-104E & 1335-105E.
- Application No: **HGY/2020/1868** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 12/08/2020  
 Location: 16 Chestnut Avenue N8 8NY  
 Proposal: Non-material amendment to planning permission ref: HGY/2020/0839 (rooflights).

**PNE Applications Decided: 2**

- Application No: **HGY/2020/1231** Officer: Laina Levassor  
 Decision: PN NOT REQ Decision Date: 13/07/2020  
 Location: 14 Elmfield Avenue N8 8QG  
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 4m, for which the maximum height would be 3m and for which the height of the eaves would be 3m.
- Application No: **HGY/2020/1447** Officer: Laina Levassor  
 Decision: PN NOT REQ Decision Date: 22/07/2020  
 Location: 84 Middle Lane N8 8PD  
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 5.5m, for which the maximum height would be 3.7m and for which the height of the eaves would be 2.99m.

**TPO Applications Decided: 1**

Application No: **HGY/2020/1362** Officer: Janey Zhao  
 Decision: REF Decision Date: 27/07/2020  
 Location: 140 Nelson Road N8 9RN  
 Proposal: Works to tree protected by a TPO: T1 Large Acer previously pollarded. Re-pollard the tree back to previous points in line with historic pruning. Tree crown is overhanging 4 gardens and becoming too big for its location.

**Total Applications Decided for Ward: 50**

WARD: **Muswell Hill**

**CLUP Applications Decided: 3**

Application No: **HGY/2020/1464** Officer: Matthew Gunning  
 Decision: PERM REQ Decision Date: 07/08/2020  
 Location: 47 Woodland Gardens N10 3UE  
 Proposal: Certificate of lawfulness: proposed use. Single storey rear outbuilding

Application No: **HGY/2020/1719** Officer: Janey Zhao  
 Decision: PERM DEV Decision Date: 05/08/2020  
 Location: 75 Park Avenue North N8 7RS  
 Proposal: Certificate of lawfulness: proposed formation of rear dormer and insertion of three roof lights

Application No: **HGY/2020/1720** Officer: Janey Zhao  
 Decision: PERM DEV Decision Date: 28/07/2020  
 Location: 75 Park Avenue North N8 7RS  
 Proposal: Certificate of lawfulness: proposed erection of an outbuilding (home gym).

**FUL Applications Decided: 12**

Application No: **HGY/2020/0876** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 02/07/2020  
 Location: 71 Connaught Gardens N10 3LG  
 Proposal: Conversion of existing dwelling house into two self-contained properties (dwelling house & 1 bedroom flat).

Application No: **HGY/2020/1084** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 01/07/2020  
 Location: 62 Springfield Avenue N10 3SY  
 Proposal: Demolition of lower ground floor side to rear extension and rear terrace, erection of 2-storey ground and lower ground floor side to rear 'wrap-around' extension with ground and first floor rear terraces with associated privacy screens.

Application No: **HGY/2020/1214** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 29/06/2020  
 Location: 15 Grand Avenue N10 3AY  
 Proposal: Erection of a rear dormer.

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Application No:	<b>HGY/2020/1222</b>	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	01/07/2020
Location:	12 Etheldene Avenue N10 3QH		
Proposal:	Erection of single storey rear extension.		
Application No:	<b>HGY/2020/1224</b>	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	09/07/2020
Location:	1 Church Crescent N10 3NA		
Proposal:	Erection of rear garden outbuilding for use as an 'aesthetics treatment room'.		
Application No:	<b>HGY/2020/1328</b>	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	03/08/2020
Location:	39 Lynton Road N8 8SR		
Proposal:	Erection of single storey rear extension; replacement and alterations to front and rear doors and windows; insertion of roof light.		
Application No:	<b>HGY/2020/1359</b>	Officer:	Roland Sheldon
Decision:	REF	Decision Date:	04/08/2020
Location:	28 Linden Road N10 3DH		
Proposal:	Excavation of the existing basement (lower ground floor), creation of a front lightwell; erection of two storey rear extension (lower ground floor and ground floor); associated replacement rear balcony and rear garden access steps, hip to gable roof extension and formation of rear dormer with four front rooflights, in association with conversion of property into 3 no. self-contained flats.		
Application No:	<b>HGY/2020/1418</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	14/07/2020
Location:	30 Woodland Rise N10 3UG		
Proposal:	Extension of existing basement and creation of new front light well and rear light wells.		
Application No:	<b>HGY/2020/1491</b>	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	10/08/2020
Location:	4 Cascade Avenue N10 3PU		
Proposal:	Replacement of 2 front, 2 rear windows and a rear door of dwellinghouse.		
Application No:	<b>HGY/2020/1492</b>	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	05/08/2020
Location:	7 Alexandra Gardens N10 3RN		
Proposal:	Erection of single storey ground floor side infill extension to ground floor flat.		
Application No:	<b>HGY/2020/1528</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	28/07/2020
Location:	Risborough Close Muswell Hill N10 3PL		
Proposal:	Construction of a two storey side addition to create 1 x 1 bedroom unit.		
Application No:	<b>HGY/2020/1560</b>	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	19/08/2020
Location:	13A and 15 Church Crescent N10 3NA		
Proposal:	Erection of single storey ground floor rear extensions to nos. 13a and 15 Church Crescent.		



**NON Applications Decided: 1**

Application No: **HGY/2020/1722** Officer: Samuel Uff  
 Decision: GTD Decision Date: 07/08/2020  
 Location: 19 Muswell Hill Road N10 3JB  
 Proposal: Non-material amendment to change the reference of corton copper cladding to charred timber cladding for the single storey rear extension approved under planning permission HGY/2019/1630

**TEL Applications Decided: 1**

Application No: **HGY/2020/1548** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 31/07/2020  
 Location: Rooftop Telecommunications Site HGY060 14-20 Fortis Green Road N10 3HN  
 Proposal: Removal of 6 no. antennas and installation of 6 no. antennas and 3 no. 600 millimetre dish antennas on existing rooftop mast, removal of 2 no. equipment cabinets and installation of 2 no. equipment cabinets and associated apparatus and ancillary works.

**TPO Applications Decided: 1**

Application No: **HGY/2020/1436** Officer: Janey Zhao  
 Decision: GTD Decision Date: 27/07/2020  
 Location: 17 Muswell Hill N10 3PR  
 Proposal: Works to tree protected by a TPO  
 T1 Beech: Crown reduction on the property side to give 1 metre clearance from the flank elevation and chimney with additional crown lift and removal of low epicormics growth from the stem to crown break at approximately 7m above ground level.

**Total Applications Decided for Ward: 18**WARD: **Noel Park****CLUP Applications Decided: 2**

Application No: **HGY/2020/1483** Officer: Laina Levassor  
 Decision: PERM DEV Decision Date: 01/07/2020  
 Location: 50 Westbeech Road N22 6HT  
 Proposal: Certificate of Lawfulness for proposed rear dormer and outrigger extensions to facilitate a loft conversion.

Application No: **HGY/2020/1822** Officer: Laina Levassor  
 Decision: PERM DEV Decision Date: 05/08/2020  
 Location: 37 Coleraine Road N8 0QJ  
 Proposal: Certificate of Lawfulness for proposed rear dormer and outrigger extensions to facilitate loft conversion

**FUL Applications Decided: 8**

Application No: **HGY/2019/0676** Officer: Neil McClellan  
 Decision: GTD Decision Date: 19/08/2020  
 Location: 3 Moselle Avenue N22 6ES  
 Proposal: Erection of a single storey rear infill extension and construction of a front porch.

Application No: **HGY/2020/0282** Officer: Gareth Prosser  
 Decision: GTD Decision Date: 02/07/2020  
 Location: Unit 2 Guillemot Place Clarendon Road off Coburg Road N22 6XG

Proposal: External alterations and installation of new extract ventilation in connection with the fit-out and use of premises as a commercial kitchen (use class B1(c)), including the provision of rooftop extract ducts, installation of extract plant and machinery, installation of additional skylights, provision of two new doors.

Application No: **HGY/2020/1241** Officer: Anestis Skoupras

Decision: GTD Decision Date: 21/08/2020

Location: 10A The Broadway N22 6DS

Proposal: Proposed enlargement of rear dormer, the erection of an additional skylight to front elevation and internal and rear elevational alterations to provide 4 flats on first, second and third floors.

Application No: **HGY/2020/1275** Officer: Anestis Skoupras

Decision: REF Decision Date: 15/07/2020

Location: 44 Cobham Road N22 6RP

Proposal: Proposed change of use of a single dwelling house (Use Class C3) to a House in Multiple Occupation (HMO) for up to six people.

Application No: **HGY/2020/1409** Officer: Emily Whittredge

Decision: GTD Decision Date: 15/07/2020

Location: Ground Floor Flat 20 Lakefield Road N22 6RR

Proposal: Erection of single storey rear extension.

Application No: **HGY/2020/1499** Officer: Gareth Prosser

Decision: REF Decision Date: 24/07/2020

Location: 465 Lordship Lane N22 5DJ

Proposal: Erection of outbuilding for use as a self-contained dwelling (C3) and roof extension to main property.

Application No: **HGY/2020/1509** Officer: Sarah Madondo

Decision: GTD Decision Date: 21/07/2020

Location: 67 Russell Avenue N22 6QB

Proposal: Single storey rear extension and internal alterations.

Application No: **HGY/2020/1773** Officer: Gareth Prosser

Decision: REF Decision Date: 20/08/2020

Location: 655 Lordship Lane N22 5LA

Proposal: Retrospective planning permission for outbuilding to rear to be used ancillary to the existing property

#### LCD Applications Decided: 1

Application No: **HGY/2020/1566** Officer: Matthew Gunning

Decision: GTD Decision Date: 14/08/2020

Location: 515, 517, 519 Lordship Lane N22 5DL

Proposal: Replacement windows and doors

#### NON Applications Decided: 2

Application No: **HGY/2020/0780** Officer: Valerie Okeiyi

Decision: GTD Decision Date: 14/07/2020

Location: Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Coburg Road, Western Road and the Kings Cross / East Coast Mainline, Clarendon Gas Works, Olympia Trading Estate, and 57-89 Western Road N8

Proposal: Non-material amendments to planning permission HGY/2017/3117 for a revised ground floor layouts for Blocks D1 and amendments to the ground floor external elevations to Block D1

Application No: **HGY/2020/1523** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 30/07/2020  
 Location: Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Coburg Road, Western Road and the Kings Cross / East Coast Mainline, Clarendon Gas Works, Olympia Trading Estate, and 57-89 Western Road N8  
 Proposal: Non-material amendment following a grant of planning permission HGY/2017/3117 for amendment to the description of the development to include D1 Use as the 2018 Permission approved D1 floorspace within the Outline element of the permission.

**PNE Applications Decided: 1**

Application No: **HGY/2020/1396** Officer: Laina Levassor  
 Decision: PN REFUSED Decision Date: 14/07/2020  
 Location: 50 Westbeech Road N22 6HT  
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m.

**RES Applications Decided: 6**

Application No: **HGY/2020/1190** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 28/07/2020  
 Location: Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Coburg Road, Western Road and the Kings Cross / East Coast Mainline, Clarendon Gas Works, Olympia Trading Estate, and 57-89 Western Road N8  
 Proposal: Approval of details pursuant to condition 61 (Soft landscaping and playspace - partial discharge relating to blocks A1, A2, A3, A4, B1, B2, B3 and B4 only) of planning permission HGY/2017/3117.

Application No: **HGY/2020/1191** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 13/07/2020  
 Location: Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Coburg Road, Western Road and the Kings Cross / East Coast Mainline, Clarendon Gas Works, Olympia Trading Estate, and 57-89 Western Road N8  
 Proposal: Approval of details pursuant to condition 63 (Lighting Strategy - partial discharge relating to blocks A1, A2, A3, A4, B1, B2, B3 and B4 only) of planning permission HGY/2017/3117.

Application No: **HGY/2020/1235** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 13/07/2020  
 Location: Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Coburg Road, Western Road and the Kings Cross / East Coast Mainline, Clarendon Gas Works, Olympia Trading Estate, and 57-89 Western Road N8  
 Proposal: Approval of details pursuant to partial discharge of condition 36 (drainage strategy) attached to planning permission HGY/2017/3117. Partial discharge in relation to Blocks D1 - D4 only.

Application No: **HGY/2020/1238** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 31/07/2020  
 Location: Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Coburg Road, Western Road and the Kings Cross / East Coast Mainline, Clarendon Gas Works, Olympia Trading Estate, and 57-89 Western Road N8  
 Proposal: Approval of details pursuant to condition 37 (Water Supply - Thames Water) partial discharge in relation to blocks D1- D4 only attached to planning permission HGY/2017/3117.

Application No: **HGY/2020/1239** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 16/07/2020  
 Location: Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Coburg Road, Western Road and the Kings Cross / East Coast Mainline, Clarendon Gas Works, Olympia Trading Estate, and 57-89 Western Road N8  
 Proposal: Approval of details pursuant to condition 57 (Materials - revised Rock Panel) partial discharge in relation to blocks A and B only attached to planning permission HGY/2017/3117.

Application No: **HGY/2020/1524** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 17/08/2020  
 Location: Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Coburg Road, Western Road and the Kings Cross / East Coast Mainline, Clarendon Gas Works, Olympia Trading Estate, and 57-89 Western Road N8  
 Proposal: Approval of details (partial) pursuant to condition 35 (Confirmation of Site Levels) of planning permission HGY/2017/3117 relating to blocks D1-D4

**Total Applications Decided for Ward: 20**

**WARD: Northumberland Park****CLDE Applications Decided: 2**

Application No: **HGY/2020/1152** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 02/07/2020  
 Location: 22 Willoughby Lane N17 0SS  
 Proposal: Certificate of lawfulness for the existing use of the property as five self-contained flats.

Application No: **HGY/2020/1569** Officer: Laina Levassor  
 Decision: REF Decision Date: 31/07/2020  
 Location: 35 Farningham Road N17 0PP  
 Proposal: Certificate of Lawfulness for existing use of 35 Farningham Road as six self-contained flats.

**CLUP Applications Decided: 3**

Application No: **HGY/2020/1605** Officer: Mercy Oruwari  
 Decision: PERM DEV Decision Date: 21/08/2020  
 Location: 13 St Pauls Road N17 0NB  
 Proposal: Certificate of lawfulness for the formation of a rear dormer and roof extension including the insertion of 2 front rooflights and a single storey rear extension (Proposed).

Application No: **HGY/2020/1654** Officer: Janey Zhao  
 Decision: PERM DEV Decision Date: 03/08/2020  
 Location: 17 Kings Road N17 8NP  
 Proposal: Certificate of lawfulness: proposed formation of rear dormer and outrigger dormer and insertion of two roof lights.

Application No: **HGY/2020/1723** Officer: Janey Zhao  
 Decision: PERM DEV Decision Date: 06/08/2020  
 Location: 40 Coniston Road N17 0EX  
 Proposal: Certificate of lawfulness: proposed formation of rear dormer with insertion of three roof lights

**COND Applications Decided: 1**

Application No: **HGY/2020/0533** Officer: Neil McClellan  
 Decision: GTD Decision Date: 14/07/2020  
 Location: Land rear of 705 - 707 High Road N17 8AD  
 Proposal: Application under Section 73 for the variation of Condition 2 (Approved Drawings) of planning permission HGY/2018/2278 for the construction of 5 x new build town houses with ancillary car parking and amenity space. The changes being sought are to the internal layout of the townhouses to facilitate their use as care homes within the C2 Use Class.

**FUL Applications Decided: 9**

Application No: **HGY/2019/2307** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 15/07/2020  
 Location: 54 Northumberland Park N17 0TX  
 Proposal: Demolition of existing nursery and redevelopment of the site to accommodate four storey building, accommodating six residential dwellings (Class C3) and replacement nursery (Class D1) floorspace.

Application No: **HGY/2020/0829** Officer: Anestis Skoupras  
 Decision: REF Decision Date: 27/07/2020  
 Location: 15 Tenterden Road N17 8BE  
 Proposal: Subdivision into two flats at lower ground, ground and first floor level.

Application No: **HGY/2020/0832** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 19/08/2020  
 Location: 19 Tenterden Road N17 8BE  
 Proposal: Creation of a light well to ground floor.

Application No: **HGY/2020/0916** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 29/06/2020  
 Location: 641 High Road N17 8AA  
 Proposal: Erection of a single-storey rear extension to ex. studio flat.

Application No: **HGY/2020/1246** Officer: Kwaku Bossman-Gyamera  
 Decision: REF Decision Date: 13/07/2020  
 Location: 129 Northumberland Park N17 0TL  
 Proposal: Change of use from a single 2 bedroom flat to 3 bedroom HMO dwelling (C4 use).

Application No: **HGY/2020/1293** Officer: Gareth Prosser  
 Decision: REF Decision Date: 14/07/2020  
 Location: Land to east of 62 Willoughby Lane N17 0SS  
 Proposal: Erection of 2 No one bed dwellings

Application No: **HGY/2020/1414** Officer: Sarah Madondo  
 Decision: REF Decision Date: 13/07/2020  
 Location: Flat 1 159 Park Lane N17 0HN  
 Proposal: Erection of a ground floor extension including a balcony for flat 4.

Application No: **HGY/2020/1441** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 27/07/2020  
 Location: 41 St Pauls Road N17 0ND  
 Proposal: Change of use of dwellinghouse (Class C3) into a small HMO (Class C4) (three-bedroom 6 person HMO)

Application No: **HGY/2020/1558** Officer: Kwaku Bossman-Gyamera  
 Decision: REF Decision Date: 11/08/2020  
 Location: 2 Ingleton Road N18 2RU  
 Proposal: First floor side extension.

**PNE Applications Decided: 3**

Application No: **HGY/2020/1395** Officer: Laina Levassor  
 Decision: PN REFUSED Decision Date: 14/07/2020  
 Location: 107 Pembury Road N17 8LY  
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 4m and for which the height of the eaves would be 3m.

Application No: **HGY/2020/1421** Officer: Laina Levassor  
 Decision: PN NOT REQ Decision Date: 29/07/2020  
 Location: 73 Birkbeck Road N17 8NH  
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 5.97m, for which the maximum height would be 2.74m and for which the height of the eaves would be 2.6m

Application No: **HGY/2020/1430** Officer: Laina Levassor  
 Decision: PN REFUSED Decision Date: 03/08/2020  
 Location: 38 Manor Road N17 0JJ  
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 5.28m, 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/2020/1173** Officer: Robbie McNaugher  
 Decision: GTD Decision Date: 09/07/2020  
 Location: 7 White Hart Lane N17 8DU  
 Proposal: Approval of details pursuant to condition 4 (schedule of works and methodology for all works) attached to listed building consent HGY/2018/0129.

**TEL Applications Decided: 2**

Application No: **HGY/2020/1581** Officer: Kwaku Bossman-Gyamera  
 Decision: PN GRANT Decision Date: 18/08/2020  
 Location: Telecommunications Site 90702/HGY016 Charles House Love Lane N17 8DB  
 Proposal: Removal of 8no.existing antennas, installation of 6no new antennas, internal upgrade of existing equipment room and associated ancillary works thereto. (Prior notification: Development by telecoms operators)

Application No: **HGY/2020/1648** Officer: Kwaku Bossman-Gyamera  
 Decision: PERM DEV Decision Date: 17/07/2020  
 Location: Kent House 9 Vicarage Road N17 0LD  
 Proposal: Formal notification in writing of 28 days' notice in advance, of our intention to install electronic communications, in accordance with Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003: The removal and replacement of 3No. Existing antennas with 3No. Upgraded antennas affixed to existing support poles on the rooftop, the installation of 1No APM5930 cabinet (650 x 450 x 1200mm) and an RFC5906 cabinet (664 x 480 x 1800mm) and ancillary development thereto

**Total Applications Decided for Ward: 21**WARD: **St Anns****CLDE Applications Decided: 1**

Application No: **HGY/2020/1652** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 17/08/2020  
 Location: 2 Harringay Road N15 3JD  
 Proposal: Certificate of lawfulness for existing use of the premises as a vehicle servicing and repairs, tyre and exhaust fitting shop

**CLUP Applications Decided: 6**

Application No: **HGY/2020/1463** Officer: Matthew Gunning  
 Decision: PERM DEV Decision Date: 07/08/2020  
 Location: 31 Lydford Road N15 5PX  
 Proposal: Certificate of lawfulness: proposed use. Construction of a roof extension along with rear dormers, and rooflights to the front elevation

Application No: **HGY/2020/1602** Officer: Mercy Oruwari  
 Decision: PERM DEV Decision Date: 12/08/2020  
 Location: 3 Clinton Road N15 5BH  
 Proposal: Certificate of lawfulness for the formation of a rear outrigger roof extension - proposed use.

Application No: **HGY/2020/1630** Officer: Laina Levassor  
 Decision: PERM DEV Decision Date: 04/08/2020  
 Location: 71 Stanhope Gardens N4 1HY  
 Proposal: Certificate of Lawfulness for proposed rear dormer and outrigger extensions to facilitate loft conversion.

Application No: **HGY/2020/1797** Officer: Marco Zanelli  
 Decision: PERM DEV Decision Date: 13/08/2020  
 Location: Right Flat 72 Woodlands Park Road N15 3SD  
 Proposal: Certificate of lawfulness for the formation of dormer extensions in rear roof slope with Juliet balcony and over rear outrigger and insertion of 3 x rooflights to the front roofslope.

Application No: **HGY/2020/1823** Officer: Laina Levassor  
 Decision: PERM DEV Decision Date: 06/08/2020  
 Location: 22 Alexandra Road N15 5QT  
 Proposal: Certificate of Lawfulness for proposed rear dormer and outrigger extensions to facilitate loft conversion.

Application No: **HGY/2020/1824** Officer: Laina Levassor  
 Decision: PERM DEV Decision Date: 06/08/2020  
 Location: 84 Avondale Road N15 3SH  
 Proposal: Certificate of Lawfulness for proposed rear dormer and outrigger extensions to facilitate loft conversion.

#### **FUL Applications Decided: 6**

Application No: **HGY/2020/1521** Officer: Christopher Smith  
 Decision: GTD Decision Date: 14/08/2020  
 Location: St Anns General Hospital St Anns Road N15 3TH  
 Proposal: Erection of an electric powered water pumping station.

Application No: **HGY/2020/1603** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 18/08/2020  
 Location: 21 Penrith Road N15 5QU  
 Proposal: Single storey rear extension to replace an existing lean-to and bathroom.

Application No: **HGY/2020/1637** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 10/08/2020  
 Location: 8 Roseberry Gardens N4 1JJ  
 Proposal: Erection of a single storey ground floor rear and side infill extension, formation of a rear dormer and roof extension with insertion of 3x front rooflights and internal refurbishment works.

Application No: **HGY/2020/1641** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 11/08/2020  
 Location: 3 Penrith Road N15 5QU  
 Proposal: Erection of a single storey ground floor side infill extension. Replacement of rear door to rear window.

Application No: **HGY/2020/1646** Officer: Emily Whittredge  
 Decision: GTD Decision Date: 06/08/2020  
 Location: 3 Clinton Road N15 5BH  
 Proposal: Erection of single storey rear extension and alteration of roof at first floor level from pitched to flat.

Application No: **HGY/2020/1680** Officer: Emily Whittredge  
 Decision: GTD Decision Date: 13/08/2020  
 Location: 31 Clinton Road N15 5BH  
 Proposal: Erection of single storey rear extension.

**FULM Applications Decided: 1**

Application No: **HGY/2020/1183** Officer: Christopher Smith  
 Decision: REF Decision Date: 18/08/2020  
 Location: 10 Gourley Street N15 5NG  
 Proposal: Addition of two floors to existing warehouse to provide new storage and office space and other ancillary facilities.

**NON Applications Decided: 2**

Application No: **HGY/2020/1252** Officer: Christopher Smith  
 Decision: GTD Decision Date: 02/07/2020  
 Location: 423-435 West Green Road N15 3PJ  
 Proposal: Non-material amendments to planning permission ref. HGY/2018/1806 for an increase in height to the residential blocks, minor landscaping alterations and relocation of cycle parking spaces.

Application No: **HGY/2020/1796** Officer: Christopher Smith  
 Decision: GTD Decision Date: 07/08/2020  
 Location: 423-435 West Green Road N15 3PJ  
 Proposal: Non-material amendment following a grant of planning permission HGY/2018/1806 to split condition 6 into two parts to enable the main development to proceed whilst final materials are being agreed for the former public house extensions.

**RES Applications Decided: 6**

Application No: **HGY/2020/0504** Officer: Christopher Smith  
 Decision: GTD Decision Date: 29/07/2020  
 Location: 423-435 West Green Road N15 3PJ  
 Proposal: Approval of details pursuant to condition 6 in part only (Materials to be used for the new build development only) attached to planning permission HGY/2018/1806.

Application No: **HGY/2020/0506** Officer: Christopher Smith  
 Decision: GTD Decision Date: 23/07/2020  
 Location: 423-435 West Green Road N15 3PJ  
 Proposal: Approval of details pursuant to part of condition 8 only (Boundary treatment design, excluding access control matters) attached to planning permission HGY/2018/1806.

Application No: **HGY/2020/0507** Officer: Christopher Smith  
 Decision: GTD Decision Date: 15/07/2020  
 Location: 423-435 West Green Road N15 3PJ  
 Proposal: Approval of details pursuant to condition 11 (Landscaping) attached to planning permission HGY/2018/1806.



Application No: **HGY/2020/0510** Officer: Christopher Smith  
 Decision: GTD Decision Date: 21/07/2020  
 Location: 423-435 West Green Road N15 3PJ  
 Proposal: Approval of details pursuant to condition 21 (Cycle Parking) attached to planning permission HGY/2018/1806.

Application No: **HGY/2020/0514** Officer: Christopher Smith  
 Decision: GTD Decision Date: 23/07/2020  
 Location: 423-435 West Green Road N15 3PJ  
 Proposal: Approval of details pursuant to condition 27 (Green Roof and Biodiversity) attached to planning permission HGY/2018/1806.

Application No: **HGY/2020/0515** Officer: Christopher Smith  
 Decision: GTD Decision Date: 08/07/2020  
 Location: 423-435 West Green Road N15 3PJ  
 Proposal: Approval of details pursuant to condition 28 (Mechanical Ventilation) attached to planning permission HGY/2018/1806.

**TEL Applications Decided: 1**

Application No: **HGY/2020/1249** Officer: Kwaku Bossman-Gyamera  
 Decision: PN REFUSED Decision Date: 16/07/2020  
 Location: Junction of Culvert Road and Oulton Road N15  
 Proposal: Installation of 20m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works. (Prior notification: Development by telecoms operators)

**Total Applications Decided for Ward: 23****WARD: Seven Sisters****CLDE Applications Decided: 1**

Application No: **HGY/2020/1341** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 13/07/2020  
 Location: Raymonds Greengrocers, Rear of 60 Leadale Road N15 6BH  
 Proposal: Certificate of lawfulness for the existing use of a unit as a small greengrocers shop (A1 use class).

**CLUP Applications Decided: 2**

Application No: **HGY/2020/1343** Officer: Mercy Oruwari  
 Decision: PERM DEV Decision Date: 20/07/2020  
 Location: 36 Beechfield Road N4 1PE  
 Proposal: Certificate of lawfulness for the formation of a rear dormer and roof extension - proposed use.

Application No: **HGY/2020/1467** Officer: Matthew Gunning  
 Decision: PERM DEV Decision Date: 11/08/2020  
 Location: 25 Howard Road N15 6NL  
 Proposal: Certificate of lawfulness: proposed use. Erection of a rear dormer extension in materials to match existing and the insertion of front rooflights.

**FUL Applications Decided: 17**

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Application No:	<b>HGY/2020/1237</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	02/07/2020
Location:	14-16 Clifton Gardens N15 6AP		
Proposal:	Erection of first floor rear extensions to both Nos. 14 and 16 Clifton Gardens.		
Application No:	<b>HGY/2020/1244</b>	Officer:	Kwaku Bossman-Gyamera
Decision:	REF	Decision Date:	08/07/2020
Location:	124-126 Castlewood Road N15 6BE		
Proposal:	Amalgamation and erection of additional storey ('Type 3' extension) including single storey rear extension.		
Application No:	<b>HGY/2020/1269</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	30/06/2020
Location:	12 Heysham Road N15 6HL		
Proposal:	Loft conversion, internal alterations, balcony and external spiral staircase		
Application No:	<b>HGY/2020/1270</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	30/06/2020
Location:	96 Fairview Road N15 6TP		
Proposal:	Erection of additional storey "Type 3" (householder application)		
Application No:	<b>HGY/2020/1272</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	01/07/2020
Location:	36 Beechfield Road N4 1PE		
Proposal:	Rear dormer extension.		
Application No:	<b>HGY/2020/1273</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	01/07/2020
Location:	36 Beechfield Road N4 1PE		
Proposal:	Ground floor extension.		
Application No:	<b>HGY/2020/1277</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	03/07/2020
Location:	128-130 Wargrave Avenue N15 6UA		
Proposal:	Erection of part first floor rear extension to 128-130 Wargrave Avenue.		
Application No:	<b>HGY/2020/1415</b>	Officer:	Sarah Madondo
Decision:	REF	Decision Date:	15/07/2020
Location:	137 Wargrave Avenue N15 6TX		
Proposal:	Type 3 Loft extension additional two storey to the existing ground floor side extension.		
Application No:	<b>HGY/2020/1416</b>	Officer:	Sarah Madondo
Decision:	REF	Decision Date:	14/07/2020
Location:	85 Craven Park Road N15 6AH		
Proposal:	Retrospective subdivision of a single dwelling house into three flats at the ground, first and second-floor level.		

Application No: **HGY/2020/1444** Officer: Kwaku Bossman-Gyamera  
Decision: GTD Decision Date: 05/08/2020  
Location: 24 Craven Park Road N15 6AB  
Proposal: Erection of a "Type 2" roof extension.

Application No: **HGY/2020/1489** Officer: Sarah Madondo  
Decision: REF Decision Date: 27/07/2020  
Location: 6-8 Barry Avenue N15 6AD  
Proposal: Part rear two storey extension at both properties and erection of Type 3 extension for no. 8.

Application No: **HGY/2020/1607** Officer: Mercy Oruwari  
Decision: GTD Decision Date: 19/08/2020  
Location: 117 Fairview Road N15 6TS  
Proposal: Erection of a single storey ground floor rear and side infill extension.

Application No: **HGY/2020/1627** Officer: Sarah Madondo  
Decision: GTD Decision Date: 04/08/2020  
Location: 72-74 Leadale Road N15 6BH  
Proposal: First floor rear extension

Application No: **HGY/2020/1633** Officer: Sarah Madondo  
Decision: GTD Decision Date: 04/08/2020  
Location: 7 Wellington Avenue N15 6AS  
Proposal: Type 3 Loft Extension.

Application No: **HGY/2020/1636** Officer: Sarah Madondo  
Decision: GTD Decision Date: 06/08/2020  
Location: 124 Wargrave Avenue N15 6UA  
Proposal: Demolition of the existing ground floor extension/shed and the re-erection of a ground floor rear extension with Sukkah roof and part first floor rear extension.

Application No: **HGY/2020/1642** Officer: Mercy Oruwari  
Decision: GTD Decision Date: 12/08/2020  
Location: First Floor Flat 71 Vale Road N4 1PP  
Proposal: Erection of rear roof dormer extension including the insertion of 3x front rooflights.

Application No: **HGY/2020/1647** Officer: Kwaku Bossman-Gyamera  
Decision: GTD Decision Date: 17/08/2020  
Location: 22 Gladesmore Road N15 6TB  
Proposal: Removal of the stairs to the front of the property, and replacement with a larger lightwell and stairs to the rear of the property.

**NON Applications Decided: 1**

Application No: **HGY/2020/1176** Officer: Samuel Uff  
Decision: GTD Decision Date: 31/07/2020  
Location: Templeton Hall and Garages Adjacent to 52 Templeton Road N15 6RU

Proposal: Non-Material Amendment to permission granted under HGY/2016/2621 for minor elevation changes including alterations to design and size of windows and doors, replacement of louvre detailing for opaque glazing, increasing the size of entrance doors and utilities doors and corresponding amendments to the internal layout of these areas.

**PNE Applications Decided: 6**

Application No: **HGY/2020/1458** Officer: Laina Levassor

Decision: PN NOT REQ Decision Date: 07/08/2020

Location: 8 Barry Avenue N15 6AD

Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

Application No: **HGY/2020/1459** Officer: Laina Levassor

Decision: PN NOT REQ Decision Date: 29/07/2020

Location: 7 Wellington Avenue N15 6AS

Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 5.7m, for which the maximum height would be 3m and for which the height of the eaves would be 3m.

Application No: **HGY/2020/1490** Officer: Laina Levassor

Decision: PN REFUSED Decision Date: 29/07/2020

Location: 25 Howard Road N15 6NL

Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

Application No: **HGY/2020/1534** Officer: Laina Levassor

Decision: PN REFUSED Decision Date: 13/08/2020

Location: 17 Lockmead Road N15 6BX

Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m.

Application No: **HGY/2020/1535** Officer: Laina Levassor

Decision: PN NOT REQ Decision Date: 10/08/2020

Location: 190 Hermitage Road N4 1NN

Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 4m and for which the height of the eaves would be 3m.

Application No: **HGY/2020/1580** Officer: Laina Levassor

Decision: PN NOT REQ Decision Date: 10/08/2020

Location: 47 Beechfield Road N4 1PD

Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 4.8m, for which the maximum height would be 4m and for which the height of the eaves would be 3m

**RES Applications Decided: 3**

Application No: **HGY/2020/0121** Officer: Samuel Uff

Decision: GTD Decision Date: 31/07/2020

Location: Templeton Hall and Garages Adjacent to 52 Templeton Road N15 6RU

Proposal: Approval of details pursuant to condition 3 (materials) attached to planning permission HGY/2016/2621.

Application No: **HGY/2020/1412** Officer: Sarah Madondo

Decision: REF Decision Date: 07/07/2020

Location: 124 Castlewood Road N15 6BE

Proposal: Approval of details pursuant to condition 3 (Method Construction) attached to reference HGY/2020/1009.

Application No: **HGY/2020/1533** Officer: Tobias Finlayson  
 Decision: GTD Decision Date: 31/07/2020  
 Location: 1 Craven Park Road N15 6AA  
 Proposal: Approval of details pursuant to condition 4 (Waste Management Plan) attached to planning permission HGY/2016/2730

**Total Applications Decided for Ward: 30**

**WARD: Stroud Green**

**CLDE Applications Decided: 1**

Application No: **HGY/2020/1390** Officer: Laina Levassor  
 Decision: GTD Decision Date: 30/06/2020  
 Location: 33 Upper Tollington Park N4 3EJ  
 Proposal: Certificate of Lawfulness for the existing use of 33 Upper Tollington Park as five self-contained flats.

**CLUP Applications Decided: 1**

Application No: **HGY/2020/1465** Officer: Matthew Gunning  
 Decision: PERM DEV Decision Date: 10/08/2020  
 Location: 77 Ridge Road N8 9NP  
 Proposal: Certificate of lawfulness: proposed use. Construction of dormer to rear return roof and installation of rooflights.

**FUL Applications Decided: 17**

Application No: **HGY/2020/1029** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 15/07/2020  
 Location: 79 Ridge Road N8 9NP  
 Proposal: Conversion of dwelling house into 4 self-contained flats (3 x 2 bed & 1 x 1 bed) and associated works including increase in basement height, formation of front lightwell with associated bay windows, alterations and extensions to ground floor and lower ground floor and formation of first floor roof terrace above, enlargement and alterations to existing rear dormer roof extensions, external alterations including alterations to windows and doors and insertion of front and rear roof lights; and; erection of three-storey self-contained dwelling house to rear of plot to replace the existing detached garage; associated hard and soft landscaping for all works.

Application No: **HGY/2020/1108** Officer: Samuel Uff  
 Decision: GTD Decision Date: 09/07/2020  
 Location: Flat 2 106 Inderwick Road N8 9JY  
 Proposal: Erection of rear dormer roof extensions to main roof and rear outrigger.

Application No: **HGY/2020/1121** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 07/07/2020  
 Location: 58 Mount Pleasant Crescent N4 4HL  
 Proposal: Rear dormer roof extension and replacement of concrete tiles to main house roof with slate roof.

Application No: **HGY/2020/1153** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 29/06/2020  
 Location: 76 Stapleton Hall Road N4 4QA  
 Proposal: Construction of rear ground floor extension, alterations to openings on first floor to the rear, enlargement of loft opening to the rear with terrace and installation of skylights to the rear.

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Application No:	<b>HGY/2020/1218</b>	Officer:	Samuel Uff
Decision:	REF	Decision Date:	17/07/2020
Location:	The Heights Mount View Road N4 4JU		
Proposal:	Proposed roof extension to create an additional self-contained unit with associated front terrace; green roof to rear and installation of rooflights, in conjunction with alterations to the existing building frontage; erection of front boundary treatment; installation of front gate and main entrance canopy; and erection of refuse enclosure.		
Application No:	<b>HGY/2020/1278</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	02/07/2020
Location:	Flat A 134 Stapleton Hall Road N4 4QB		
Proposal:	Construction of garden room in rear garden.		
Application No:	<b>HGY/2020/1279</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	07/07/2020
Location:	Flat A 62 Oakfield Road N4 4LB		
Proposal:	1. Demolition of existing rear outrigger at ground floor level. 2. Construction of new rear extension as shown on the planning drawings. 3. Partial excavation of rear garden to allow for small patio area accessed by basement rear room. 4. New window to internal face of basement level front light-well. Visible only from within the property demise. 5. Replacement windows to existing front bay at basement level.		
Application No:	<b>HGY/2020/1280</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	07/07/2020
Location:	198 Stapleton Hall Road N4 4QL		
Proposal:	Proposed lower ground, ground floor extensions, floor plan redesign and all associated works at 198 Stapleton Hall Road.		
Application No:	<b>HGY/2020/1284</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	17/07/2020
Location:	Ground Floor Flat A 49 Stapleton Hall Road N4 3QF		
Proposal:	Proposed ground floor rear infill extension, floor plan redesign, garden annex and all associated works at 49a Stapleton Road.		
Application No:	<b>HGY/2020/1286</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	21/07/2020
Location:	Ground Floor Flat 90 Inderwick Road N8 9JY		
Proposal:	Garden outbuilding		
Application No:	<b>HGY/2020/1454</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	04/08/2020
Location:	53 Uplands Road N8 9NH		
Proposal:	Single storey rear extension.		
Application No:	<b>HGY/2020/1456</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	06/08/2020
Location:	Flat 5 92 Ferme Park Road N8 9SD		
Proposal:	New Velux roof light to the front pitched roof slope.		

- Application No: **HGY/2020/1522** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 17/08/2020  
 Location: Flat A 31 Marquis Road N4 3AN  
 Proposal: Erection of single storey ground floor side to rear extension.
- Application No: **HGY/2020/1543** Officer: Conor Guilfoyle  
 Decision: REF Decision Date: 12/08/2020  
 Location: Flat 1 60 Stapleton Hall Road N4 3QG  
 Proposal: Erection of a rear garden outbuilding and formation of a vehicle crossover.
- Application No: **HGY/2020/1551** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 17/08/2020  
 Location: 25 Oakfield Road N4 4NP  
 Proposal: Erection of single storey ground floor side to rear 'wrap-around' extension, insertion of 4 rooflights to dwellinghouse (AMEDNED PLANS).
- Application No: **HGY/2020/1590** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 11/08/2020  
 Location: 76 Stapleton Hall Road N4 4QA  
 Proposal: Erection of rear ground floor extension, enlargement of dormer window to the rear with inset terrace, insertion of rooflight to rear roofslope, replacement of side elevation door and window with new window.
- Application No: **HGY/2020/1649** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 21/08/2020  
 Location: Flat C 24 Ennis Road N4 3HD  
 Proposal: Construction of 2 storey extension at second and third floor levels.

**LBC Applications Decided: 1**

- Application No: **HGY/2020/1297** Officer: Anestis Skoupras  
 Decision: GTD Decision Date: 03/07/2020  
 Location: School House Stroud Green Primary School Woodstock Road N4 3EX  
 Proposal: The works will take place internally without interfering with the external facades of the building and will include of: Strip out existing cold water distribution pipes in the main school building, the children centre and the caretaker's house. Installation of new internal cold water distribution pipes in all 3 blocks. New incoming water supply to feed the Children Centre and the Caretaker's house.

**LCD Applications Decided: 1**

- Application No: **HGY/2020/1573** Officer: Laurence Ackrill  
 Decision: REF Decision Date: 06/08/2020  
 Location: 117 & 117A Stapleton Hall Road N4 4RD  
 Proposal: The installation of new UPVC framed double-glazed windows to the rear of the property and timber framed double-glazed windows to front elevation.

**NON Applications Decided: 2**

- Application No: **HGY/2020/1531** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 03/07/2020  
 Location: 15 Albany Road N4 4RR  
 Proposal: Non material amendment to planning permission HGY/2019/1393 to include the addition of small timber-clad outbuilding under the approved external stair / balcony.

Application No: **HGY/2020/1880** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 12/08/2020  
 Location: 25 Albert Road N4 3RR  
 Proposal: Non material amendment to planning application HGY/2019/2799 to make alterations to the pitch angle, fenestration treatment and rooflights of approved single storey side to rear extension.

**RES Applications Decided: 4**

Application No: **HGY/2020/0758** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 12/08/2020  
 Location: 83 Stapleton Hall Road N4 4RH  
 Proposal: Approval of Details pursuant to Conditions 3 (Materials), 4 (Levels), 8 (Landscaping), 10 (Construction Method Statement), 11 (Green roof), & 12 (site boundaries) attached to planning permission HGY/2018/1417.

Application No: **HGY/2020/1215** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 14/08/2020  
 Location: 81 Ridge Road N8 9NR  
 Proposal: Approval of details pursuant to conditions 3 (samples of materials - partial discharge), 7 (Method of Construction Statement), 8 (vegetated or green roof) & 10 (chartered engineer) attached to planning permission HGY/2018/1385

Application No: **HGY/2020/1226** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 01/07/2020  
 Location: 7 Victoria Road N4 3SH  
 Proposal: Discharge of conditions 4 (cycle storage) and 5 (waste and recycling facilities) of planning permission HGY/2019/2863.

Application No: **HGY/2020/1227** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 01/07/2020  
 Location: 3 Victoria Road N4 3SH  
 Proposal: Discharge of conditions 4 (refuse and recycling storage) and 5 (cycle parking storage) of planning permission HGY/2019/2100.

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

Application No: **HGY/2020/1116** Officer: Christopher Smith  
 Decision: GTD Decision Date: 30/06/2020  
 Location: Apex House 820 Seven Sisters Road N15 5EX  
 Proposal: Non-illuminated advertisements to be installed on the north-western and north-eastern elevations of Apex House (Seven Sisters Road building only) for a maximum period of two years.

**CLUP Applications Decided: 1**

Application No: **HGY/2020/1468** Officer: Tobias Finlayson  
 Decision: PERM DEV Decision Date: 14/07/2020  
 Location: 113 Roslyn Road N15 5JB  
 Proposal: Certificate of lawfulness for proposed development of rear dormer and 3 rooflights on front slope.

**FUL Applications Decided: 11**



Application No:	<b>HGY/2019/2175</b>	Officer:	Sarah Madondo
Decision:	REF	Decision Date:	08/07/2020
Location:	49 West Green Road N15 5BY		
Proposal:	Infill of unused rear yard, with construction of additional space for existing Barber's Shop (A1) including installation of new shop front on the side elevation.		
Application No:	<b>HGY/2020/1217</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	07/07/2020
Location:	78 West Green Road N15 5NS		
Proposal:	Change of use from vacant office (A2) to cafe (A3), with installation of kitchen extraction system connected to existing extractor duct exiting at rear.		
Application No:	<b>HGY/2020/1306</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	24/07/2020
Location:	10 Earlsmead Road N15 4DA		
Proposal:	Second floor roof extension to create a 'home office' room space.		
Application No:	<b>HGY/2020/1320</b>	Officer:	Kwaku Bossman-Gyamera
Decision:	REF	Decision Date:	23/07/2020
Location:	40 Townsend Road N15 4NT		
Proposal:	Application for temporary planning permission for a period of 30 months for the change of use of 40 Townsend Road from a residential dwelling (use class: C3) to a nursery (use class: D1) during construction of proposals at 54 Northumberland Park (application reference: HGY/2019/2307).		
Application No:	<b>HGY/2020/1331</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	06/07/2020
Location:	671 Seven Sisters Road N15 5LA		
Proposal:	Change of use from a C3 Dwelling House to a House in Multiple Occupation (use class C4) for four individuals.		
Application No:	<b>HGY/2020/1417</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	13/07/2020
Location:	113 Roslyn Road N15 5JB		
Proposal:	Single story wrap around extension to rear of property		
Application No:	<b>HGY/2020/1434</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	03/08/2020
Location:	110-118 Markfield Road N15 4QF		
Proposal:	Application for a flexible Class B2 / B8 use		
Application No:	<b>HGY/2020/1462</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	11/08/2020
Location:	Public House 125-127 West Green Road N15 5DE		
Proposal:	Erection of a two storey rear extension to the rear to facilitate 4 additional rooms for existing hotel aspect of a mixed use building.		
Application No:	<b>HGY/2020/1501</b>	Officer:	Janey Zhao
Decision:	GTD	Decision Date:	05/08/2020
Location:	16 Collingwood Road N15 4LD		
Proposal:	Proposed erection of a single-storey side rear extension to the ground floor level of the property and a small window to the rear elevation at first floor level.		

Application No: **HGY/2020/1512** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 21/07/2020  
 Location: 3 Seaford Road N15 5DU  
 Proposal: Single Storey rear extension to create infill between host property and neighbouring property.

Application No: **HGY/2020/1635** Officer: Sarah Madondo  
 Decision: REF Decision Date: 05/08/2020  
 Location: 31 Elmar Road N15 5DH  
 Proposal: Erection of first floor extension, remodelling of ground floor and replacement of existing windows

**NON Applications Decided: 1**

Application No: **HGY/2019/1887** Officer: Christopher Smith  
 Decision: GTD Decision Date: 10/08/2020  
 Location: Apex House 820 Seven Sisters Road N15 5PQ  
 Proposal: Non-material amendments to the approved Apex House development (application ref. HGY/2017/0967) for changes to the heights of balustrades, addition of new windows in upper floors, amended doors and windows at ground floor level, addition of maintenance ladders and plant enclosure, and other minor changes.

**PNE Applications Decided: 2**

Application No: **HGY/2020/1582** Officer: Laina Levassor  
 Decision: PN NOT REQ Decision Date: 10/08/2020  
 Location: 165 Broad Lane N15 4QT  
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 2.85m.

Application No: **HGY/2020/1585** Officer: Laina Levassor  
 Decision: PN REFUSED Decision Date: 20/08/2020  
 Location: 202 West Green Road N15 5AG  
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.5m and for which the height of the eaves would be 3m.

**RES Applications Decided: 1**

Application No: **HGY/2020/1600** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 14/07/2020  
 Location: Ashleys Alley West Green Road N15  
 Proposal: Approval of details pursuant to conditions 5 (Refuse storage), 6 (Privacy screen) and 9 (Central satellite dish) attached to planning permission HGY/2019/2572

**TEL Applications Decided: 1**

Application No: **HGY/2020/1245** Officer: Kwaku Bossman-Gyamera  
 Decision: PN REFUSED Decision Date: 08/07/2020  
 Location: Adjacent to Esin Court Broad Lane N15 4QR  
 Proposal: Installation of 20m Phase 8 Monopole C/W wraparound cabinet at base and associated ancillary works. (Prior notification)

**Total Applications Decided for Ward: 18**

WARD: **Tottenham Hale**

**CLDE Applications Decided: 2**

Application No: **HGY/2020/0978** Officer: Laina Levassor  
 Decision: REF Decision Date: 30/06/2020  
 Location: 58 Scales Road N17 9EZ  
 Proposal: Certificate of Lawfulness for the existing use of 58 Scales Road as three self-contained flats.

Application No: **HGY/2020/1817** Officer: Laina Levassor  
 Decision: REF Decision Date: 06/08/2020  
 Location: 58 Scales Road N17 9EZ  
 Proposal: Certificate of Lawfulness for the existing use of 58 Scales Road as three self-contained flats

**CLUP Applications Decided: 1**

Application No: **HGY/2020/1475** Officer: Valerie Okeiyi  
 Decision: PERM DEV Decision Date: 22/07/2020  
 Location: 28 Junction Road N17 9HE  
 Proposal: Certificate of lawfulness for the formation of a rear dormer extension including the insertion of 2 front rooflights for a small HMO - proposed use

**COND Applications Decided: 1**

Application No: **HGY/2020/1686** Officer: Emily Whittredge  
 Decision: GTD Decision Date: 19/08/2020  
 Location: Unit 55 Millmead Business Centre Mill Mead Road N17 9QU  
 Proposal: Variation of condition 2 (approved plans) of planning permission HGY/2020/0133 for a roof extension and construction of a mezzanine floor to existing warehouse unit, namely to omit the mezzanine floor and extend the approved mansard to the front elevation.

**FUL Applications Decided: 4**

Application No: **HGY/2020/0323** Officer: Kwaku Bossman-Gyamera  
 Decision: REF Decision Date: 13/08/2020  
 Location: 3 Hampden Lane N17 0AS  
 Proposal: First floor storey side extension, including single storey rear extensions with internal alteration to create 3 additional flats.

Application No: **HGY/2020/1122** Officer: Anestis Skoupras  
 Decision: GTD Decision Date: 07/07/2020  
 Location: 52 Parkhurst Road N17 9RD  
 Proposal: Proposed single storey side and rear extension.

Application No: **HGY/2020/1248** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 29/06/2020  
 Location: Flat 2 104 Scales Road N17 9EZ  
 Proposal: Loft conversion with rear dormer and 2x Velux windows to the front.

Application No: **HGY/2020/1294** Officer: Gareth Prosser  
 Decision: REF Decision Date: 02/07/2020  
 Location: 49 Park View Road N17 9AU  
 Proposal: Erection of part single storey rear extension and part double side extension including internal modifications.

**NON Applications Decided: 1**

Application No: **HGY/2020/1295** Officer: Philip Elliott  
 Decision: GTD Decision Date: 01/07/2020  
 Location: Ashley Gardens Ashley Road N17 9LJ  
 Proposal: Non-material amendment to planning permission HGY/2019/2804 (Section 73 application for minor material amendments to planning permission HGY/2017/2045 in respect of internal layouts and external alterations, including changes to the massing of Buildings 1 and 1A to provide an additional 46 residential units; amendments to the dwelling mix to increase the number of family sized units, and tenure mix to provide 76% of the affordable housing as affordable rented units, and associated changes to car and cycle parking and infrastructure works) to vary the wording of Conditions 22, 26, 27, 28, 29, 30, 34, 39, 40, 42, 43, 44 to allow the relevant details to be approved on a phased basis in accordance with the approved phasing strategy.

**PNE Applications Decided: 1**

Application No: **HGY/2020/1353** Officer: Laina Levassor  
 Decision: PN NOT REQ Decision Date: 27/07/2020  
 Location: 39 Carew Road N17 9BA  
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 5m, for which the maximum height would be 4m and for which the height of the eaves would be 3m

**RES Applications Decided: 9**

Application No: **HGY/2019/1992** Officer: Martin Cowie  
 Decision: GTD Decision Date: 04/08/2020  
 Location: Berol Yard Ashley Road N17 9LJ  
 Proposal: Approval of details pursuant to condition 48 (External Solar Shading and Passive Ventilation Study (Residential only)) attached to planning permission HGY/2017/2044 - partial discharge of condition in respect of Building 4 only.

Application No: **HGY/2019/2708** Officer: Martin Cowie  
 Decision: GTD Decision Date: 19/08/2020  
 Location: Berol Yard Ashley Road N17 9LJ  
 Proposal: Part approval of details reserved by Conditions 45 (PRIOR TO ABOVE GROUND WORKS - Updated Energy Strategy and 51 (PRIOR TO INSTALLATION - Ultra Low NOx Boilers - Product Specification and Dry NOx Emissions Details) - Building 4 only attached to HGY/2017/2044 - Application for full planning permission for the demolition of the existing buildings within the Berol Yard site and retention of Berol House. Erection of two buildings between 8 and 14 storeys providing 166 residential units, 694sqm (GEA) of commercial floorspace (Class A1/A3/B1), 7,275 sqm (GEA) of education floorspace (Class D1), car and cycle parking, open space, landscaping and other associated works. Application for outline planning permission (all matters reserved) for the alteration/conversion of ground, first and second floors of Berol House with up to 3,685sqm (GEA) of commercial floorspace (A1/A3/B1) and the introduction of a two storey roof level extension introducing up to 18 residential units, cycle parking and other associated works.

Application No: **HGY/2020/1026** Officer: Martin Cowie  
 Decision: GTD Decision Date: 13/07/2020  
 Location: Strategic Development Partnership (SDP) Sites Welbourne, North Island, Ferry Island, Ashley Road East and Ashley Road West Station Road N15  
 Proposal: Application for the part approval of details pursuant to Condition A23 (stage 1 written scheme of investigation (WSI) in respect of Plot A- North Island) of the Tottenham Hale Centre development Planning Permission (ref: HGY/2018/2223) dated 27 March 2019.

Application No: **HGY/2020/1161** Officer: Philip Elliott  
 Decision: GTD Decision Date: 10/07/2020  
 Location: Ashley Gardens Ashley Road N17 9LJ  
 Proposal: Approval of details for Building 1A reserved by Condition 27a - Broadband Strategy (Building 1A only), attached to planning permission HGY/2020/2804 (S.73 application) for minor material amendments to planning permission HGY/2017/2045 in respect to internal and external alterations at Ashley Gardens, Ashley Road, N17 9LJ.

- Application No: **HGY/2020/1253** Officer: Philip Elliott  
 Decision: GTD Decision Date: 07/07/2020  
 Location: Ashley Gardens Ashley Road N17 9LZ  
 Proposal: Part approval of details for Building 1A only reserved by Condition 36 (PRIOR TO SUPERSTRUCTURE WORKS - Cycle Parking Details) attached to HGY/2019/2804 [Section 73 application for minor material amendments to planning permission HGY/2017/2045 in respect of internal layouts and external alterations, including changes to the massing of Buildings 1 and 1A to provide an additional 46 residential units; amendments to the dwelling mix to increase the number of family sized units, and tenure mix to provide 76% of the affordable housing as affordable rented units, and associated changes to car and cycle parking and infrastructure works]
- Application No: **HGY/2020/1254** Officer: Philip Elliott  
 Decision: GTD Decision Date: 10/07/2020  
 Location: Ashley Gardens Ashley Road N17 9LJ  
 Proposal: Approval of details for Building 1A reserved by Condition 30a (PRIOR TO ABOVE GROUND WORKS Sustainability Standards - Non-residential) attached to HGY/2019/2804 [Section 73 application for minor material amendments to planning permission HGY/2017/2045 in respect of internal layouts and external alterations, including changes to the massing of Buildings 1 and 1A to provide an additional 46 residential units; amendments to the dwelling mix to increase the number of family sized units, and tenure mix to provide 76% of the affordable housing as affordable rented units, and associated changes to car and cycle parking and infrastructure works]
- Application No: **HGY/2020/1291** Officer: Philip Elliott  
 Decision: GTD Decision Date: 17/07/2020  
 Location: Ashley Gardens Ashley Road N17 9LJ  
 Proposal: Approval of details reserved by Condition 33 Part A (PRIOR TO ABOVE GROUND WORKS - Secured by Design [Part A - Demonstrate Secured by Design Accreditation can be achieved]) relating to Building 1A attached to HGY/2019/2804 [Section 73 application for minor material amendments to planning permission HGY/2017/2045 in respect of internal layouts and external alterations, including changes to the massing of Buildings 1 and 1A to provide an additional 46 residential units; amendments to the dwelling mix to increase the number of family sized units, and tenure mix to provide 76% of the affordable housing as affordable rented units, and associated changes to car and cycle parking and infrastructure works]
- Application No: **HGY/2020/1510** Officer: Martin Cowie  
 Decision: GTD Decision Date: 05/08/2020  
 Location: Hale Wharf Ferry Lane N17 9NF  
 Proposal: Approval of details pursuant to Condition 7 (Shop Fronts) and Condition 8 (Detailed drawings and external materials), attached to planning application HGY/2016/1719 granted 12 June 2017
- Application No: **HGY/2020/1677** Officer: Philip Elliott  
 Decision: GTD Decision Date: 13/08/2020  
 Location: Berol Yard Ashley Road N17 9LJ  
 Proposal: Approval of details pursuant to Condition 34 (Soft Landscaping (amenity area details)) attached to planning permission HGY/2017/2044 - part discharge of condition - Building 4.

**TEL Applications Decided: 1**

- Application No: **HGY/2020/1563** Officer: Kwaku Bossman-Gyamera  
 Decision: PN GRANT Decision Date: 18/08/2020  
 Location: Tottenham Telephone Exchange Reform Row N17 9SZ  
 Proposal: Installation of 1 x new EMA support pole on the rooftop at sector 3 and 1 x new antenna support tripod at sector 2 on to which to will be installed 2 x antenna on each new support. 2 x new antenna will be installed upon existing steelwork at sector 1 making a total of 6 x new antenna to be installed. 15 x new RPH units on rail bracket supports to the rear of the antenna on the rooftop. 1 x GPS Module at sector 2, new fibre and DC/AC cable within existing and new rooftop cable management, new rooftop concrete base for 1 x Eltek 4th Gen equipment cabinet, 2 x NSN flatpack cabinets, 1 x Rotary Isolator and 1 X outdoor distribution board. Ancillary rooftop works including new step overs and DC Boxes.(Prior notification: Development by telecoms operators)

**Total Applications Decided for Ward: 20**WARD: **West Green****CLDE Applications Decided: 1**

Application No: **HGY/2019/2258** Officer: Neil McClellan  
 Decision: GTD Decision Date: 17/07/2020  
 Location: 99 Carlingford Road N15 3EJ  
 Proposal: Certificate of lawfulness (existing use) for use of property as small House in Multiple Occupation (HMO) for 3 - 6 people (Use Class C4).

**CLUP Applications Decided: 3**

Application No: **HGY/2020/1342** Officer: Mercy Oruwari  
 Decision: PERM DEV Decision Date: 03/07/2020  
 Location: 4 Kirkstall Avenue N17 6PH  
 Proposal: Certificate of lawfulness for the formation of a rear dormer and roof extension including the insertion of 2x front and 3x rear rooflights.

Application No: **HGY/2020/1398** Officer: Laina Levassor  
 Decision: PERM DEV Decision Date: 30/06/2020  
 Location: 122 Walpole Road N17 6BW  
 Proposal: Certificate of Lawfulness for proposed front porch.

Application No: **HGY/2020/1473** Officer: Tobias Finlayson  
 Decision: PERM DEV Decision Date: 14/07/2020  
 Location: 26 Crossfield Road N17 6AY  
 Proposal: Certificate of lawfulness for proposed development of rear dormer and 2 rooflights on front slope.

**FUL Applications Decided: 12**

Application No: **HGY/2019/3069** Officer: Neil McClellan  
 Decision: REF Decision Date: 03/07/2020  
 Location: 28 Carlingford Road N15 3EH  
 Proposal: Loft conversion including the erection of an L shaped dormer extension to the rear (retrospective application).

Application No: **HGY/2020/0153** Officer: Matthew Gunning  
 Decision: REF Decision Date: 29/06/2020  
 Location: 153 Boundary Road N22 6AR  
 Proposal: Conversion of the existing house into two self-contained flats and erection of single storey rear extension.

Application No: **HGY/2020/1163** Officer: Anestis Skoupras  
 Decision: GTD Decision Date: 08/07/2020  
 Location: Ground Floor Flat 23 Downhills Park Road N17 6PE  
 Proposal: Single storey rear and part single storey side extension to the ground floor flat. Internal reconfiguration of flat from one bedroom flat to two bedroom flat.

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Application No:	<b>HGY/2020/1165</b>	Officer:	Anestis Skoupras
Decision:	REF	Decision Date:	10/07/2020
Location:	First Floor Flat 23 Downhills Park Road N17 6PE		
Proposal:	Conversion of upper floor maisonette into two self contained flats, and work to incorporate the formation of a rear dormer and the insertion of two skylights to the front section of the roof.		
Application No:	<b>HGY/2020/1287</b>	Officer:	Sarah Madondo
Decision:	REF	Decision Date:	07/07/2020
Location:	105 Boundary Road N22 6AR		
Proposal:	Demolition of existing outbuildings and the erection of a 2 storey house, 3 bedroom house.		
Application No:	<b>HGY/2020/1308</b>	Officer:	Gareth Prosser
Decision:	REF	Decision Date:	08/07/2020
Location:	94 Walpole Road N17 6BL		
Proposal:	Retention of additional single storey rear extension		
Application No:	<b>HGY/2020/1339</b>	Officer:	Gareth Prosser
Decision:	REF	Decision Date:	08/07/2020
Location:	486 West Green Road N15 3DA		
Proposal:	Change of use of part of newsagent shop (Class A1) to 1 x 1 bedroom flat (Class C3). Proposal of single storey rear extension, alterations to layout, demolition of rear conservatory to provide courtyards with cycle storage and landscaping.		
Application No:	<b>HGY/2020/1348</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	29/07/2020
Location:	2 Belmont Avenue N17 6AU		
Proposal:	Replacement of existing double gate with a brick wall.		
Application No:	<b>HGY/2020/1420</b>	Officer:	Fatema Begum
Decision:	GTD	Decision Date:	14/08/2020
Location:	Flat B 178 Langham Road N15 3NB		
Proposal:	Demolition of existing conservatory and erection of a full width single-storey rear extension with side infill		
Application No:	<b>HGY/2020/1445</b>	Officer:	Kwaku Bossman-Gyamera
Decision:	REF	Decision Date:	05/08/2020
Location:	First Floor Flat 1 Rusper Road N22 6QT		
Proposal:	Construction of roof extension comprising of rear dormer and insertion of rooflight to front roofslope to facilitate loft conversion into habitable space to extend existing First Floor residential unit.		
Application No:	<b>HGY/2020/1537</b>	Officer:	Fatema Begum
Decision:	GTD	Decision Date:	12/08/2020
Location:	177 Downhills Way N17 6AH		
Proposal:	Alterations to existing rear extensions to create 1 larger extension.		
Application No:	<b>HGY/2020/1556</b>	Officer:	Emily Whittredge
Decision:	REF	Decision Date:	20/08/2020
Location:	30 Keston Road N17 6PN		
Proposal:	Construction of rear outbuilding (retrospective)		

**PNE Applications Decided: 1**

Application No: **HGY/2020/1565** Officer: Laina Levassor  
 Decision: PN REFUSED Decision Date: 12/08/2020  
 Location: 9 Vincent Road N15 3QA  
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.04m and for which the height of the eaves would be 2.76m

**RES Applications Decided: 5**

Application No: **HGY/2020/1012** Officer: Emily Whittredge  
 Decision: GTD Decision Date: 06/08/2020  
 Location: 228 Westbury Avenue N22 6RU  
 Proposal: Approval of details pursuant to conditions 3 (external materials) and 4 (boundary treatment) attached to planning permission HGY/2019/2978.

Application No: **HGY/2020/1225** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 30/06/2020  
 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 E only.

Application No: **HGY/2020/1247** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 24/07/2020  
 Location: 276-278 West Green Road N15 5QR

Proposal: Approval of details pursuant to conditions 6 (Travel Welcome Pack), 11 (Refuse & Recycling Storage Area) and 12 (Cycle Parking Facilities) attached to planning permission HGY/2016/3984.

Application No: **HGY/2020/1515** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 03/08/2020  
 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 D only.

Application No: **HGY/2020/1818** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 03/08/2020  
 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 Blocks D & E.

**TEL Applications Decided: 2**

Application No: **HGY/2020/1440** Officer: Kwaku Bossman-Gyamera  
 Decision: PN REFUSED Decision Date: 21/07/2020  
 Location: Site Opposite Downhills Park Downhills Park Road N17

Proposal: The installation of a 20m monopole, 12 No. Antenna Apertures, equipment cabinets and development ancillary thereto. (Prior notification: Development by telecoms operators)

Application No: **HGY/2020/1568** Officer: Kwaku Bossman-Gyamera  
 Decision: PN GRANT Decision Date: 18/08/2020  
 Location: Manston Adams Road N17 6HU

Proposal: Proposed installation of 15no. antennas, 2no. 600mm dishes and 2no. 300mm dishes, the installation of 5no. cabinets at roof level and 1no. meter cabinet at ground level and ancillary work thereto. (Prior notification: Development by telecoms operators)

**Total Applications Decided for Ward: 24**



WARD: **White Hart Lane****CLUP Applications Decided: 3**

- Application No: **HGY/2020/1470** Officer: Tobias Finlayson  
Decision: PERM DEV Decision Date: 29/07/2020  
Location: 19 Waltheof Gardens N17 7EA  
Proposal: Certificate of lawfulness for the proposed change of use from C3a (single family dwelling) to C3b (supported shared housing for domestic violence victims)
- Application No: **HGY/2020/1481** Officer: Valerie Okeiyi  
Decision: PERM DEV Decision Date: 06/08/2020  
Location: 3 Mayfair Gardens N17 7LP  
Proposal: Certificate of lawfulness: proposed use. Rear roof dormer extension and insertion of 3 rooflights to front roof slope.
- Application No: **HGY/2020/1886** Officer: Mercy Oruwari  
Decision: PERM DEV Decision Date: 21/08/2020  
Location: 12 Great Cambridge Road N17 7BU  
Proposal: Certificate of lawfulness for the formation of a single storey rear extension (Proposed).

**FUL Applications Decided: 6**

- Application No: **HGY/2019/2366** Officer: Neil McClellan  
Decision: REF Decision Date: 06/08/2020  
Location: 116 Gospatrick Road N17 7JE  
Proposal: First floor rear extension of 2.8m, with angled side walls to 45 degrees from corners of either neighbour's windows.
- Application No: **HGY/2020/0141** Officer: Neil McClellan  
Decision: GTD Decision Date: 10/08/2020  
Location: 80 Devonshire Hill Lane N17 7NG  
Proposal: Demolition of existing garage and store and erection of a new single-storey, one-bedroom residential dwelling (Revision to previously withdrawn application HGY/2019/1742).
- Application No: **HGY/2020/1230** Officer: Sarah Madondo  
Decision: GTD Decision Date: 30/06/2020  
Location: 110 Flexmere Road N17 7AY  
Proposal: Demolition of existing single storey side extension and erection of two story side extension.
- Application No: **HGY/2020/1424** Officer: Kwaku Bossman-Gyamera  
Decision: GTD Decision Date: 06/08/2020  
Location: 27 Shobden Road N17 7PG  
Proposal: Demolish existing single storey lean-to extension. Proposed double storey rear extension. Formation of roof-lights to the rear roof slope.
- Application No: **HGY/2020/1443** Officer: Kwaku Bossman-Gyamera  
Decision: REF Decision Date: 29/07/2020  
Location: 85 Norfolk Avenue N13 6AL  
Proposal: Proposed new outbuilding to be used as a granny annexe.

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Application No: **HGY/2020/1461** Officer: Gareth Prosser  
Decision: GTD Decision Date: 29/07/2020  
Location: 86 The Roundway N17 7HH  
Proposal: Erection of ground floor rear extension and all associated works.

**PNE Applications Decided: 2**

Application No: **HGY/2020/1333** Officer: Laina Levassor  
Decision: PN NOT REQ Decision Date: 14/07/2020  
Location: 84 Devonshire Hill Lane N17 7NH  
Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m.

Application No: **HGY/2020/1583** Officer: Laina Levassor  
Decision: PN NOT REQ Decision Date: 10/08/2020  
Location: 174 Devonshire Hill Lane N17 7NR  
Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

**RES Applications Decided: 1**

Application No: **HGY/2020/1679** Officer: Gareth Prosser  
Decision: GTD Decision Date: 10/08/2020  
Location: 99 Great Cambridge Road N17 7LN  
Proposal: Approval of details reserved by a condition (Condition 5 - Refuse), (Condition 6 - Cycle Storage)

**TEL Applications Decided: 1**

Application No: **HGY/2020/1439** Officer: Kwaku Bossman-Gyamera  
Decision: PN GRANT Decision Date: 21/07/2020  
Location: Corner of Rivulet Road and Great Cambridge Road N17 7LG  
Proposal: The installation of a 20m multi-operator streetwork monopole, 12 no. antenna apertures, equipment cabinets and development ancillary thereto. (Prior notification: Development by telecoms operators)

**Total Applications Decided for Ward: 13**

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**WARD: Woodside**

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**CLUP Applications Decided: 3**

Application No: **HGY/2020/1466** Officer: Matthew Gunning  
Decision: PERM DEV Decision Date: 11/08/2020  
Location: 63 The Roundway N17 7HB  
Proposal: Certificate of lawfulness: proposed use. Loft conversion with rear dormer and front roof windows

Application No: **HGY/2020/1589** Officer: Laina Levassor  
Decision: PERM DEV Decision Date: 04/08/2020  
Location: 103 Perth Road N22 5QG  
Proposal: Certificate of Lawfulness for proposed hip to gable and rear dormer extensions with rooflights to facilitate loft conversion.

Application No: **HGY/2020/1606** Officer: Mercy Oruwari  
 Decision: PERM DEV Decision Date: 19/08/2020  
 Location: 101 Perth Road N22 5QG  
 Proposal: Certificate of lawfulness for the formation of a rear dormer and hip to gable extension including the insertion of 1 front rooflight and a Juliet balcony - proposed use.

**FUL Applications Decided: 8**

Application No: **HGY/2020/0180** Officer: Neil McClellan  
 Decision: REF Decision Date: 29/06/2020  
 Location: 64 St Albans Crescent N22 5NB  
 Proposal: Proposed conversion of dwelling into two self-contained flats.

Application No: **HGY/2020/0936** Officer: Samuel Uff  
 Decision: REF Decision Date: 10/07/2020  
 Location: 87 Woodside Road N22 5HR  
 Proposal: Two storey rear extension; rear roof extension to main roof and above the rear extension; and 2 x front rooflights.

Application No: **HGY/2020/1055** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 13/07/2020  
 Location: 53 Bounds Green Road N22 8HB  
 Proposal: Creation of new dwelling: from two flats to three flats. No external alterations.

Application No: **HGY/2020/1123** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 01/07/2020  
 Location: 51 Park Avenue N22 7EY  
 Proposal: Demolition of existing loft extension. Proposed new loft extension with rear dormer window. Proposed ground floor side extension.

Application No: **HGY/2020/1240** Officer: Anestis Skoupras  
 Decision: GTD Decision Date: 02/07/2020  
 Location: 92 Eldon Road N22 5EE  
 Proposal: Proposed Single storey rear extension added to existing extension.

Application No: **HGY/2020/1242** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 17/08/2020  
 Location: Basement and Ground Floor Flat A 4 Pellatt Grove N22 5PL  
 Proposal: Erection of an outbuilding to be used for incidental purposes to the main residence including storage of garden tools, cycles and for occasional home office use.

Application No: **HGY/2020/1389** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 13/07/2020  
 Location: 85 Lyndhurst Road N22 5AX  
 Proposal: Formation of loft conversion, involving; re-pitching of the roof, raising of the ridge line, the formation of a rear roof dormer extension, and the insertion of three rooflights to the front slope and two to the back addition slope.

Application No: **HGY/2020/1435** Officer: Laina Levassor  
 Decision: GTD Decision Date: 22/07/2020  
 Location: 41 Stirling Road N22 5BL  
 Proposal: Construction of single storey rear extension.

**PNE Applications Decided: 5**

Application No: **HGY/2020/1366** Officer: Laina Levassor  
 Decision: PN NOT REQ Decision Date: 14/07/2020  
 Location: 29 Leith Road N22 5QA  
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 4m, for which the maximum height would be 3.9m and for which the height of the eaves would be 2.8m.

Application No: **HGY/2020/1438** Officer: Laina Levassor  
 Decision: PN NOT REQ Decision Date: 22/07/2020  
 Location: 101 Perth Road N22 5QG  
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m.

Application No: **HGY/2020/1448** Officer: Laina Levassor  
 Decision: PN NOT REQ Decision Date: 03/08/2020  
 Location: 103 Perth Road N22 5QG  
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m.

Application No: **HGY/2020/1541** Officer: Laina Levassor  
 Decision: PN REFUSED Decision Date: 10/08/2020  
 Location: 27 Gathorne Road N22 5ND  
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 2.85m

Application No: **HGY/2020/1553** Officer: Laina Levassor  
 Decision: PN REFUSED Decision Date: 10/08/2020  
 Location: 12 New Road N22 5ET  
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.75m and for which the height of the eaves would be 2.75m.

**RES Applications Decided: 2**

Application No: **HGY/2020/0937** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 04/08/2020  
 Location: 5 Stuart Crescent N22 5NJ  
 Proposal: Approval of details pursuant to condition 4 (Method of Construction Statement) attached to planning permission HGY/2018/2793.

Application No: **HGY/2020/1735** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 20/08/2020  
 Location: Greenside House 50 Station Road N22 7TR  
 Proposal: Approval of Details pursuant to Conditions 3 (Materials) & 4 (Construction Management Plan) attached to planning permission HGY/2020/1079.

**TPO Applications Decided: 1**

Application No: **HGY/2020/0560** Officer: Janey Zhao  
 Decision: GTD Decision Date: 29/07/2020  
 Location: 22 Ewart Grove N22 5NX  
 Proposal: Works to tree protected by a TPO:

25% crown reduction, removing no more than 2m lateral growth and 1m in height, pruning to suitable growth furniture where possible. Thin south-east and southwest side of canopy to a ratio of 3:1 to balance crown density and encourage healthy balanced crown all round. Remove all deadwood. Pruning cuts are to not exceed a diameter of 3 inches

**Total Applications Decided for Ward: 19**

WARD: **Not Applicable - Outside Borough**

**OBS Applications Decided: 9**

Application No: **HGY/2020/1282** Officer: Matthew Gunning  
 Decision: RNO Decision Date: 29/06/2020  
 Location: 304 Seven Sisters Road N4 2AQ  
 Proposal: Change of use of the upper floors from Use Class A2 (Financial and Professional Services) to Use Class C3 (Dwellinghouses) to provide 5 self-contained residential units; change of use ground and basement from Use Class A2 to Use Class A1 (Retail); erection of front roof extension at third floor level, four storey rear extension and a new terrace at first floor level and internal alterations including provision of a mezzanine floor above ground floor at rear (Observations to L.B. Hackney - their planning reference 2020/1352)

Application No: **HGY/2020/1283** Officer: Matthew Gunning  
 Decision: RNO Decision Date: 29/06/2020  
 Location: 5 Station Road N11 1QJ  
 Proposal: Variation of conditions 1, 2 and 3 of approval TP/84/1598 and 14/04636/VAR to allow subdivision of unit into 2 x retail units involving single storey side pod extension, new shop fronts with projecting canopy, new windows, doors and cladding together with new fencing and alterations to car park (Observations to L.B. Enfield - their planning reference 20/01085/VAR)

Application No: **HGY/2020/1452** Officer: Matthew Gunning  
 Decision: RNO Decision Date: 17/08/2020  
 Location: HS2 Euston Station Site Cardington Street NW1 2BX  
 Proposal: Application for approval under Schedule 17 of High Speed Rail (London - West Midlands) Act 2017 of lorry routes to and from the Euston Station Main Works - Early Works Worksite associated with works for HS2. Main works activities include: logistics, enabling works, piling and surveying works. Incorporating lorry routes via: Transport for London Road Network (TLRN), Melton Street, Cardington Street, Albany Street, Osnaburgh Terrace, Osnaburgh Street and Great Portland Street (Observations to L.B. Camden - their planning reference 2020/2355/HS2)

Application No: **HGY/2020/1453** Officer: Matthew Gunning  
 Decision: RNO Decision Date: 29/06/2020  
 Location: 100 Amhurst Park N16 5AR  
 Proposal: Erection of a single-storey side extension at lower ground floor; erection of three-storey stair core at ground, first and second floor levels; erection of two storey rear extension; installation of rooflights; and associated works to elevations and front setback to facilitate the change of use from a place of worship (use class D1) to a school (use class D1). (Observations to L.B. Hackney - their planning reference 2020/0931)

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Application No:	<b>HGY/2020/1632</b>	Officer:	Sarah Madondo
Decision:	RNO	Decision Date:	17/07/2020
Location:	7 Olinda Road N16 6TR		
Proposal:	Householder application for a larger home extension with a depth of 4.18m and height of 3m (Observations to L.B. Hackney - their reference 2020/1654)		
Application No:	<b>HGY/2020/1788</b>	Officer:	Matthew Gunning
Decision:	RNO	Decision Date:	03/08/2020
Location:	1B Holmdale Terrace N16 5AQ		
Proposal:	Erection of part two-storey, part three-storey building with basement below; containing a retail unit (A1 use class) at ground floor and basement levels, and four self-contained dwellings (C3 use class) comprising one 1-bed, two 2-bed and one 3-bed units with associated amenity areas and storage space (Observations to L.B. Hackney - their reference 2020/1686)		
Application No:	<b>HGY/2020/1789</b>	Officer:	Matthew Gunning
Decision:	RNO	Decision Date:	31/07/2020
Location:	Junction Of Coppetts Road And Pinkham Way N10 1JP		
Proposal:	Proposed 20.0m AGL Phase 7 monopole c/w wrapround cabinet at base and associated ancillary works (Observations to L.B. Barnet - their reference 20/3022/PNT)		
Application No:	<b>HGY/2020/1936</b>	Officer:	Robbie McNaugher
Decision:	RNO	Decision Date:	21/08/2020
Location:	4-10 Forest Road E17 6JJ		
Proposal:	Temporary change of use from student accommodation (Use Class Sui Generis) to residential C3 use class together with approved commercial floor space (900 square metres) for a fixed term of one year involving no material alterations to the external appearance of the building approved under planning permission reference 172336 dated 19 March 2018 (Observations to L.B. Waltham Forest - their reference 202279)		
Application No:	<b>HGY/2020/1990</b>	Officer:	Matthew Gunning
Decision:	RNO	Decision Date:	21/08/2020
Location:	HS2 Melton Street LU Sub Station Compound Land to the South of Euston Station NW1 2BX		
Proposal:	Application for approval under Schedule 17 of High Speed Rail (London - West Midlands) Act 2017 of lorry routes to and from the Melton Street LU Sub Station associated with works for HS2. Main works activities include: demolition, site clearance, construction of a shaft, construction of a utility tunnel, the provision of an adit, site investigations, piling of the proposed sub-station and other associated enabling works. Incorporating lorry routes via: Transport for London Road Network (TLRN), Melton Street, Cardington Street, Albany Street, Osnaburgh Terrace, Osnaburgh Street and Great Portland Street (Observations to L.B. Camden - their planning reference 2020/3350/HS2)		

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**Total Applications Decided for Ward: 9**

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**Total Number of Applications Decided: 440**

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