

## NOTICE OF MEETING

# PLANNING SUB COMMITTEE

**Monday, 9th November, 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, Reg Rice, Viv Ross, Yvonne Say and Daniel Stone

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 deputations, asking questions, making oral protests) should be aware that they are likely to be filmed, recorded or reported on. By entering the 'meeting room', 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.

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 is agreed beforehand in consultation with officers and the Chair.

**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 Committee held on 8 September 2020 and 12 October 2020.

**7. PLANNING APPLICATIONS**

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

**8. HGY/2020/1826 - LAND REAR OF 29 HARINGEY PARK N8 9JD (PAGES 17 - 56)**

**Proposal:** Construction of a 1 x 3 bedroom dwelling with associated access re-surfacing works and lighting.

**Recommendation:** GRANT

**9. HGY/2020/1972 - 2 CHESNUT ROAD, N17 9EN (PAGES 57 - 92)**

**Proposal:** S73 Minor material amendment for variation of condition 1 (approved plans) of the S73 planning permission HGY/2017/1008 in order to substitute the drawing numbers and variation of condition 6 (Student accommodation) of the original permission HGY/2013/0155 to allow Co-living (as well as student accommodation) for a temporary period of 3 years.

**Recommendation:** GRANT

**10. 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.

**11. PRE/2020/0205 - REAR OF 132 STATION ROAD N22 7SX (PAGES 93 - 114)**

**Proposal:** Construction of 6 dwellings set in landscaped area and creation of community wildlife garden, following the demolition of existing structures.

**12. UPDATE ON MAJOR PROPOSALS (PAGES 115 - 126)**

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 127 - 162)**

To advise the Planning Committee of decisions on planning applications taken under delegated powers for the period 28 September 2020 to 23 October 2020.

**14. NEW ITEMS OF URGENT BUSINESS**

To consider any items admitted at item 4 above.

**15. DATE OF NEXT MEETING**

7 December 2020

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

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

Friday, 30 October 2020

## **MINUTES OF MEETING Planning Sub Committee HELD ON Tuesday, 8th September, 2020, 7.00 - 10.05 pm**

### **PRESENT:**

**Councillors: Sarah Williams (Chair), Gina Adamou (Vice-Chair), Dhiren Basu, John Bevan, Luke Cawley-Harrison, Peter Mitchell, Viv Ross, Yvonne Say and Reg Rice**

#### **434. FILMING AT MEETINGS**

The Chair advised that the meeting was being streamed live on the Council's website.

#### **435. PLANNING PROTOCOL**

Members and speakers were requested to note the information set out at item two on the agenda.

#### **436. APOLOGIES**

The Chair advised the Committee that Councillor Rice was in attendance as a substitute for the vacant Labour seat on the Committee.

#### **437. URGENT BUSINESS**

None.

#### **438. DECLARATIONS OF INTEREST**

Councillor Yvonne Say advised that she had seen the Partridge Way proposals in her capacity as Ward Councillor.

#### **439. MINUTES**

##### **RESOLVED**

- That the minutes of the Planning Committee held on 8 June 2020 be approved.
- That the minutes of the Planning Committee held on 9 July 2020 be approved, subject to the addition of a declaration of interest made by Councillor Viv Ross in that he was a member of the Canal and River Trust (in respect of item 8 - HGY/2020/0847 Lock Keepers Cottages, Ferry Lane, N17 9NE)

#### **440. HGY/2018/3205 - FORMER NEWSTEAD NURSING HOME DENEWOOD ROAD N6 4AL**

The Committee considered an application for the 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.

Officers responded to questions from the Committee:

- There were no single aspect units.
- Units 6, 7 & 12 were fully part N4 compliant, but all remaining units would be wheelchair adaptable.
- The Local Plan set a preference for onsite affordable housing, but supported exceptions in some circumstances. This site was exceptional in that the units were of high value with high service charges and there would not be a large amount of units available to any Housing Providers. Therefore a contribution of £287k to provide offsite affordable housing was acceptable for this application.

David Richmond spoke in objection to the application. He addressed the Committee as Chair of the Highgate Society planning and environment committee, a qualified architect, and on behalf of the Conservation Area Advisory Committee (CAAC). The CAAC was strongly opposed to the development as the density and character was considered to be completely at odds with the neighbouring area. Mr Richmond referred to an appeal decision in 2006 to refuse an application for a 1<sup>st</sup> floor extension to the nursing home, where two of the reasons for refusal were overlooking and the threat posed to mature trees. This application has first floor windows and terraces looking directly down into windows and gardens of Courtyard House, and on the north elevation, directly into the private rear garden of Broadlands Lodge. The plans showed a number of bricked up windows, and Mr Richmond questioned how long it would take for a non-material amendment application to be lodged to open these up, causing further overlooking of neighbouring properties. Mr Richmond also raised concerns in regard to the basement, which would surely cause damage to the mature trees on site. Mr Richmond also questioned the sustainability of the site and referred to the comments of the Carbon Management Team which noted that the scheme fell short of the net-zero target and asked how such a scheme could be put forward for approval. Mr Richmond concluded by questioning the inclusion of chimneys, which seemed to have been added for no known purpose.

Stewart Goldberg spoke in objection to the application. He also referred the Committee to previous applications at the site, one of which was refused at appeal stage. The new scheme comprised of three blocks of flats, with one of Highgate's largest basements. The construction of the basement was sure to damage adjacent properties. Mr Goldberg questioned why it was acceptable for there to be no fire brigade access to block three. Mr Goldberg added that he felt that the proposed application was a fait accompli, and that residents' concerns were being ignored. There had been no attempt to reduce the scale of the application despite objection letters being submitted by local residents. Mr Goldberg requested that the application be refused.

Councillor Morris spoke in objection to the application. She considered the size of the basement to be excessive and too close to neighbouring buildings. It had been six years since any affordable housing had been provided in the area and this

development would not change this. Councillor Morris referred to the efforts of other Councils to reduce car ownership and stated that this development seemed to encourage car ownership with 17 parking spaces and the ability for residents to apply for parking permits. Councillor Morris considered that the cost of the development was too high environmentally, and to neighbouring properties.

Officers responded to questions from the Committee:

- Fire Brigade access was dealt with by Building Control. Page 116 contained the response from the London Fire Brigade where it stated that subject to compliance with an access statement they would be satisfied. This was not a material planning consideration and was something that was dealt with by Building Control.
- Conditions 16 & 17 in the addendum addressed the basement design and had been updated to ensure that no effects beyond category 1 (very slight) on the Burland Scale. Definitions of category 1 damage included fine cracks which could easily be treated during normal decoration, an isolated small fracture in a building, or cracks in external brickwork visible on inspection.
- The planning history was set out in paragraph 3.3 of the report. There was one previous application in 2005 which pre-dated all current government advice, the Local Plan, the London Plan and the Highgate Neighbourhood Plan. The previous application related to an extension on the care home and so the decision of the Inspector did not relate to this application.
- The parking provision onsite was in excess of what would be considered sufficient, although there was no restriction on local residents applying for on-street permits. Members could request a condition to not allow residents to apply for a permit, but this was not recommended by officers.
- There was one disabled parking bay, but it would be possible to convert other spaces in the car park as required.
- The units were carefully designed to avoid having windows close to boundaries. Facades with windows would be 10m from the boundary and neighbouring properties an additional 10m from that.
- The 'blind' windows were a decorative brick infill to provide interest to the façade – there would be nothing to stop an application to amend these, however this did not mean that any subsequent applications would be approved.

Ben Kelway, on behalf of the Applicant, addressed the Committee. The development was a product of a lengthy design and development process to redevelopment a vacant derelict site. The development would provide high quality residential units supported by both policy and officers report.

The scheme would enhance the Highgate Conservation Area. 12 of the 13 apartments would be 2-3 bed homes, and all homes would exceed the minimum requirements for space standards. A generous financial contribution would be made in both CIL and s106 monies.

The basement area covered half of the site area and was set away from most neighbouring properties, the closest one being 4m away. Project Managers had

extensive experience of basements and the impact assessment showed that the soil and ground conditions were good.

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

- The Council's Building Control team would be used.
- 8 of the units had separate kitchens and 5 had large open plan kitchen / living areas.
- The developers would liaise closely with Haringey employment teams to ensure that at least 20% of onsite workers were Haringey residents.
- The basement would accommodate the parking levels proposed as well as cycling and waste storage. It was not proposed to introduce any main living spaces or habitable rooms.
- The addendum report showed a higher CIL figure because the original calculation was based on the discount given on floorspace as it the building had been occupied within 3 years. This was no longer the case, so the discount no longer applied.
- Party wall agreements would be provided to neighbouring properties, and the applicants would have an obligation to cover the costs of any repair works if they were required.
- Dean Hermitage advised that the Council were in control of where contributions would be spent, and if there were suitable schemes in the Highgate area they could be considered for CIL distribution.

Mr Hermitage summed up the report and advised that the recommendation was to grant the application subject to the s106 agreement, the conditions and informatives set out in the report and addendum, an additional condition to include electric vehicle charging points and an additional s106 requirement to restrict parking permit to visitor permits only.

The Chair moved that the application be granted and following a vote it was unanimously

#### RESOLVED

- i. That the Committee 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.
- ii. 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.



- iii. That the section 106 legal agreement referred to in resolution (i) 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
- iv. That, following completion of the agreement(s) referred to in resolution (i) within the time period provided for in resolution (iii) above, planning permission 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 (iii) 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.
- 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.

**441. PRE/2020/0011 - OPEN LAND AND GARAGES, REMINGTON ROAD, LONDON, N15 6SS**

The Committee considered the pre-application briefing for the 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.

The Committee commented on the proposal:

- Site visits would be useful before pre-application presentations.
- The following conditions should be included on the main application: feedback to be taken from residents after moving in and no satellite dishes to be permitted.
- A car-free development could cause conflict with current residents.
- There was no uniformity across the design of the development.
- Green space was a necessity due to the proximity to Seven Sisters Road.
- The road should either be a road or a pedestrianised street, not a shared street due to safety. There seemed to be no reason for cars to drive around the suggested area, so it should be pedestrianised.
- The townhouses looked like mini versions of the blocks, but this did not work and consideration should be given to changes in the design to allow them to stand out.
- The 'blended street' could not be considered a play space and given the number of 3 and 4 bedroom units, play space was required onsite.

**442. PRE/2020/0124 - PARTRIDGE WAY, LONDON N22 8DW**

*Clerks note – the Chair suspended Standing Orders at 21.50 to allow the meeting to continue past 22.00 for the consideration of this item.*

The Committee considered the pre-application briefing for the 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.

The Committee commented on the proposal:

- The block was too tall for the area, just because there were tall blocks next to the development did not mean that another one was acceptable.
- The design was disappointing.
- The courtyard would become an unusable space, or a dumping ground for the properties.

Officers commented that the courtyard would be well-lit and secured, and that the one bedroom units would appeal to downsizers wanting to give up bigger family units in exchange for a smaller high quality unit.

**443. UPDATE ON MAJOR PROPOSALS**

The Chair requested that any questions on the report be sent directly to Dean Hermitage, Head of Development Management.

**444. APPLICATIONS DETERMINED UNDER DELEGATED POWERS**

The Chair requested that any questions on the report be sent directly to Dean Hermitage, Head of Development Management.

**445. NEW ITEMS OF URGENT BUSINESS**

None.

**446. DATE OF NEXT MEETING**

12 October 2020

CHAIR: Councillor Sarah Williams

Signed by Chair .....

Date .....

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**MINUTES OF MEETING  
PLANNING SUB COMMITTEE HELD ON MONDAY 12 OCTOBER  
2020, 7.00 - 10.30 pm**

**PRESENT:**

**Councillors: Sarah Williams (Chair), Gina Adamou (Vice-Chair), Dhiren Basu, John Bevan, Luke Cawley-Harrison, Peter Mitchell, Reg Rice, Viv Ross, Yvonne Say and Sheila Peacock**

**447. FILMING AT MEETINGS**

The Chair advised that the meeting would be streamed live on the Council's website.

**448. PLANNING PROTOCOL**

Members and speakers were requested to note the information as set out at item two of the agenda.

**449. APOLOGIES**

Apologies for absence were received from Councillors Hinchcliffe and Stone.

Councillor Peacock was in attendance as substitute for Councillor Stone.

**450. URGENT BUSINESS**

There were no items of urgent business.

**451. DECLARATIONS OF INTEREST**

Councillors Bevan and Peacock declared an interest in respect of applications HGY/2020/1584 & 1586 and HGY/2020/1361 as they had been present at a meeting with Tottenham Hotspur where a presentation of the applications had been shown.

**452. HGY/2020/1851 - 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**

The Committee considered an application for the approval of reserved matters relating to appearance, landscaping, layout, scale, access, pertaining to Buildings E1, E2 and E3, forming Phase 3 of the Eastern Quarter, including the construction of residential units (Use Class C3), commercial floorspace, basement, and new landscaped public space pursuant to planning permission HGY/2017/3117 dated 19th April 2018.

Officers and Matthew Rees (on behalf of the applicant) responded to questions from the Committee:

- The scheme was part of a very large hybrid permission granted in 2018. Affordable housing had been determined at the outline stage, and 32.5% affordable housing would be provided across the development. This would mean that some areas of the scheme would have more affordable housing than other areas.
- There were currently a number of temporary meanwhile uses on the site and these businesses were aware that the tenancies were temporary.
- The site would create 10,000sqm of employment space.
- 64% of the units were dual aspect, which was an improvement to the 45-55% agreed to in the outline consent. Any single aspect units would overlook a wide street with trees and planting and not look directly into another unit.
- The community area would be run as a not for profit space and would be managed by the Estate Management Team. Any surplus at the end of the year could be used to provide free hire to community groups. Under the s106, the applicant was required to submit a management plan for the community room and part of this plan could include a suggested list of residents groups and councillors to be consulted on the spending of any surplus funds.
- The daylight and sunlight levels were reasonable considering the development was in a dense location and the buildings were in the heart of the development.
- The development as a whole was required to provide 10% disabled car parking spaces. This element provided 6% but officers would ensure that 10% was achieved as each element of the outline permission came forward.
- £7.5m would be collected from the development in CIL payments.
- The applicant had engaged closely with the Council's Transport Team who along with TfL supported the road layout proposals. The pavement and the road would be segregated and any further segregation for cycles would reduce the pedestrian space. The road would be predominantly used by cyclists so would be cycle-friendly. Members commented that a separate cycle lane would be preferable.

Councillor Williams proposed that a condition be added to redesign the landscaping to include a segregated cycle lane in the existing road. Councillor Basu seconded the proposal.

Mr Hermitage summed up the report and advised that the recommendation was to grant the application subject to the s106 agreement, the conditions and informatives set out in the report and addendum, an amendment to the landscaping condition relating to the redesign to include a cycle lane, and an amendment to the community room condition to include an annual consultation with a list of local stakeholders (including local councillors and residents groups).

The Chair moved that the application be granted and following a vote it was unanimously

RESOLVED that the planning permission be granted and that the Head of Development Management or the Assistant Director Planning, Building Standards and Sustainability be authorised to issue the planning permission and impose conditions and informatives.

**453. HGY/2020/1584 & 1586 - 798-808 HIGH ROAD, N17 0DH**

The Committee considered an application for the approval of:

**Planning Permission:** Full planning application for the erection of a four storey building with flexible A1/A2/A3/B1/D1/D2 uses; external alterations to 798-808 High Road; change of use of 798-808 High Road to a flexible A1/A2/A3/B1/D1/D2 uses; demolition of rear extensions to Nos. 798, 800-802, 804-806, 808 and 814 High Road; erection of new rear extensions to Nos. 798, 800-802, 804-806 and 808 High Road; hard and soft landscaping works; and associated works.

**Listed Building Consent:** Listed building consent for internal and external alterations to 798-808 High Road, including the demolition of rear extensions Nos. 798, 800-802, 804-806 and 808 High Road; erection of new rear extensions to Nos. 798, 800-802, 804-806 and 808 High Road; and associated works.

Officers and the applicant team responded to questions from the Committee:

- The design for the extensions was deliberately different to the existing approved extension following discussion with the QRP.
- The applicant was happy for the lighting to be conditioned to allow further discussion with officers on the lighting design for the courtyard.
- Haringey Building Control would be used.
- An informative could be provided to request the applicant to explore additional community use activities.
- The design for the gates would be conditioned so that the applicant could discuss the detail with officers.

Councillor Cawley-Harrison proposed that condition one be amended to reduce the time limit from four to three years. Councillor Ross seconded the proposal and following a request from the Committee to vote on the proposal it was unanimously agreed that the condition be amended.

Mr Hermitage summed up the report and advised that the recommendation was to grant the application subject to the s106 agreement, the conditions and informatives set out in the report and addendum, the amendment to condition one and the addition of an informative in relation to community use activities.

The Chair moved that the application be granted and following a vote it was unanimously

RESOLVED

HGY/2020/1584

- i. That planning permission be granted and that the Head of Development Management or the Assistant Director Planning, Building Standards and Sustainability be authorised to issue the planning permission and impose conditions and informative and signing of a section 106 Legal Agreement providing for the obligations set out in the Heads of Terms below and a section 278 Legal Agreement providing for the obligations set out in the Heads of Terms below.
- ii. That the section 106 legal agreement referred to in resolution (i) above is to be completed no later than **31 January 2021** 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.
- iii. That, following completion of the agreement(s) referred to in resolution (i) within the time period provided for in resolution (ii) above, planning permission is granted in accordance with the Planning Application subject to the attachment of the conditions.

HGY/2020/1586

- iv. That Listed Building Consent be granted and that the Head of Development Management or the Assistant Director Planning Building Standards and Sustainability be authorised to issue the Listed Building Consent and impose conditions and informatives.
- v. That delegated authority be granted to the Head of Development Management or the Assistant Director of Planning Building Standards and Sustainability to make any alterations, additions or deletions to the recommended heads of terms and/or recommended conditions (planning permission and/or Listed Building Consent) as set out in this report and to further delegate this power provided this authority shall be exercised in consultation with the Chair (or in their absence the Vice Chair) of the Sub-Committee.
- vi. That, in the absence of the agreement referred to in resolution (i. & iv.) above being completed within the time period provided for in resolution (ii) above, the planning application and Listed Building Consent applications be refused for the following reasons:

#### **Planning Application**

- i. In the absence of an Employment and Skills Plan the proposals would fail to ensure that Haringey residents benefit from growth and regeneration. As such, the proposal would be contrary to London Plan Policy 4.12 and DM DPD Policy DM40.
- ii. In the absence of a legal agreement securing the implementation of a further revised Energy Strategy, including connection to a DEN, and carbon offset payments the proposals would fail to mitigate the impacts of climate change. As such, the proposal would be unsustainable and contrary to London Plan Policy 5.2 and Strategic Policy SP4, and DM DPD Policies DM 21, DM22 and SA48.



- iii. In the absence of legal agreement securing a Travel Plan, financial contributions toward travel plan monitoring and Traffic Management Order (TMO) amendments to prevent future occupiers from obtaining Business permits the proposals would rely disproportionately on unsustainable modes of travel. As such, the proposal would be contrary to London Plan Policies 6.9, 6.11 and 6.13. Spatial Policy SP7, Tottenham Area Action Plan Policy NT5 and DM DPD Policy DM31.
- iv. In the absence of a legal agreement securing the developer's participation in the Considerate Constructor Scheme and the borough's Construction Partnership and monitoring of a Construction Management Plan and Construction Logistics Plan, the proposals would fail to mitigate the impacts of demolition and construction and impinge the amenity of adjoining occupiers. As such the proposal would be contrary to London Plan Policies 5.3, 7.15, Policy SP11 and Policy DM1.

### **Listed Building Consent**

- i. In the absence of a planning permission for the proposed change of use and extension of the Listed Buildings, the proposed removal of historic fabric and internal and external alterations would be unnecessary and unacceptable. As such, the proposal is contrary to London Plan Policies 7.8 and 7.9, Strategic Policy SP12 and DM DPD Policy DM9.
- vii. In the event that the Planning Application and/or Listed Building Consent Application are refused for the reasons set out above, the Head of Development Management or the Assistant Director Planning, Building Standards and Sustainability (in consultation with the Chair of Planning sub-committee) is hereby authorised to approve any further application for planning permission and associated Listed Building Consent which duplicates the Planning Application and Listed Building Consent 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.

#### **454. HGY/2020/1361 - NOS. 807 HIGH ROAD, N17 8ER**

*Clerks note – the Chair suspended Standing Orders at 21.50 to allow the meeting to continue past 22.00 for the consideration of this item.*

The Committee considered an application for the approval of the demolition of existing buildings and the erection of a replacement building up to four storeys to include

residential (C3); retail (A1); and flexible D1/B1 uses; hard and soft landscaping works including a residential podium; and associated works.

Officers and the applicant team responded to questions from the Committee:

- Block b could be accessed via the High Road and by the alleyway. Officers had looked to ensure that the entrance was well lit and had a canopy to make the space more hospitable and welcoming.
- The dentist would be accessed from the High Road, via a lift.
- The cycle parking had been redesigned to be solely residential.
- A condition to develop a waste management plan had been included, and it was expected that it would be the responsibility of the management company or residents to take the bins to the front of the building for waste collection. Members commented that the current proposals were not suitable and that further options should be explored.
- The relocation of the Co-Op Funeral Directors had been signed off by the company's surveyors.
- Discussions were being held with Tottenham Hotspur to ensure that parking was managed better on match days and the use of Percival Court.
- The wheelchair accessible unit was contained in Block B which was accessible from the High Road.
- There was an additional legal obligation to ensure that future residents were aware of the adjoining pub garden prior to occupation.

Members commented that the playground area on a roof next to a loud pub did not make sense. The applicant advised that it was not a playground but a communal terrace space which could accommodate the small number of children that may live in the building.

The Committee requested that condition one be amended to reduce the time limit to three years.

Mr Hermitage summed up the report and advised that the recommendation was to grant the application subject to the s106 agreement, the conditions and informatives set out in the report and addendum, and the amendment to condition one to reduce the time limit to three years.

Councillor Cawley-Harrison moved that the application be refused on the grounds that Percival Court did not provide a safe passageway for access, including residents accessing cycle parking, commercial premises and access to the disabled parking bay. Councillor Bevan seconded the proposal and added the unsuitable waste management proposal to the reasons for rejection.

Following a vote with six in favour and four against, it was RESOLVED that the application be refused.

**455. HGY/2020/1841 - REAR OF 132 STATION ROAD N22 7SX**

This application was withdrawn from the agenda.

**456. UPDATE ON MAJOR PROPOSALS**

The Chair requested that any questions be sent directly to Dean Hermitage, Head of Development Management.

**457. APPLICATIONS DETERMINED UNDER DELEGATED POWERS**

The Chair requested that any questions be sent directly to Dean Hermitage, Head of Development Management.

**458. NEW ITEMS OF URGENT BUSINESS**

None.

**459. DATE OF NEXT MEETING**

9 November 2020

CHAIR: Councillor Sarah Williams

Signed by Chair .....

Date .....

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Planning Sub Committee 9<sup>th</sup> November 2020

Item No.

**REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE****1. APPLICATION DETAILS****Reference No:** HGY/2020/1826**Ward:** Crouch End**Date received:** 23/07/2020

**Drawing number of plans:** Lighting Report Rev 02, 1240-A-GA-PL-20A, 21A, 22A, 1240-A-GA-SC-20A, 21A, 1240-A-GA-EL-20A, 21A, 22A, 1240-A-SP-12A, Design & Access Statement Rev A, 1240-A-SP-03B, 1240-A-SP-11A, Supporting Illustrative Information, Construction Management Traffic Plan, Arboricultural Impact Assessment, BIA Screening/ Scoping Study, 18145.OS.101.02 & 18145.OS.105.01C.

**Address:** Land rear of 29 Haringey Park N8 9JD

**Proposal:** Construction of a 1 x 3 bedroom dwelling with associated access re-surfacing works and lighting.

**Applicant:** Mr and Mrs Pierre and Ally Carboni**Ownership:** Private**Site Visit Date:** 07/09/2020**Officer contact:** Laurence Ackrill**REASONS FOR REFERRAL & SUMMARY OF RECOMMENDATION**

- 1.1 The application has generated significant public interest and number of objections. In addition, the site has a long planning history being subject to many applications/ appeals. It was agreed with the Chair of the Planning Sub-Committee therefore that the application should be determined at a planning committee meeting.
- 1.2 The key issue to consider is whether the current scheme overcomes the concerns raised in the last appeal decision for this site in 2019, in which an Inspector raised concerns about the poor quality of the unsurfaced section of the lane which would provide access to this dwelling as well as the lack of street lighting and a designated pedestrian footway. Such conditions were overall viewed to be prejudicial to pedestrian safety.
- 1.3 Officers view the current scheme with the associated re-surfacing works and lighting to the lane overcome the concerns raised in terms of access and

pedestrian safety, with the delivery and implementation of such works to be secured via a S106 legal agreement.

- 1.4 As considered in the previous applications/ appeals the proposed dwelling is considered to be visually distinct and an inconspicuous addition to the Abbots Terrace street-scene respecting the informal, leafy and suburban 'back lane' character of the lane and overall preserving the character and appearance of this part of the conservation area. The proposal would not cause harm to neighbour amenity and tree protection conditions would protect the retained mature trees on and off the site.

## **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 and signing of a section 106 Legal Agreement providing for the obligations 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 for 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 Chairman (or in their absence the Vice-Chairman) of the Sub-Committee.
- 2.3 That the section 106 legal agreement referred to in resolution (2.1) above is to be completed no later than **31 January 2021** 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.
- 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** (the full text of recommended conditions is contained at foot of this report)

- 1) In accordance with approved plans
- 2) Development begun no later than three years from date of decision;
- 3) Materials submitted for approval;
- 4) Construction Management Plan;
- 5) Restriction on permitted development rights;
- 6) Hard and soft landscaping;
- 7) Tree protective fencing;

- 8) Refuse storage enclosure;
- 9) Cycle storage enclosure
- 10) Bird and bat boxes
- 11) Accessible and Adaptable Dwellings.
- 12) Energy Statement
- 13) Removal of PD Rights

Conditions (the full text of recommended conditions is contained in Section X of this report)

Informatives

- 1) CIL liability
- 2) Hours of construction
- 3) Street Numbering
- 4) Land ownership
- 5) Permission subject to S106 agreement

**Section 106 Heads of Terms**

- 1) Resurfacing works to the lane / Abbots Terrace (including, surfacing / construction materials, means of surface water drainage, details of the lighting installations/ illuminance levels), and including the necessary legal interest and funds to implement the resurfacing works.

**CONTENTS**

- 3.0 PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS
- 4.0 CONSULTATION RESPONSE
- 5.0 LOCAL REPRESENTATIONS
- 6.0 MATERIAL PLANNING CONSIDERATIONS
- 7.0 COMMUNITY INFRASTRUCTURE LEVY
- 8.0 RECOMMENDATION
- 9.0 PLANNING CONDITIONS & INFORMATIVES

**APPENDICES:**

Appendix 1: Plans and images

Appendix 2: Appeal Decision reference APP/Y5420/W/19/3226826



### 3.0 PROPOSED DEVELOPMENT AND LOCATION DETAILS

#### Proposed development

- 3.1 The application is for the construction of a new 3-bedroom residential dwelling to the rear of No. 29 Haringey Park, adjacent to Abbots Terrace on what was a previously developed site (a builders' yard), and prior to that part of a rear garden. It is proposed to provide a single car parking space and cycle parking with the unit.
- 3.2 It is proposed to access the development from Abbots Terrace, and the applicant is proposing to resurface Abbots Terrace from the junction with Crouch Hill to the development site and provide lighting.

#### Site and Surroundings

- 3.3 The application site comprises the rear part of the original garden to No. 29 Haringey Park, which previously contained a builder's yard becoming subsequently redundant and now removed. Approximately half the length of the rear garden as measured from the closest part of the house has been separated off to form a separate plot. The rear boundary of the site fronts onto an accessway route which runs between the rear gardens of Haringey Park and Cecile Park.
- 3.4 This accessway leads west onto Crouch Hill approximately 200 metres away. The accessway also carries on past the application site to the east as far as Sandringham Gardens. The accessway is unmade and generally gives access to the rear gardens and garages of the properties on Haringey Park and Cecile Park. At its western end, closest to Crouch Hill, a late 20<sup>th</sup> Century row of 6 small mews type cottages has been built (Abbots Terrace). There is also access point onto this access route from southern end of Ivy Gardens, via a small and stepped pedestrian way.
- 3.4 The site lies within Crouch End conservation area, specifically Sub Area 5. The character appraisal for the conservation area makes reference to Abbots Terrace and the un-surfaced track:

*"An un-surfaced track shown on the Hornsey Enclosure Map of 1815, runs east between No. 116 and No. 118 Crouch Hill, passing Abbots Terrace and providing access to lock-up garages within the rear gardens of properties on the northern side of Cecile Park and the southern side of Haringey Park. This track retains some of its old world charm, but now has a neglected and overgrown appearance and exposes long views of the rears of nearby properties. The eastern end of the track is now blocked by No. 54A and No. 54B Cecile Park, a small semi-detached pair of two storey reddish/brown brick 1930s cottages at the rear of Derwent Court."*

#### Relevant Planning and Enforcement history

Most recent planning history

- HGY/2007/0983 - Rear Of 29 Haringey Park London N8 9JD - Demolition of existing workshop / storage garage and erection of single storey dwellinghouse with associated garage, terrace and rear garden. – Refused - 05/07/2007. Appeal reference - APP/Y5420/A/07/2059769 – Appeal dismissed – 18/06/2008.
- HGY/2007/0986 - Rear Of 29 Haringey Park London N8 9JD London – Conservation Area Consent for demolition of existing workshop / storage garage and erection of single storey dwellinghouse with associated garage, terrace and rear garden. – Refused - 05/07/2007. – Appeal reference - APP/Y5420/E/07/2059771/NWF – Appeal dismissed – 18/06/2008.
- HGY/2008/1791 - Rear Of 29 Haringey Park Hornsey London N8 9JD London - Demolition of existing work and storage garage and erection of single storey three bedroom dwellinghouse with associated single car garage, terrace and rear garden. – Refused - 22/10/2008. – Appeal reference APP/Y5420/A/09/2101529 – Appeal dismissed – 01/10/2009.
- HGY/2008/1792 - Rear Of 29 Haringey Park Hornsey London N8 9JD London - Conservation Area Consent for demolition of existing work and storage garage and erection of single storey three bedroom dwellinghouse with associated single car garage, terrace and rear garden. – Refused - 22/10/2008. – Appeal reference APP/Y5420/E/09/2101589/NWF – Appeal dismissed – 01/10/2009.
- HGY/2016/0637 - Rear of 29 Haringey Park London N8 9JD - Construction of single family dwelling with ground and basement levels – Refused - 27/06/2016 – Appeal reference APP/Y5420/W/16/3153672 – Appeal dismissed – 04/11/2016.
- HGY/2017/1431 - Rear of 29 Haringey Park London N8 9JD London - Construction of 1 x 2 bedroom dwelling with associated works – Refused - 21/06/2017 – Appeal reference APP/Y5420/W/17/3186301 - Appeal allowed – 28/02/2018.
- HGY/2017/2314 - Rear of 29 Haringey Park London N8 9JD London - Construction of 1 x 2 bedroom dwelling with associated works – Refused - 21/09/2017 – Appeal reference APP/Y5420/W/17/3186303 – Appeal dismissed – 28/02/2018.
- HGY/2018/3670 - Rear of 29 Haringey Park London N8 9JD - Construction of a 1 x 3 bedroom dwelling with basement level – Refused - 22/02/2019 – Appeal reference APP/Y5420/W/19/3226826 – Appeal Dismissed – 13/08/2019.

**4. CONSULTATION RESPONSE**

4.1 The following were consulted regarding the application:

Internal:

LBH: Transportation:

LBH Building Control:

LBH: Design:

LBH Arboricultural Officer

4.2 The following responses were received:

Internal:

LBH: Transportation – Raise no objection subject to a legal agreement under s106 to show that the developer has the necessary legal interest and funds to implement the resurfacing/ lighting works with the said detail of such works (including, surfacing / construction materials, means of surface water drainage, details of the lighting installations/ illuminance levels) also being agreed with the LPA and fully implemented before the occupation of the residential unit, as well as the satisfactory discharge of other related conditions.

## 5. LOCAL REPRESENTATIONS

5.1 The application was publicised by way of press and site notice displayed in the vicinity of the site and 165 letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application are as follows:

No of individual responses: 56

Objecting: 56

Supporting: 0

5.2 The following local groups/societies made representations:

- Abbots Terrace & Ivy Gardens Residents Association – Object on the following grounds:
  - Impact on ecology
  - Impact on character of the conservation area
  - Proposal would set a precedent for development along the lane

5.3 The following Councillor(s) made representations

- None

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

Amenity

- Impact on outlook
- Loss of privacy / overlooking of houses on Cecile Park, Haringey Park and Sandringham Gardens
- Noise and disturbance
- Light pollution from bollards and house
- Reduced security

Impact on built & natural environment

- Development would stand in stark contrast to the open and spacious back garden plots
- Impact on the character of the area
- Paving and lighting would completely change the character of the lane
- Building does not reflect the architecture of the surrounding houses
- Precedent set by the development with associated impact on quiet lane in the conservation area
- Loss of green space/ an important green space in the conservation area
- Impact on trees / removal of trees and impact on the roots of other trees
- Impact on wildlife
- Drainage

Access, parking and safety

- Lane remains too narrow and weak to take a large amount of traffic
- Lane unsuitable for the kind of vehicles that would be needed to build structure
- Safety concerns during construction/ residents of Abbots Terrace will be unable to access or exit our properties safely
- Impact on off-street parking conditions
- Fire engine access/ alley is too narrow in places to admit a fire engine
- Concern about maintenance of access road and lighting

5.4 The following issues raised are not material planning considerations:

- Provision of services (Officer Comment: This would be subject to provision being made by the relevant water/ electricity / gas / internet companies and is not a material planning consideration).
- CPZ along the access track (Officer Comment: Given that the access road is a private road it does not come under the jurisdiction of the Local Highway Authority and would therefore be outside of the scope of implementing a CPZ).

- Inaccuracies as part of the submitted detail relating to width of access road (Officer Comment: This was checked by Officers on site and concerns relayed to the developer, with amended plans subsequently provided).
- Misleading information (Officer comment: The address has been amended to accurately reflect the application site. Nevertheless, the submitted details are considered to clearly and accurately reflect the location and position of the site in question).
- Ownership issues / legal issues (Officer Comment: The planning system entitles anyone to apply for permission to develop any plot of land, irrespective of ownership. This does not however affect any civil rights which can preclude development from being implemented if the consent of the owner is not obtained).
- Notifications to anyone with a leasehold / freehold interest within the land (Officer Comment: The applicant was made aware of concerns that the relevant interested parties may not have been notified in accordance with the Development Management Procedure Order prior to the submission of the application. However, the LPA are not in possession of any substantive evidence to suggest otherwise).

## **6 MATERIAL PLANNING CONSIDERATIONS**

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

1. Background/ planning history;
2. Principle of development;
3. Design and impact on the character and appearance of the conservation area;
4. Impact on the amenity of adjoining occupiers;
5. Living conditions for future occupants;
6. Access, parking and highway safety;
7. Impact on trees and ecology; and
8. Basement development.

### **Background/ planning history**

6.2 Since 2007, eight applications for the erection of a dwelling have been submitted previously for this site as detailed within the planning history section above, along with subsequent appeals following refusal by the LPA.

6.3 A material consideration in this case are the two appeal decisions (A & B - Refs: HGY/2017/2314 & HGY/2017/1431) dated 28<sup>th</sup> February 2018, one allowed and one dismissed and a later appeal decision in 2019 (Ref: HGY/2018/3670) which was dismissed. All of these applications relate to the erection of a single dwelling on the same site.

6.4 The only meaningful difference between the two schemes decided on appeal in February 2018 was the means of access, one of which had a pedestrian access

to/from Haringey Park (allowed) and the other via the access lane on Abbots Terrace from Crouch Hill (dismissed). In dismissing the appeal with access only from Abbots Terrace, the Inspector concluded that *“the use of Abbots Terrace by future occupiers of the development would be prejudicial to pedestrian safety”*. In respect of erecting a dwelling house on the site and its effect on the character and appearance of the area and this part of the conservation area, the Inspector found that both proposals would not result in unacceptable harm.

- 6.5 The latest appeal for the site in 2019 was materially different from the previous cases in that it involved pedestrian access to/from Abbots Terrace, which was proposed to be partially resurfaced and lit with new street lighting. The proposed resurfacing and street lighting works extended just beyond the existing pedestrian access to Ivy Gardens and excluded the first section of the track. In determining this case the Inspector concluded that *“given the poor quality of the unsurfaced section of the lane which would remain, in addition to the lack of street lighting and a lack of a designated pedestrian footway, this would be prejudicial to pedestrian safety.”*
- 6.6 The current application has been amended in that the entire section of track between the application site and Abbots Terrace and on to Crouch Hill has been included within the scope of re-surfacing works and would also benefit from new lighting. This differs from the extant permission in that access to the dwelling would be from the track leading on to Ivy Gardens & past Abbots terrace on to Crouch Hill, which would be re-surfaced, rather than pedestrian access to/from Haringey Park.
- 6.7 It is therefore important to point out that there is an extant consent for this site (HGY/2017/2314) for the erection of a dwelling, which will expire on 27<sup>th</sup> February 2021. This extant consent represents a fall-back position which is a material consideration in the determination of this current application. Equally the Inspectors comments in the allowed and dismissed cases are a material consideration.
- 6.8 It is highlighted that the Town and Country Planning Act 1990 specifically outlines that the local planning authority must have regard to "material considerations" when deciding on a planning application. It is also well established case law that previous planning decisions are material considerations, which need to be taken into account as this is important for the purpose of securing public confidence in the operation of the planning system for all those involved.

### **Principle of development**

#### Supply of housing/ small sites

- 6.9 The principle of additional housing is supported by the London Plan (2016) Policies 3.3 'Increasing Housing Supply' and 3.4 'Optimising Housing Potential'. It is also

supported by Haringey's Local Plan Policy SP2 'Housing'. Policy SP2 states that the Council will seek to ensure a mix of dwelling sizes arising from development and recognises that there is a lack of family sized housing in the Borough. The Haringey Local Plan has a target of 19,820 dwellings between 2011 and 2026.

- 6.10 Government policy as set out in the NPPF 2019 requires Local Planning Authorities to significantly boost the supply of housing (para. 59). Paragraph 68 supports approval on small sites and outlines that such sites can make an important contribution to meeting the housing requirement of an area, as they often can be built out relatively quickly.
- 6.11 The new draft London Plan (intend to publish version) policy on small sites (H2) is afforded weight in the determination of this application. The plan has been 'examined in public' and as such carries weight in the decision-making process. Policy H2 sets out a presumption in favour of small sites and seeks to promote infill development on vacant or underused sites within PTALs 3-6 and within 800m of a Tube or rail station. The site here is within 800m (774m) of a tube station and while in an PTAL 2 area it is very close to PTAL 3.

#### Backland development

- 6.12 The local plan has a specific policy on backland, infill and garden land development. Policy DM7 of the Development Management DPD states that there will be a presumption against the loss of garden land but equally the subtext of the policy outlines that for the Council to meet its housing needs, optimising existing built sites it may be necessary, but importantly such development should be of "sensitive design in order not to detract from the character of the street scene, the architectural integrity and scale of adjacent buildings or from residential amenity". Third parties have raised this issue. Part B of the policy outlines a number of criteria that should be met in relation to infill/ backland development, as set out below.
- a. Relate appropriately and sensitively to the surrounding area as well as the established street scene, ensuring good access and where possible, retaining existing through routes;
  - b. Provide a site specific and creative response to the built and natural features of the area;
  - c. Where appropriate, repair or re-provide street frontages and provide additional passive surveillance and increased security;
  - d. Safeguard privacy, amenity, and ensure no loss of security for adjoining houses and rear gardens;
  - e. Retain and provide adequate amenity space for existing and new occupants;
  - f. Incorporate at least one street frontage or be ancillary to the host dwelling and the adjacent houses/terraces; and
  - g. Not result in 'gated' developments that prevent access which would normally be provided by a publicly accessible street.

- 6.13 The development here is backland development by virtue of where the development would sit, with no main road frontage, and it is on previously developed land (builder's yard). This issue has been specifically considered in the previous applications/ appeals for the site. In specific the Planning Inspector as per the 2018 allowed appeal (ref: HGY/2017/2314) accepted that *"the erection of a dwelling in this backland location would not be entirely consistent with the prevailing settlement pattern. However, the weight to be attached to these arguments must be moderated by the fact that a workshop and builders yard occupied the site between 1935 and 2010. In effect the development would simply reinstate the settlement pattern that existed when the CECA was designated in the 1970s."*
- 6.14 Having regard to the comments made by the Planning Inspector as part of the latest appeal decisions at the site, the proposal is considered acceptable in principle, but must be assessed against Part B of Policy DM7 and other relevant policy objectives, as discussed below.
- 6.15 It is noted that concerns have been raised in relation to the proposed development setting a precedent for further development along this lane. It is however important to point out that each application has to be considered on its own individual planning merits, site circumstances and judged accordingly. This is reinforced by the Planning Inspector's decision specifically referred to above. As such the granting of permission here does not necessarily set a precedent for similar development along this lane, with rather each application having to be determined on its individual merits.

#### **Design and impact on the character and appearance of the conservation area**

- 6.16 Policy 3.5 of the London Plan (2016) requires housing development to be of the highest quality; policies 7.1, 7.4, 7.5 and 7.6 states that development should make a positive contribution to the local character, public realm and streetscape. It should incorporate the highest quality materials and design appropriate to its context. Local plan policy SP11 requires development to enhance and enrich Haringey's built environment.
- 6.17 DM Policy (2017) DM1 'Delivering High Quality Design' states that development proposals should relate positively to their locality, having regard to, building heights, form, scale and massing prevailing around the site, urban grain, sense of enclosure and, where appropriate following existing building lines, rhythm of any neighbouring or local regular plot and building widths and distinctive local architectural styles, detailing and materials.
- 6.18 London Plan Policy 7.8 requires that development affecting heritage assets and their settings to 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.

- 6.19 The resulting house in terms of form, appearance and footprint is materially the same as that previously considered acceptable, namely the extant scheme/ the fall-back position as referred to above. The dwelling would still appear subservient to the buildings fronting Haringey Park. The Planning Inspector as per the February 2018 decisions, commented on the merits of the new house and effects on the lane, specifically outlining the following:

*".....(the back lane) is clearly a street that has evolved over the years and will continue to do so. Despite its designation within the CECA," and saw nothing "so inherently sensitive about its character or appearance to suggest that no further development can ever take place. The dwelling itself would be well-meaning, visually distinct and an inconspicuous addition to the Abbots Terrace street-scene respecting its informal and low-key sensibilities and preserving its leafy and suburban 'back lane' character".*

- 6.20 Given that the visible elements of the scheme have not significantly altered in relation to the previous scheme, it is not justifiable to raise any further concerns in terms of the proposed development and its impact on the character and appearance of this part of the conservation area.
- 6.21 It is noted that concerns have been raised in relation to the impact on the character and appearance of the lane from the re-surfacing works. However, it is important to highlight that a Planning Inspector did not raise concerns in relation to such works (although accepted to be of a smaller scale). The Inspector notes that the *"section of the lane, which is proposed to be resurfaced and lit, would provide a good quality surface"*.
- 6.22 As such while accepting the appearance of the lane will change the proposed re-surfacing involving grass pavers would still respect the character of the lane with the low-level lighting not being intrusive as to harm its qualities.
- 6.23 Overall, taking into consideration the previous appeal decisions for the site, the proposed development would not have a significant impact on the character and appearance of the conservation area. The effect therefore is to leave the conservation area unharmed / preserved.
- 6.24 To ensure that the development is of high quality and complements its surroundings, a number of matters relating to the detailed design of the building and works to the lane are to be agreed with the local planning authority via the planning conditions imposed.

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

- 6.25 The London Plan (2016) Policy 7.6 *Architecture* states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. DM Policy (2017) DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours.
- 6.26 The proposed new dwelling has not been altered from the outcome of the previous application, where it was considered acceptable in terms of its impact on the residential amenity of neighbouring occupiers. The dwelling would be well set away from the rear of No 29 Haringey Park. The development will also be set in from the property boundary it shares with 30 Haringey Park to the west and Ravensdale Mansions to the east. The subordinate scale and siting of the proposal means that the living conditions in terms of daylight/sunlight and outlook currently enjoyed by neighbouring properties will still be maintained.
- 6.27 It is highlighted that Officers previously raised concerns in the 2016 application, (ref: HGY/2016/0637) that illumination (when in use) and general use of the private access would give rise to light and noise pollution on the surrounding rear gardens, thereby being detrimental to local amenity. The Planning Inspector in considering the associated appeal however did not agree and rather concluded that the proposal would not have a harmful effect on the living conditions of neighbouring occupiers (No 29 Haringey Park and Ravensdale Mansions) with particular regard to light pollution and noise.
- 6.28 Given the building would be no higher than one storey above ground level, it is considered that the proposed development would not facilitate overlooking of neighbouring properties and gardens.
- 6.29 While accepting there would be more lighting installations along the access lane such lighting can be controlled by condition. While accepting that elements of the lighting scheme may be apparent in locations where not currently existing, this would not be material or significant so as to cause harm to the amenity of neighbouring occupiers.
- 6.30 It is also important to highlight that levels of illumination have been proven to deter criminal behaviour, the fear of crime and antisocial behaviour. While there are no guarantees of lower crime, it is considered that the introduction of modest lighting here could improve conditions in respect of security, over and above existing site circumstances.
- 6.31 It is noted that concerns have been raised in relation to noise and disturbance during construction works. However, as highlighted later in this report, the development would be subject to the submission of a construction management plan, so as to ensure construction works, including the movement of construction vehicles, are limited to a time, route and rate that would minimise disturbance to

neighbouring occupiers. The construction works would also be subject to the control of pollution act legislation, restricting hours of construction works.

- 6.32 Overall, the proposal would not have a detrimental impact on the living conditions and amenities to the occupiers of neighbouring properties.

### **Living conditions for future occupants**

- 6.33 London Plan 2016 policy 3.5 and accompanying London Housing Design Guide set out the space standards for all new residential developments to ensure an acceptable level of living accommodation offered.

- 6.34 In assessing the proposal against these requirements, the proposed unit would accord with the minimum unit size requirements. The minimum standards prescribed for individual rooms are set out within The London Housing Design Guide and the proposed rooms conform to these standards as shown on the floor plans with the unit meeting the minimum requirement as follows:

- 1 x 180m<sup>2</sup> for a 2 storey, 3 bedroom, 6 person unit. (102m<sup>2</sup> required).

- 6.35 The proposed unit would be dual aspect with the windows generally being either east or west facing. The bedrooms, while at lower ground floor level, would be served by substantial lightwell areas. As such, the proposal would benefit from adequate daylight and outlook for the occupants of the unit. There would also be a section of amenity space at ground floor level by way of garden areas.

- 6.36 It is also noted that the Planning Inspector as per the recent appeal decisions did not find any issue with the layout and quality of accommodation associated with this unit.

- 6.37 Overall, the development is considered to provide an acceptable quality of accommodation for future occupiers.

### **Access, parking and highway safety**

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

- 6.39 As per the 2019 appeal decision the Planning Inspector upheld the LPA's reason for refusal in relation to providing adequate safe and secure access arrangements from Abbots Terrace. The Inspector made the following observations:

*“...the link between Abbots Terrace and Ivy Gardens was stepped and therefore it would be difficult to use for future occupiers with mobility issues, which may force such users to continue their journey along Abbots Terrace beyond the resurfaced track and onto the unmade and unlit part of the track which goes to Crouch Hill. Despite the relatively low traffic volumes and vehicle speeds, given the poor quality of the unsurfaced section of the lane which would remain, in addition to the lack of street lighting and a lack of a designated pedestrian footway, this would be prejudicial to pedestrian safety.”*

6.40 As highlighted above, compared to the 2019 scheme the current scheme incorporates the entire section of track between the application site and Abbots Terrace and Abbots Terrace and the start of the public highway on Crouch Hill, to be subject to re-surfacing works and a lighting scheme installed. Such works seek to address the concerns raised about the condition of the lane as expressly viewed to be prejudicial to pedestrian safety.

6.41 The Council's Transportation Team has been consulted and have commented on the scheme.

#### Access Arrangements

6.42 The site has a PTAL value of 2 and is very close to an area of value 3 to the west. A PTAL of 2 is considered 'poor' access to public transport services. There are 5 different bus services accessible within 1 to 6 minutes walk of the site. Crouch Hill Station is just outside of the walking distance criteria (12 minutes/960m) for inclusion into the PTAL value.

6.43 The site is also within the geographical area of Crouch End 'A' CPZ, which has operating hours of 10.00 to 12.00 Monday to Friday however there are no formal parking restrictions in place within Abbots Terrace given it is a private road.

6.44 As described above, the site is accessible from Abbots Terrace, which is a narrow private access track that is currently partly hard surfaced along the stretch from Crouch Hill to the end of Ivy Gardens. Eastbound from Ivy Gardens to the application site, is not hard surfaced. Neither is Abbots Terrace lit. It is used by vehicles for access to private garages accessed directly off the track at the end of gardens and groups of garages located on hardstanding areas.

6.45 It is pointed out that widths/ measurements to sections to the lane within the application submission have been questioned by residents. Officers thus visited the site to carry out checks of the dimensions. Measurements were made along the first section of Abbots Terrace from Crouch Hill, which is the narrowest section of the track, fronting Nos. 1 to 6. Planning officers noted that the clear width dimensions were narrower than indicated within the application. At the narrowest, the clear width was 3.3m. The applicant has now provided updated details of the width measurements along Abbots Terrace and east of the cottages at 1 – 6

Abbots Terrace. It is noted that the width of the lane varies between 3.3m and 4.7m, and there are two locations where there are hard standings for garages.

- 6.46 The track can accommodate vehicles travelling in one direction and along most of its length it is possible for vehicles to pass pedestrians. There are also garage hardstanding and parking spaces accessed off Abbots Terrace with some opportunities for vehicles to pass one another. The Transport Assessment (TA) undertaken details 25 garages in total plus an unspecified number of parking spaces (7 formal spaces plus a hardstanding area that could accommodate up to 6 or so more cars).
- 6.47 Vehicles have to access the lane from the wider highway network from Crouch Hill. It is possible to access the lane by foot or cycle from Ivy Gardens as well, however there are steps so not so it accessible or suitable for wheelchairs or mobility scooters etc.
- 6.48 Considering the environment along Abbots Terrace and guidance within 'Manual for Streets' (section 7.1) which references that a 4.1m wide lane can safely accommodate vehicles such as cars and delivery vans and pedestrians passing each other, there are opportunities for cars/vehicles to pass each other along this lane i.e. the wider sections where there are garage accesses/hardstandings.
- 6.49 The narrower section by Nos. 1 to 6 Abbots Terrace is relatively short and straight with good visibility. At present and as per current conditions it is expected that drivers show caution if any pedestrians or cyclists are on this section at the same time, and given the low numbers of vehicles and other opportunities for passing, this is considered acceptable. The uplifts in pedestrian/cycle trips and vehicle trips that would result from this application are very small so effectively there would be no change to the existing conditions and driver/pedestrian/cyclist behaviour along Abbots Terrace.

#### Existing and future use of Abbots Terrace

- 6.50 The TA includes 12 hours counts of pedestrians and vehicles currently accessing Abbots Terrace and the count recorded 135 pedestrians using the lane during the survey period, with 16 pedestrians during the AM peak and 23 during the afternoon peak, and a total of 20 vehicle movements recorded along the lane during the 12 hours (10 arrivals/10 departures).
- 6.51 The TA predicts up to anything between 2 and 6 vehicle movements per day depending on whether the occupiers use their private vehicle for work trips only or work and shopping/school trips. Essentially the single dwelling proposed would not add many additional trips to Abbots Terrace, and it is expected servicing trips would be very low, likely to be less than one trip a day on average.

- 6.52 Manual for Streets provides guidance for the consideration of shared surface areas, and in 7.2.1.4 it references that Shared Surfaces may be appropriate where the volume of motor traffic is below 100 vehicles per hour and where parking is controlled, or it takes place in designated areas. It is considered that the existing and proposed arrangements here do fall within those criteria. It is however important to ensure that the environment along Abbots Terrace is as suitable as possible for the mobility impaired.

#### Proposed surfacing and lighting

- 6.53 It is proposed within this application (reference the letter from Lacey and Saltykov architects of 21/7/20) to fully resurface Abbots Terrace from the junction with Crouch Hill to the application site. It is also proposed to provide lighting along the lane. Officers considered the works to improve the surface of the lane and provide lighting could meet the observations/requirements of the Planning Inspectorate, as discussed earlier, overall providing an improved environment for pedestrians and the mobility impaired compared to present conditions.
- 6.54 The submitted detail for the resurfacing references the use of Suregreen PP50 geotextile, often used for emergency accesses, car parks and the like. It is a geotextile that is filled with aggregate to provide a hard surface that can be trafficked and walked on.
- 6.55 The construction section shown on the drawing does not detail the construction depths and overall surfaced widths and other dimensions, it is suggested that the applicant provide a fully detailed design for this to demonstrate that the proposed arrangements will provide a durable surfacing arrangement, that will be serviceable for many years, able to withstand the expected trafficking from the vehicles that use it including service vehicles.
- 6.56 It is required that the detailed design/construction details be provided for review by LPA/ Officers, prior to commencement of the development, so as to ensure the scheme is fit for purpose, the traffic expected and for the needs of pedestrians and cyclists.
- 6.57 As Abbots Terrace is not a public/ adopted highway, Officers view that it is very important to ensure the proposed works here can be implemented and that they are durable and fit for purpose. As such it is viewed reasonable that the application should enter into a legal agreement under s106 of Town and Country Planning Act 1990 with the Council to show that the developer has the necessary legal interest and funds to implement the resurfacing/ lighting works to the lane; with the said detail of such works (including, surfacing / construction materials, means of surface water drainage, details of the lighting installations/ illuminance levels) being agreed with the LPA and fully implemented before the occupation of the residential unit.

#### Car parking

- 6.58 A single car parking space within the site is proposed. Swept path analysis has been provided which details the entry and exit manoeuvres to and from the parking space. This shows that parking can be achieved in a simple movement without the need for multiple manoeuvres and is considered acceptable

#### Cycle parking

- 6.59 Provision of secure, weatherproof cycle parking for 4 cycles is proposed, to be located to the front side of the site. Final details will need to be provided to confirm proposed arrangements as secured by way of a planning condition.

#### Delivery and service arrangements

- 6.60 The servicing demands for a single 3-bedroom dwelling are expected to be very low, and the TA details that the proposed arrangements are for smaller service vehicles up to 3.5 tonne vans using Abbots Terrace/ the lane, and large vehicles parking on the Highway and trolleying goods to the site.

#### Refuse and recycling collection arrangements

- 6.61 The TA details that all refuse and recycling collections will be carried out using a private waste management services provider, with an appropriately sized vehicle used to access the site from Abbots Terrace to make the respective collections. Full details of the proposed arrangements are required to be provided, as secured by way of a planning condition, to ensure such an arrangement is implemented.

#### Construction Phase

- 6.62 A draft Construction Management Plan (CMP) has been included within the application, and the following points are noted:
- The construction programme is for an overall build time of 52 weeks
  - 22 weeks is for the initial phase of work as to excavate and build the foundations
  - Construction vehicle numbers are expected to be low, and vehicles will not attend site during the AM and PM peak periods. The periods of 0800 – 0900 and 1700 – 1800 are referred to, this should be extended to 0800 – 0930 and 1530 – 1800
  - Delivery and collection vehicle slots will be timed and managed to avoid the AM and PM peaks as described and to ensure vehicles do not wait on the highway. A call up arrangement will be utilised so that delivery vehicles will need to get approval from the site manager to access the site.
  - The vehicles proposed for servicing the site build include short wheelbase tipper trucks, 12m hiab delivery trucks, a concrete mixer and a small 10.2m long mobile crane for moving structural components into the site. It is detailed that the widest vehicles are 2.9m wide. and now the applicant has provided

accurate measurements of the clear widths of Abbots Terrace, it is known that the narrowest point is at No 6 where there is a 3.3m clear width. The applicant will need to carry out a detailed assessment of the vehicles intended to be used for construction and only use vehicles that will be suitable taking into account this pinch point.

- As Abbots terrace can only accommodate a single vehicle along it all construction vehicle movements will be overseen by two banksmen. No vehicles will be permitted to visit the site or move along Abbots Terrace without oversight/supervision.
- Deliveries and collections will be made from the lane into the site, and all materials/arising will be stored within the site.
- Swept path plots have been provided for reversing manoeuvres into Abbots Terrace from both directions along Crouch Hill. These will be overseen by banksmen and there is reference to the use of stop/go boards to control traffic and pedestrians when these entry and exit manoeuvres are made. It is recommended that the contractor/applicant contact the Highway Authority in advance of the works to agree any special traffic management arrangements with respect to movements onto and off of the highway. Abbots Terrace is private and not public highway.
- There are details within the CMP relating to keeping the public highway and Abbots Terrace swept clean and free of debris, and also to the use of protection mats to avoid damaging the integrity of Abbots Terrace during the construction phase.
- Overall, the draft CMP does provide a lot of information as to how it is intended to service the buildout. It is a difficult site to access overall and a refreshed and updated CMP will be required to elaborate on the intended arrangements and vehicles envisaged for the build out taking into account the narrowest section of Abbots Terrace at Nos. 1 to 6.
- If the development is consented, the applicant will need to manage this process and work with/liaise with users and residents impacted by the build out to manage the process very carefully.

6.63 Considering the existing and future usage of Abbots Terrace with respect to vehicle and pedestrian movements, only a slight uplift will be resultant from the new residential unit, with this acceptable in transportation terms, taking into account the surfacing and lighting works to improve conditions for pedestrians and the mobility impaired; as such overcoming the previous reasons for refusal and those upheld in the latest appeal decision for the site.

6.64 As indicated above a condition is being imposed to secure full/ final details of the resurfacing and lighting works proposed for the lane. Similarly, conditions relating to securing final details of cycle parking and the refuse and recycling collections arrangements for the site are being imposed. Finally, a CMP is required to be submitted prior to commencement of works to ensure that access for construction vehicles and the build out of the development are carefully and fully considered.



Subject to the satisfactory discharge of the above conditions, the scheme here is considered acceptable in terms of access, parking and highway considerations.

### **Trees & ecology**

- 6.65 DM Policy (2017) DM1 'Delivering High Quality Design' states that the Council will expect development proposals to respond to trees on and close to the site.
- 6.66 It is noted that as part of various previous applications at the site, the development has been considered acceptable in terms of its impact upon trees, through various arboricultural reports submitted in support of the development. As part of the most recent application refused at the site, 2 x category trees were subject to potentially to be removed to facilitate the development and no objections were raised in relation to this. Conditions in relation to tree protective fencing and landscaping measures would be sufficient to outweigh / mitigate the loss of the low grade trees and protect the remaining trees on and adjacent to the site.
- 6.67 It is noted that the impact assessment only accounts for trees on the site. However, no trees along the access lane are proposed to be removed. Works may be required to prune back some trees to allow for access vehicles to pass. However, this would not result in the loss of any trees along the lane.
- 6.68 It is noted that concerns have been raised in relation to loss of wildlife. However, the site is not designated for ecological protection and its lawful use is a builder's yard. As highlighted above, the proposal would not result in the loss of trees along the access lane. The removal of some trees on application site itself can be outweighed by trees being replanted on the site. A condition is to be attached to ensure that hard and soft landscaping mitigation measures are included as part of the development to off-set the loss of any areas of soft-landscaping cleared to facilitate the works.
- 6.69 In terms of the proposals impact on ecology, the site does not form part of an area designated an ecologically valuable site or an ecological corridor. There are also existing residential properties backing onto the lane with associated light coming from such properties. Notwithstanding the site having no formal ecological designation the site and lanes provide landscape and ecological value which needs to be given consideration.
- 6.70 The works here are however sensitive to nature of the site and the lane, in specific using low level lighting as such minimising the direction of illumination/ light spoilage and in turn ecological impact. Additional enhancements can include the provision of bat and bird nesting boxes. These requirements can be secured by suitable planning conditions. Such issues were not reasons for refusal / dismissal previously.

### **Basement development**

- 6.71 Policy DM18 of the Development Management DPD states that householder extensions to existing basements, and the construction of new basements, including in existing dwellings will only be permitted where it can be demonstrated that the proposal does not adversely affect the structural stability of the building, does not increase in flood risk to the host or nearby properties and does not cause harm to the appearance or setting of the property or the established character of the surrounding area.
- 6.72 A Basement Impact Assessment has been submitted as part of the application detailing the soil and groundwater conditions on site, this is the same as the submitted as part of previous applications at the site. It is noted that the Council's Building Control team raised no objections to the information provided as part of previous applications and given that the site circumstances have not changed since the determination of the previous application; it is considered that the information acceptable for the purposes of complying with policy DM18.

### **Conclusion**

- 6.73 Taking into consideration the previous appeal decisions for the site, in specific the unresolved material considerations, Officers view the current scheme with the associated re-surfacing works and lighting to the lane overcome the remaining concern raised by the Planning Inspector in terms of access and pedestrian safety.
- 6.74 As considered in the previous applications/ appeals the proposed building is considered to be acceptable in design terms and would preserve the character and appearance of this part of the conservation area. The proposal would not cause harm to neighbour amenity and tree protection conditions would protect the retained mature trees on and off the site.
- 6.75 All other relevant policies and considerations, including equalities, have been taken into account. Accordingly, it is therefore recommended that planning permission be granted.

### **CIL APPLICABLE**

- 7.1 Based on the information given on the plans, the Mayoral CIL charge will be £7,692.68 (173.2sqm x £35 x 1.269) and the Haringey CIL charge will be £49,937.024 (173.2sqm x £265 x 1.088). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.

## **8.0 RECOMMENDATIONS**

GRANT PLANNING PERMISSION subject to conditions and a Section 106 Legal Agreement

Applicant's drawing Nos: 1703.A-00-001 09, 1703.A-02-001- 09, 1703.A-03-112-01 09, 1703.A-03-112-02 09, 1703.A-03-112-03 09, 1703.A-03-114-01 09, 1703.A-03-114-02 09, 1703.A-03-114-03 09, 1703.A-03-132-01 09, 1703.A-03-132-02 09, 1703.A-03-132-02 09, 1703.A-03-132-04 09, 1703.A-03-132-05 09, 1703.A-03-133-01 09, 1703.A-03-133-02 09, 1703.A-03-133-03 09, 1703.A-03-133-04 09, 1703.A-03-133-05 09, 1703.A-03-133-06 09, 1703.A-03-133-07 09, 1703.A-03-133-08 09, AMA Demolition Statement of Intent AMA\_REP\_02 Nov 2017, AMA Structural Engineering Report AMA\_REP\_01 Jul 2017, Design and Access Statement July 2017 (MacArchitect)

Subject to the following conditions:

1. The approved plans comprise drawing nos (Lighting Report Rev 02, 1240-A-GA-PL-20A, 21A, 22A, 1240-A-GA-SC-20A, 21A, 1240-A-GA-EL-20A, 21A, 22A, 1240-A-SP-12A, Design & Access Statement Rev A, 1240-A-SP-03B, 1240-A-SP-11A, Supporting Illustrative Information, Construction Management Traffic Plan, Arboricultural Impact Assessment, BIA Screening/ Scoping Study, 18145.OS.101.02 & 18145.OS.105.01C). The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

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

2. 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.

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

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity consistent with Policy 7.6

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

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

have been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented and retained during the demolition and construction period.

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

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (and any order revoking and re-enacting the order) no extensions or outbuildings shall be built and no new window or door openings inserted into any elevation of the buildings (other than that development expressly authorised by this planning permission).

Reason: To safeguard the amenities of neighbouring occupiers and the general locality.

6. No development shall commence until a scheme for the treatment of the surroundings of the proposed development including the timescale for the planting of trees and/or shrubs and appropriate hard landscaping has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be implemented in accordance with the approved details.

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

7. No development shall start until all those trees to be retained, have been protected by secure, stout, exclusion fencing erected at a minimum distance equivalent to

the branch spread of the trees and in accordance with BS 3998:2010 and to a suitable height. Any works connected with the approved scheme within the branch spread of the trees shall be by hand only. No storage of materials, supplies or plant machinery shall be stored, parked, or allowed access beneath the branch spread of the trees or within the exclusion fencing.

Reason: In order to ensure the safety and well-being of the trees on the site during constructional works that are to remain after building works are completed consistent with Policy 7.21 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

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

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

9. Prior to the first occupation of the development, details of the type and location of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until a minimum of 2 cycle parking spaces for users of the development, have been installed in accordance with the approved details. Such spaces shall be retained thereafter for this use only.

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

10. No development in connection with the permission hereby approved shall take place unless an Energy Statement has been submitted to and approved in writing by the Planning Authority, including full details of the proposed energy efficiency measures and renewable technologies to be incorporated into the development.

The development shall not be occupied unless it has been carried out in accordance with the approved details in the Energy Statement. The carbon reduction measures shall be retained in place and be fully operational before first occupation of the dwelling unit.

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.

11. Details of bird and bat nesting boxes shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The details shall include the exact location, specification and design of the habitats. The nesting boxes shall be provided strictly in accordance with the details so approved, installed prior to the first occupation of the building to which they form part or the first use of the space in which they are contained and shall be maintained as such thereafter.

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

12. The residential unit hereby approved shall be designed to meet Part M4 (2) 'accessible and adaptable dwellings' of the Building Regulations 2015 (formerly Lifetime Homes Standard) unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the proposed development meets the Council's Standards in relation to the provision of accessible and adaptable dwellings.

13. The development hereby approved shall be designed to Secured by Design compliance. Prior to occupation, confirmation of the final certification shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposed development meets Police standards for the physical protection of the building and its occupants, and to comply with Policy SP11 of the Local Plan 2017 and Policy DM2 of the Development Management, DPD 2017.

#### Informative

- 1) CIL liability
- 2) Hours of construction
- 3) Street Numbering
- 4) Land ownership
- 5) This permission is subject to S106 agreement for re-surfacing works to Abbots Terrace / The Lane.

#### INFORMATIVE : Community Infrastructure Levy

The applicant is advised that the proposed development will be liable for the Mayor of London and Haringey CIL. Based on the information given on the plans, the Mayor's CIL charge will be £10,735.20 (180 sqm x £59.64) and the Haringey CIL charge will be £66,659.40 (180 sqm x £ 370.33 (Indexation included)). This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume

liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

Note: The CIL rates published by the Mayor and Haringey in their respective Charging Schedules have been inflated in accordance with the CIL regulations by the inflation factor.

**INFORMATIVE: Hours of Construction Work**

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

8.00am - 6.00pm Monday to Friday

8.00am - 1.00pm Saturday

and not at all on Sundays and Bank Holidays.

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

**INFORMATIVE: Land Ownership**

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

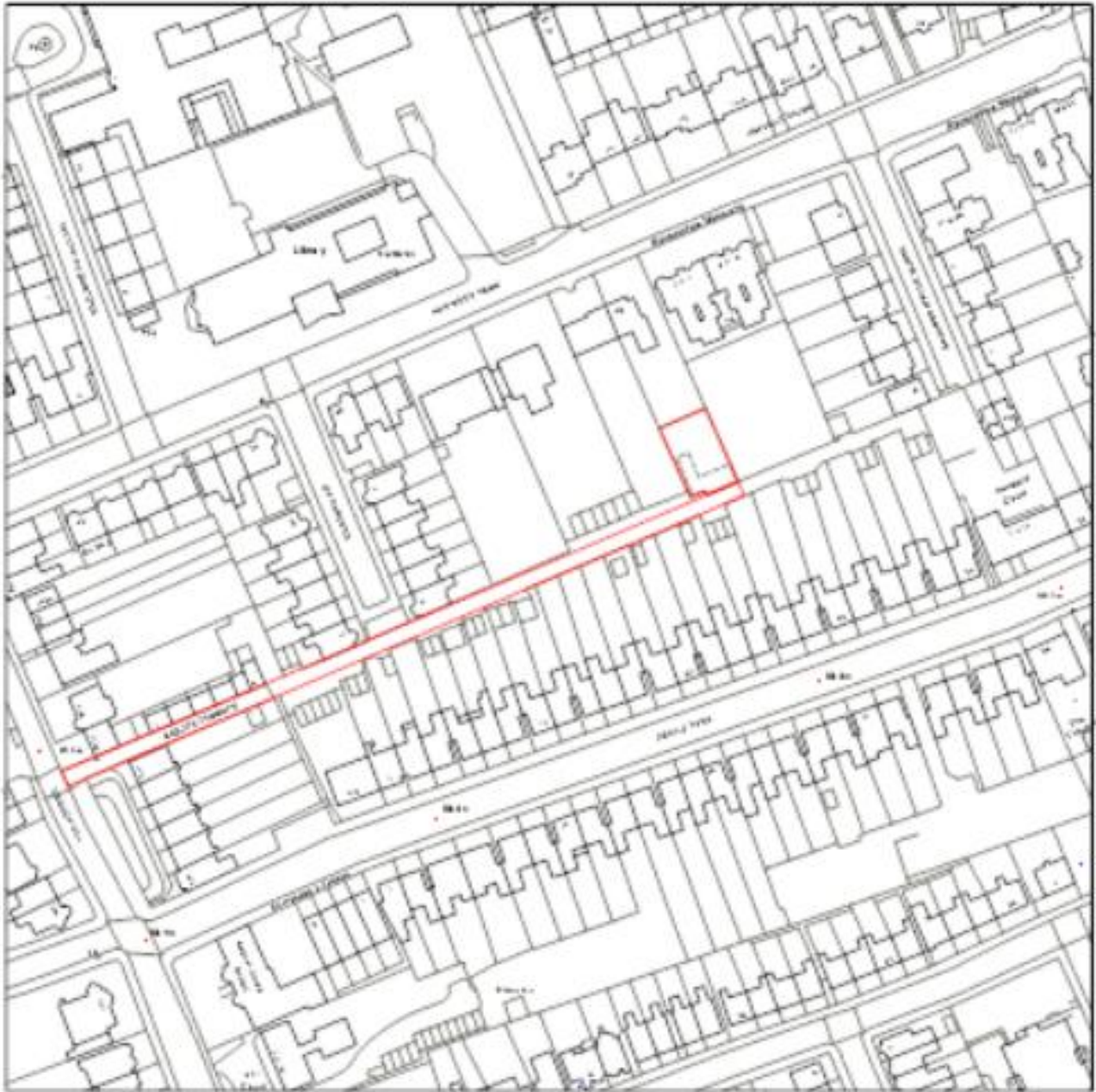
**INFORMATIVE:** This permission is subject to a legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended). The agreement relates to re-surfacing works to Abbots Terrace / The Lane.





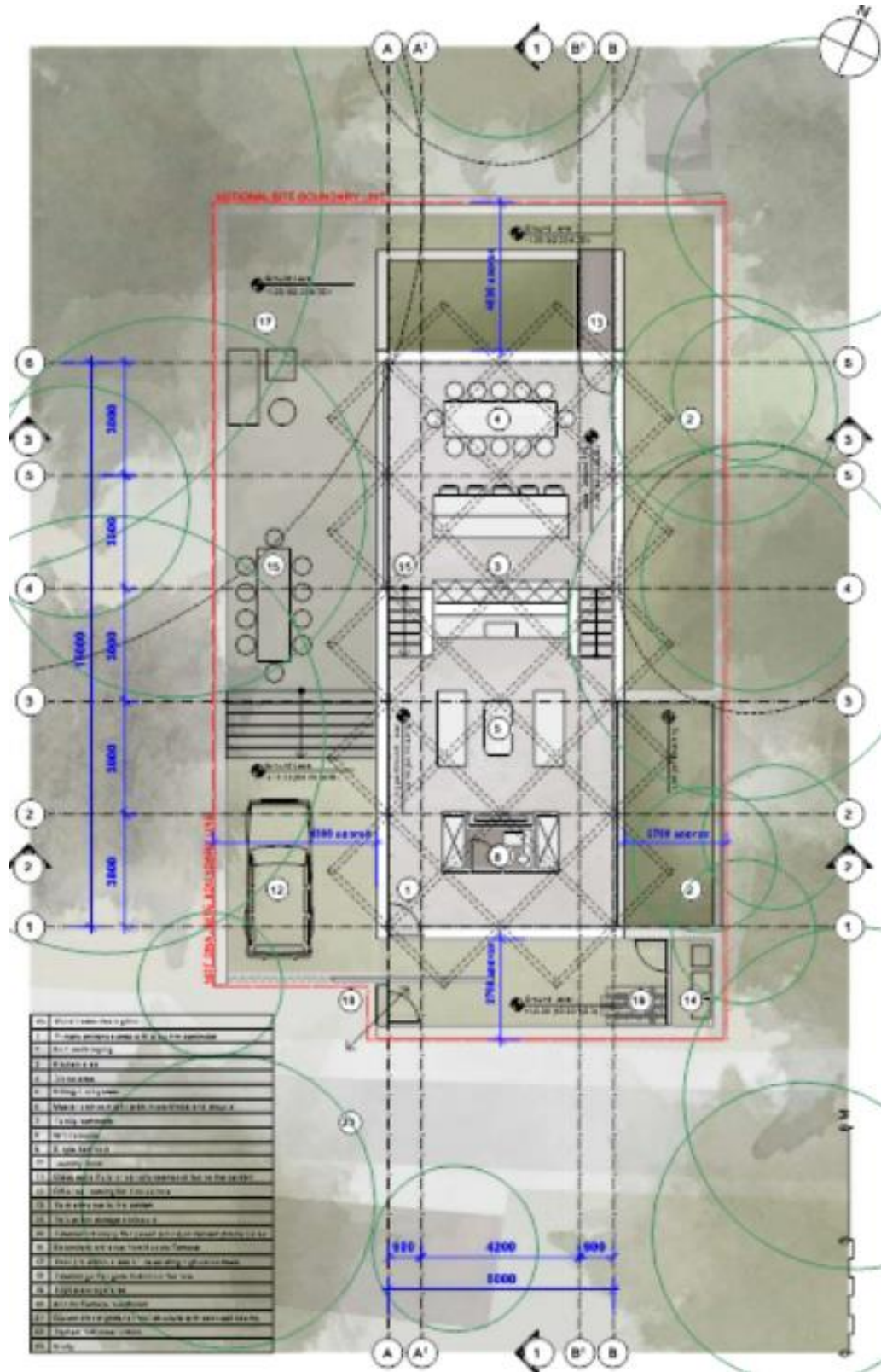
Appendix 1: Plans and Images

Site Location Plan

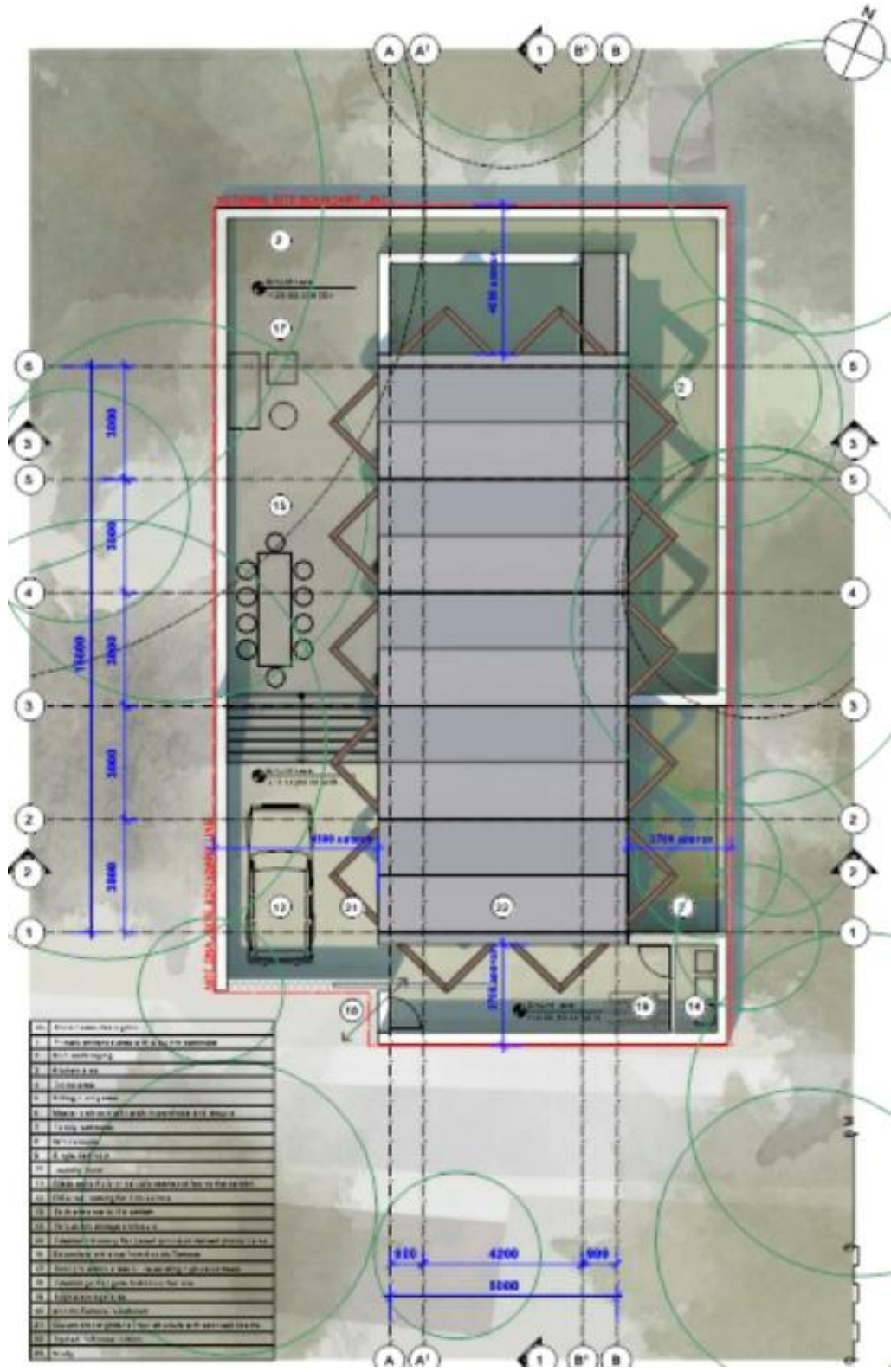




Ground Floor Plan



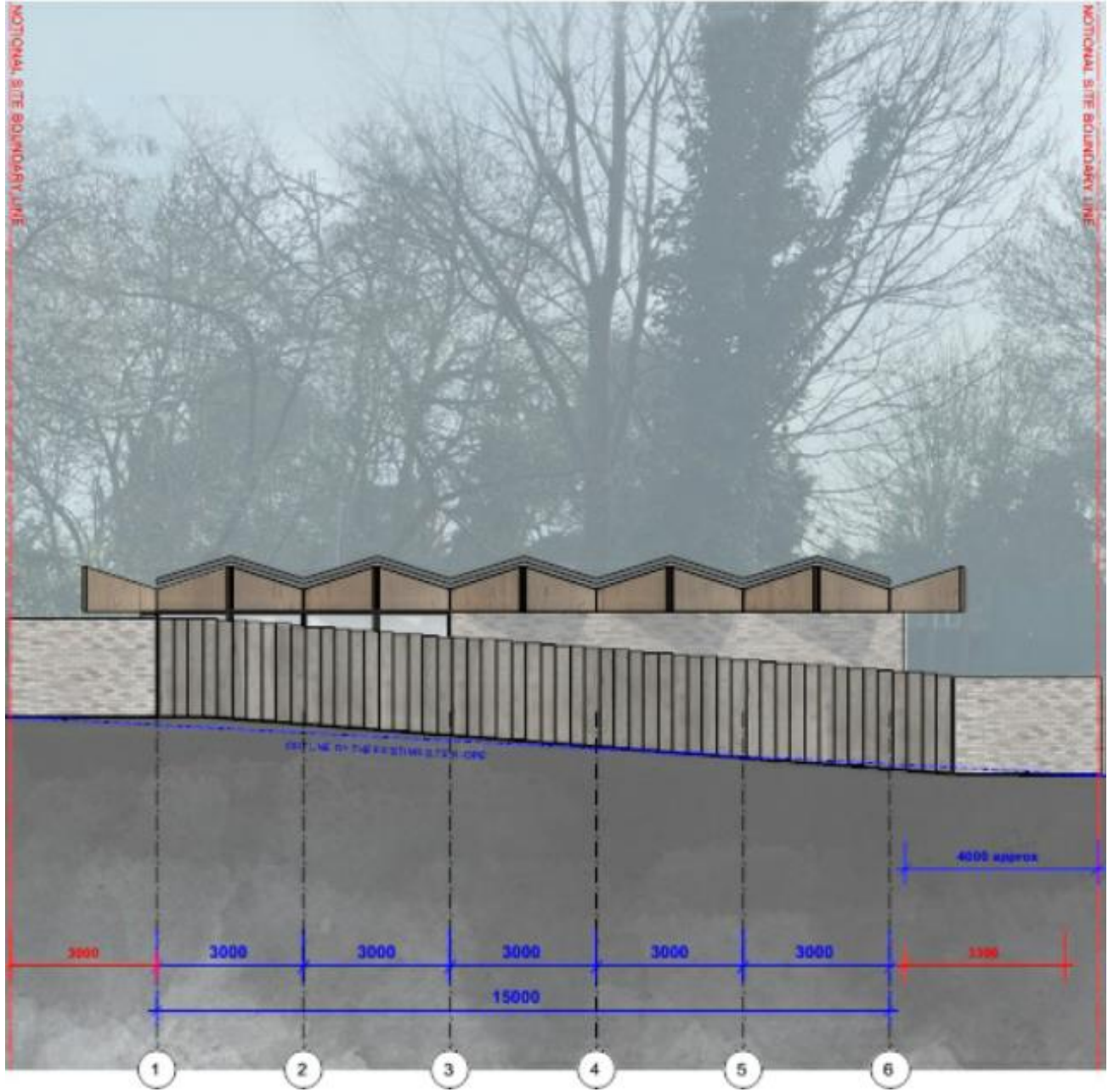
Roof Plan



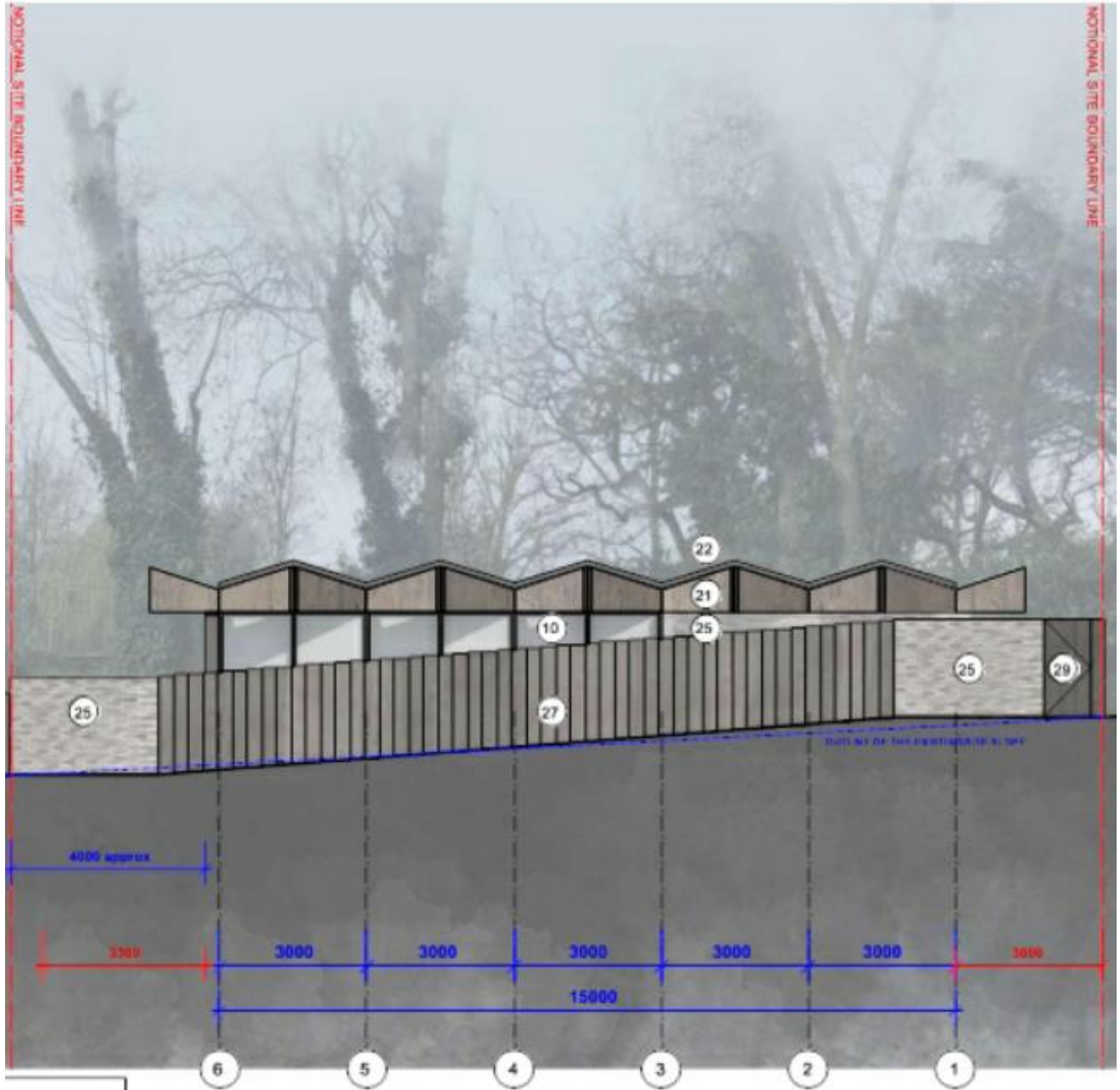
Section



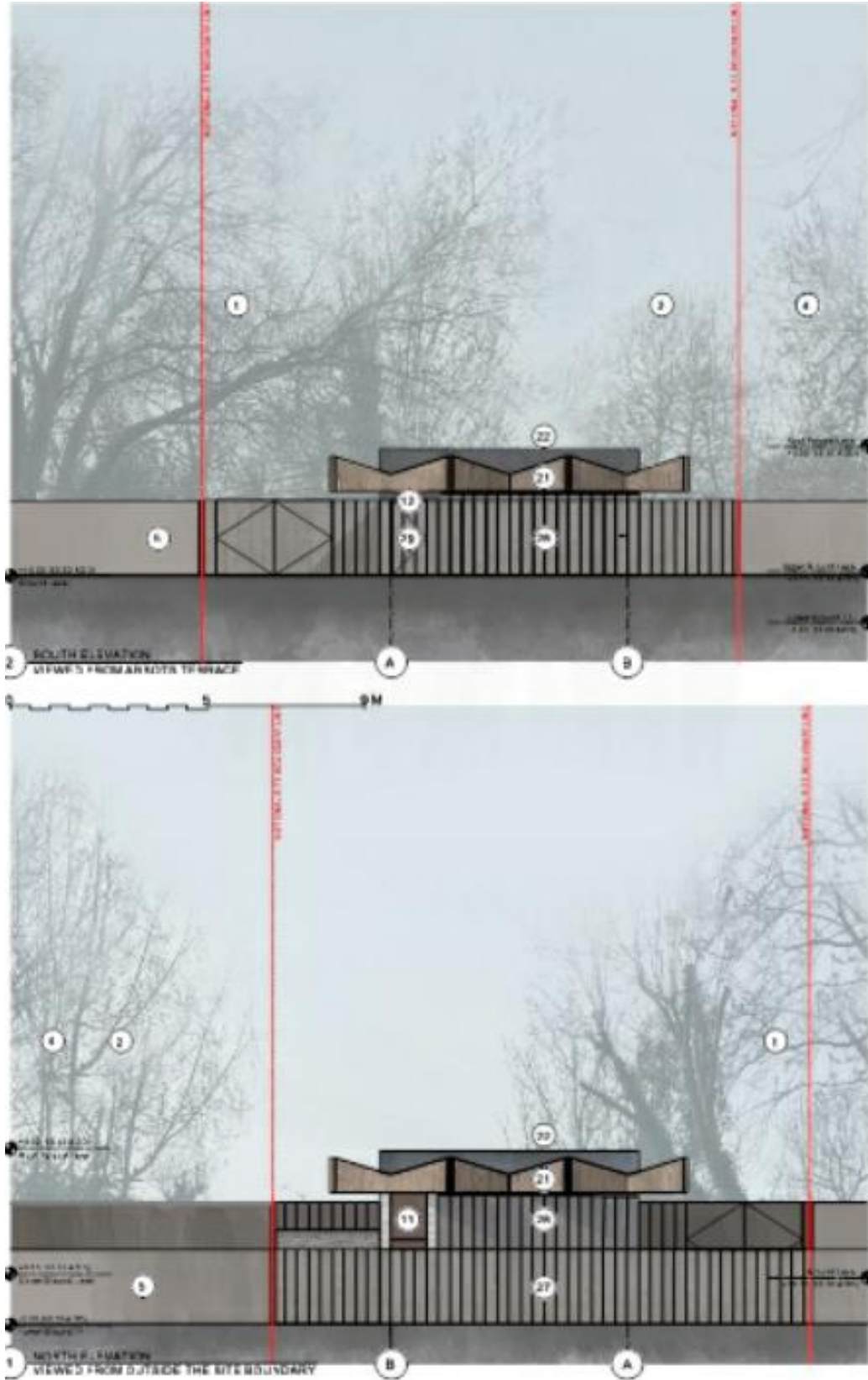
Front Elevation



Rear Elevation



**Side Elevations**



**Appendix 2: Appeal Decision**





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## Appeal Decision

Site visit made on 2 July 2019

by Christopher Miell MPlan MRTPI

an Inspector appointed by the Secretary of State

Decision date: 13<sup>th</sup> August 2019

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**Appeal Ref: APP/Y5420/W/19/3226826**

**Rear of No. 29 Haringey Park, London N8 9JD**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Mr & Mrs Pierre & Ally Carboni against the decision of the Council of the London Borough of Haringey.
  - The application Ref HGY/2018/3670, dated 26 November 2018, was refused by notice dated 22 February 2019.
  - The development proposed is the construction of a 1 x 3 bedroom dwelling with associated works.
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### Decision

1. The appeal is dismissed.

### Procedural Matters

2. As part of the appeal, the appellant has submitted a land resurfacing plan (dwg no: 1240-A-SP-03) which clarifies the extent of the proposed work to Abbots Terrace and the ownership of the various parts of the lane. As the submitted drawing does not evolve the scheme beyond which people's views were sought in respect of the planning application, I am satisfied that neither the Council nor any other appeal party would be prejudiced by my determination of the appeal on that basis.
3. The appellant's final comments seek to introduce additional information relating to a lack of reported vehicular and pedestrian accidents within the vicinity of the site over the last twenty years. The appeal process should not be used to evolve a scheme and it is important that I determine this appeal on the basis of what was considered by the local planning authority, and on which interested people's views were sought. Therefore, I have not had regard to this information as part of the determination of this appeal.

### Main Issue

4. The main issue is whether the use of Abbots Terrace provides an appropriate means of access to the proposed development, with particular regard to pedestrian safety, refuse collection and emergency access for a fire tender.

### Reasons

5. The appeal site is a rectangular parcel of land to the rear of No 29 Haringey Park and is located within the Crouch End Conservation Area (CECA). It is understood that the site was formerly used as a builders yard and featured a

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<https://www.gov.uk/planning-inspectorate>

workshop building. The use ceased in 2010 when the former workshop building burnt down. The site has subsequently been cleared and fenced off.

6. The site is accessed via Abbots Terrace (also referred to as 'Back Lane' by the Council), which is an unmade track served from Crouch Hill. The track is about 250 metres long and provides a public right of way to enable access to Nos 1-6 Abbots Terrace and the rear gardens of properties on Haringey Park and Cecile Park, many of which have garages and parking areas accessed from the track. In addition, Abbots Terrace is also used by pedestrians as a through route between Crouch Hill and Haringey Park, via an existing pedestrian access to Ivy Gardens.
7. It is proposed to erect a three-bedroom single storey, split-level dwelling at the site, which would include a basement. As part of the development, it is also proposed to resurface the section of Abbots Lane, which runs from the appeal site to just beyond the pedestrian link with Ivy Gardens, with Grasscrete. In addition, the scheme proposes to install street lighting on this section of the track.
8. A material consideration in this case are the two appeal decisions<sup>1</sup> of 28 February 2018, both of which relate to the erection of a single dwelling on the same site. The only meaningful difference between the two schemes was the inclusion of a pedestrian access to/from Haringey Park in respect of the second appeal (Appeal B). The first appeal (Appeal A) was dismissed with the Inspector concluding that "*the use of Abbots Terrace by future occupiers of the development would be prejudicial to pedestrian safety*". However, the second appeal, which included the pedestrian access to/from Haringey Park was allowed. In respect of the effect of the development upon the character and appearance of the CECA, the Inspector found that both proposals would not result in unacceptable harm or conflict with the development plan or the Framework.
9. The layout and form of the proposed dwelling is similar between the current proposal and the previous schemes, albeit that a basement is now proposed. However, there is a material difference in respect of the proposed access arrangements. Under the current proposal, the pedestrian access to/from Haringey Park has been removed and access would be provided from Abbots Terrace, which is proposed to be partially resurfaced and lit with new street lighting. Whilst it is an important planning principle that like cases should be determined in a like manner, this appeal needs to be determined on its own merits.
10. Vehicular and pedestrian access to the proposed dwelling would be taken from Abbots Terrace. The lane benefits from good forward visibility along its length and a traffic survey put forward by the appellant, suggests that the lane experiences low traffic volumes and vehicle speeds throughout a typical day. A matter which has not been disputed by the Council.
11. On my site visit, I noted that the track was narrow, unlit and lacked dedicated pedestrian footways. The first section of the track, which runs from Crouch Hill to the front of No 6 Abbots Terrace, was particularly narrow and of an insufficient width to allow two vehicles to pass each other. The proposed

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<sup>1</sup> Appeal Ref: APP/Y5420/W/17/3186303 (Appeal A) and APP/Y5420/W/17/3186301 (Appeal B)

resurfacing and street lighting works would extend just beyond the existing pedestrian access to Ivy Gardens and exclude the first section of the track.

12. At the time of my visit, the weather was dry and sunny and the track was in moderate condition with a limited amount of pot holes. However, due to the loose surface of the section of track which is proposed to remain unaltered, I am mindful that more severe weather, such as heavy rainfall, could render the unmade surfacing difficult to use by pedestrians, especially those with mobility issues such as wheelchair and pushchair users.
13. I note that the section of the lane, which is proposed to be resurfaced and lit, would provide a good quality surface for future occupiers of the proposed dwelling to walk over to the pedestrian link with Ivy Gardens. This in turn, would also be beneficial to other users of the public footpath. However, on my site visit, I noted that the link between Abbots Terrace and Ivy Gardens was stepped and therefore it would be difficult to use for future occupiers with mobility issues, which may force such users to continue their journey along Abbots Terrace beyond the resurfaced track and onto the unmade and unlit part of the track which goes to Crouch Hill. Despite the relatively low traffic volumes and vehicle speeds, given the poor quality of the unsurfaced section of the lane which would remain, in addition to the lack of street lighting and a lack of a designated pedestrian footway, I consider that this would be prejudicial to pedestrian safety.
14. In addition to the above, I note that the pedestrian access to the site from Ivy Gardens is about 100 metres away from the development. Therefore, I consider that there would be no certainty that future occupiers of the proposed development would use this access, rather than the access onto Abbots Terrace from Crouch Hill, especially if they were approaching from a southerly direction, whereby choosing to walk to Ivy Gardens, as opposed to turning right onto the entrance of Abbots Terrace, would cause a longer journey for pedestrians.
15. In terms of emergency access by a fire tender, the main parties agree that whilst a large vehicle could drive to the site, it would be very difficult for them to turn due to the limited width of the track. To overcome this issue, the appellant has stated that the proposed dwelling will be fitted with a domestic sprinkler system, which would accord with British Standard 9251. Prior to the submission of the appeal, the appellant consulted with the London Fire Brigade who stated *"from the fire authorities' perspective a domestic sprinkler system would compensate for the inadequate fire service access."* Given the above, I am satisfied that the development could be appropriately serviced by the fire authority. If I were minded to allow the appeal, it would not be necessary to impose a condition relating to the sprinkler system, because this would be controlled as part of the Building Regulations process.
16. In terms of refuse collection, the appellant has stated that refuse and recycling would be carried out regularly by a private waste management services provider, which would be secured through a formal agreement. As part of this agreement, it is anticipated that the refuse vehicle would wait on either Crouch Hill or Ivy Gardens, and the operatives would carry (or wheel) the refuse and recycling along the lane. This would overcome the need for a refuse vehicle to travel along Abbots Terrace, thus avoiding potential conflicts with pedestrians using the lane. As such, I am satisfied that the refuse and recycling needs of

the development could be appropriately met. If I were minded to allow the appeal, such details could be secured through a planning condition.

17. For the collective reasons outlined above, I conclude that the use of Abbots Terrace by future occupiers of the proposed development would be prejudicial to pedestrian safety. As such, and notwithstanding my conclusions in respect of emergency access and refuse collection, when considered as a whole, the proposal does not accord with Policies 3.5, 7.3, 7.4 and 7.6 of the London Plan (March 2016), Policies SP11 and SP12 of the Haringey Local Plan Strategic Policies 2013-2026 (Consolidated with alterations since 2017) and Policies DM1, DM2, DM7 and DM9 of the Development Management DPD (July 2017), insofar as they seek to promote accessible, legible and safe environments.

#### **Other Matters**

18. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) requires that in the exercise of planning powers in conservation areas, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. In determining the application, the Council concluded that the proposal would preserve the character and appearance of the CECA. Based on my site visit, which also included a consideration of the effect of the development upon the character and appearance of the CECA, I have no reason to disagree with the Council in respect of this matter.
19. The appellant has drawn my attention to the protracted planning history of the site and refers to several planning applications, which were determined prior to the determination of the most recent appeals on 28 February 2018. However, as no plans relating to those schemes have been submitted, I am unable to assess their relevance in respect of the the current appeal. In any event, whilst I have had regard to the most recent appeal decisions, I have determined the appeal before me on its own merits, in the light of the particular circumstances which apply in this case.
20. I note the letter of support from the occupier of No 32 Haringey Park. However, my concerns in respect of pedestrian safety, outweigh the matters raised in favour of the proposal.

#### **Conclusion**

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

*Christopher Miell*

Inspector

Planning Sub Committee

Item No.

**REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE****1. APPLICATION DETAILS****Reference No:** HGY/2020/1972**Ward:** Tottenham Hale**Address:** 2 Chesnut Road N17 9EN

**Proposal:** S73 Minor material amendment for variation of condition 1 (approved plans) of the S73 planning permission HGY/2017/1008 in order to substitute the drawing numbers and variation of condition 6 (Student accommodation) of the original permission HGY/2013/0155 to allow Co-living (as well as student accommodation) for a temporary period of 3 years.

**Applicant:** Mr Webster Chesnut Properties Ltd**Ownership:** Private**Case Officer Contact:** Philip Elliott**Date received:** 20/08/2020 **Last amended date:** N/A

**1.1** The application is being reported to committee because it was requested that it be called in by The Chair of Planning Sub-Committee Councillor Sarah Williams of West Green Ward.

**1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION**

- A temporary permission of 3 years is sought as the building is currently underoccupied due to the COVID-19 pandemic as less students are travelling to London to study.
- Co-living or shared living is a relatively new form of development that seeks to provide high quality modern accommodation that provides individual bedrooms with shared services and is supported by the draft London Plan. The proposal would comply with the draft London Plan Policy for Co-living,
- The form and internal layout of the building would continue to provide a good standard of accommodation with well-appointed rooms and access to communal spaces on each floor level, a laundry & gym, a roof terrace, and the amenities of the High Road and Down Lane Park
- The conditions and legal agreement would ensure that where possible any vacant rooms would be let to key workers before they are offered to the open market.

**2. RECOMMENDATION**

- 2.1 That the Committee resolve to GRANT planning permission and that the Head of Development Management 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 & 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 31/1/2021 or within such extended time as the Head of Development Management or the Assistant Director Planning, Building Standards & 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 (2.2) above, planning permission be granted in accordance with the Planning Application subject to the attachment of the conditions.

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

- 1) Temporary time limit for co-living element
- 2) Materials as approved
- 3) Landscaping as approved
- 4) Waste & recycling as approved
- 5) Student accom. with co-living for 3 years
- 6) BREEAM Very Good
- 7) Green or living roof as approved
- 8) Comply with approved Baseline Airwaves Study
- 9) Comply with approved details to ensure nil detriment to airwaves reception
- 10) Comply with roof terrace details
- 11) Comply with approved secure by design/designing out crime principles
- 12) Travel Plan
- 13) Windows restricted to ensure operation/security of police station not affected
- 14) Comply with approved doors and window details
- 15) Roof terrace restricted hours – not overnight
- 16) Management scheme and maintenance plan
- 17) Cycle parking

**Section 106 Heads of Terms:**

- 1) Car-free development for period of temporary permission (plus associated costs of £4000).
- 2) The building is and will continue to be under single management and will provide minimum tenancies of 3 months
- 3) Residential Travel Plan (plus associated costs of £2,000 for monitoring of the travel plan initiatives)

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

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

1. In the absence of an agreement to preclude residents from parking on-street, the proposed development would result in a material increase in parking in the vicinity which would result in harm to highway efficiency and safety.

2.7 In the event that the Planning Application is refused for the reasons set out in resolution (2.6) above, the Head of Development Management (in consultation with the Chair of Planning sub-committee) is hereby authorised to approve any further application for planning permission which duplicates the Planning Application provided that:

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

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

**APPENDICES:**

- |            |   |
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| Appendix 1 | Planning Conditions and Informatives  |
| Appendix 2 | Plans and Images  |
| Appendix 3 | Consultation Responses – Internal and External Consultees & Representations |
| Appendix 4 | Transport comments  |



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

#### **3.1 Proposed development**

- 3.1.1 Permission is sought to enable the rooms within the building to be let to non-students to increase the occupancy of the building. It had a high level of occupation until March this year when students went home due to COVID-19. They have not returned and are unlikely to do so in the forthcoming academic years. The proposal will allow the rooms to be filled for a limited period as co-living which is well suited to this building as it has the facilities and services to make this type of accommodation function successfully.
- 3.1.2 To make these changes the applicant seeks to vary condition 1 (approved plans) of planning permission HGY/2017/1008 in order to substitute the drawing numbers and vary condition 6 (Student accommodation) of the original permission HGY/2013/0155 to allow co-living (as well as student accommodation) for a temporary period of 3 years.

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

- 3.2.1. The site has been redeveloped and recently completed with the façade of the original villa on Chesnut Road retained. The new building is 4-storeys in height with the top floor set back from Chesnut Road. The building incorporates purpose-built student accommodation with 64 rooms, communal living spaces and amenities. There are external roof terraces on the building.
- 3.2.2. The site is located close to Tottenham High Road within the Tottenham Green Conservation Area within the Tottenham High Road Heritage Corridor and within an Area of Archaeological Importance. Chesnut Road is a key corridor within the Tottenham area providing an important link between Tottenham Hale and Lea Valley Regional Park in the east and the High Road in the west.
- 3.2.3. Chesnut Road is mainly residential in character with Protheroe House to the east which has been redeveloped recently and incorporates apartments for the over-55s. Further east of the site are three storey terraced houses on Hamilton Close and four storey residential block on Tamar Close. Rycroft Way is residential in character with mainly three storey terraces.
- 3.2.4. The site is located to the rear of Tottenham Police Station with its western boundary fronting Eagle Yard and its eastern boundary fronting onto Rycroft Way. To the north is the car park adjacent to the attractive three storey detached building at no. 1 Chesnut Road, which is locally listed, Italianate in style with stuccoed elevations.
- 3.2.5. To the south of the site is open green space lined by semi mature trees followed by a car park between Rycroft Way and Reynardson Court fronting the High Road

and further south is the locally listed building at 2 Somerset Road; the former Tottenham Grammar School.

3.2.6. The site is in an area with a high public transport accessibility level and it is located within walking distance of the Tottenham High Road bus corridor, Bruce Grove Rail station and Tottenham Hale underground station. There is also the presence of several local and strategic cycle routes including LCN+ Link 79 which connects the site with Enfield and Waltham Forest.

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

3.3.1. **HGY/2017/1008** - Variation of condition 2 (approved plans) attached to planning permission HGY/2013/0155 to revise the basement plan to provide sufficient space for a plant room, cycle store, laundry, and gym for student use only. Granted - 27/10/2017.

3.3.2. **HGY/2013/0155** - Partial demolition of existing buildings, retaining existing historical facade, construction of student accommodation over 3 and 4 floors to provide 64 student rooms and amenities areas. Granted - 26/03/2013.

## **4. CONSULTATION RESPONSE**

### **4.1. Application Consultation**

4.1.1. Transport: The transportation planning and highways authority would not object to this application subject to the following conditions and S.106 obligations.

## **5. LOCAL REPRESENTATIONS**

5.1 The following were consulted:

- 365 Neighbouring properties
- The Tottenham Conservation Area Advisory Committee (CAAC)
- 1 site notice was erected close to the site

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

No of individual responses:

- Objecting: 1

5.3 The following Councillors made representations:

- Councillors Ruth Gordon & Zena Brabazon objected to the application.

5.4 The issues raised in representations that are material to the determination of the application are set out in Appendix 3 and summarised with Officer responses listed adjacent in *italics*: The objections concern the following points:

- The Council's planning guidance has no provision for this type of accommodation
- The Opera House has been designed for students who are mainly there during termtime.
- The proposed model would encourage overcrowding with rentals providing one small bedroom with shared living space and shared kitchen areas.
- The applicant has cited examples from elsewhere which are not comparable in size.
- This area is a 'family protection zone' and this must be respected.

## **6 MATERIAL PLANNING CONSIDERATIONS**

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

- Principle of the development
- The quality of the residential accommodation
- Impact on the amenity of adjoining occupiers
- Parking and highway safety
- Other matters
- Conclusion

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

6.2.1 No.2 Chesnut Road is a recently completed building containing 64-rooms of student accommodation with associated communal facilities (shared kitchens, lounge areas, gym, and laundry). The building is 4-storeys in height plus a basement level. The development retained a historic façade to Chesnut Road.

6.2.2 The current form and use of the building was originally granted planning permission under ref: HGY/2013/0155 on 26th March 2013 and varied under ref: HGY/2017/1008 (approved on 27th October 2017). The building was completed in 2019, in anticipation of the commencement of the new academic year that September.

6.2.3 The proposal seeks to use the property for a mix of both student accommodation and shared 'co-living' for a temporary period of 3-years. The Coronavirus (COVID-19) epidemic has resulted in significantly less students travelling to London to study and therefore the building is largely vacant and unviable. Occupancy levels within the existing building have decreased by 72% since March because of the impacts of COVID-19. The business is unsustainable without occupants and therefore unlikely to continue without the flexibility the proposal would provide.

- 6.2.4 The applicant has set out that Co-living is a new concept that provides high quality modern and low cost accommodation across London and is designed for employed graduates and young professionals through the provision of individual bedrooms with shared services, a high degree of servicing and 24 hour concierge. The proposal could provide accommodation for the young (and other age groups) working population in London who cannot afford to access the traditional C3 residential market through renting or buying a flat.
- 6.2.5 The New London Plan (NLP) is the only draft development plan policy covering Haringey which considers shared or co living (H16). Although not formally adopted the 'Intend to Publish' version has been produced and the secretary of state has not directed any changes of policies relevant to this proposal. Therefore, policy H16 must be given significant weight.
- 6.2.6 NLP policy H16 requires shared or co-living developments of more than 50 units (i.e. of a large-scale) to:
- 1) be of good quality and design
  - 2) contribute towards mixed and inclusive neighbourhoods
  - 3) be in an area well-connected to local services and employment by walking, cycling and public transport, and be designed so as not to contribute to car dependency
  - 4) be under single management
  - 5) have units that are all for rent with minimum tenancy lengths of no less than three months
  - 6) provide communal facilities and services that are sufficient to meet the requirements of the intended number of residents
  - 7) provide adequate functional living space and layout within the private units, and not be self-contained homes or capable of being used as self-contained homes
  - 8) provide a management plan
  - 9) deliver a cash in lieu contribution towards conventional C3 affordable housing. Boroughs should seek this contribution for the provision of new C3 off-site affordable housing as either an:
    - a) upfront cash in lieu payment to the local authority, or
    - b) in perpetuity annual payment to the local authority
- 6.2.7 The quality of the residential accommodation is considered in detail below but ultimately the proposal would re-purpose the existing student accommodation to enable it to be filled with a wider range of occupants. The property is operational as student accommodation with good quality shared facilities. The existing private units provide adequate functional living space and layout and are not self-contained homes or capable of being used as self-contained homes.

- 6.2.8 The student accommodation and proposed co-living would enable a continued contribution towards mixed and inclusive neighbourhoods. The building replaced a former night club in an area more suited to residential development. It is adjacent to a care home and site allocation for further residential development to the south. There are no similar schemes within the immediate area and the Chesnut estate to the east largely provides family sized housing.
- 6.2.9 The applicant has provided analysis of the likely occupants based on occupancy of other co-living schemes in London. This shows that co-living developments are largely occupied by 21-35-year-olds. Occupants of any age are likely to improve the vibrancy of the area supporting local retailers and services, particularly in comparison to the low occupancy at present because of the impacts of COVID-19.
- 6.2.10 The site falls within an area with high public transport accessibility (PTAL level 6a) in line with Policy H16. It is a 4-minute walk to Bruce Grove Station, a 9-minute walk to Tottenham Hale Train Station & Underground and a 12-minute walk to Seven Sisters Station and is served by several bus routes via the high road and a short distance from the cycle superhighway 1 and local services.
- 6.2.11 A management plan was submitted alongside the original application which provided details on how the property and factors such as residences, accessibility, maintenance, housekeeping, deliveries, check ins/outs, security, services, complaints, and waste & recycling would be managed successfully. A Draft Co-Living & Student Management Plan has been submitted alongside this application and thus the operation of the site can be secured by way of condition.
- 6.2.12 This sets out that:
- Any anti-social behaviour would be regulated and monitored by the concierge who will also organise events to help build community relations through group activities.
  - The limit on occupancy will reflect the room numbers (not including staff).
  - The building would be inspected regularly and serviced when necessary and check-ins/outs managed through planned arrival times
  - The building is and will continue to be under single management and will provide minimum tenancies of 3 months, secured by an obligation in the s.106.
- 6.2.13 The original permission contributed £120,000 towards the provision of affordable housing in the borough. The applicant has been approached by an agent acting for North Middlesex University Hospital which wishes to take 15 rooms for staff and medical students at reduced rent levels. As the building is largely vacant the applicant is likely to agree to this approach.
- 6.2.14 This would ultimately provide a form of key-worker housing which is a type of affordable housing. The applicant cannot yet agree to the tenancies until planning

permission is in place so an obligation has been recommended through the S106 which requires the applicant to give first priority for 15 rooms to key workers for the temporary period of the permission.

- 6.2.15 The introduction of Co-living to the site is not expected to change rent levels. Given the contributions to affordable housing that have already been made, it would be unreasonable to request further payments or contributions. The proposal is a temporary solution to enable the building to be occupied with all the benefits high occupancy brings to the area. The proposal will also provide a desirable form of accommodation that could free up space in other HMOs / house-shares so could relieve pressure to convert family housing in the area to shared accommodation.
- 6.2.16 As set out the proposal to temporarily widen the potential occupants of this existing building complies with the criteria for high quality co-living set out in the Draft London Plan. This is a good location for co-living which would contribute to the vibrancy of the area and potentially provide key-worker housing for NHS staff, subject to detailed considerations, discussed below.

### **6.3 Quality of Residential Accommodation**

- 6.3.1 NLP policy H16 requires communal facilities and services to be provided that are sufficient to meet the requirements of the intended number of residents and offer at least:
- a) convenient access to a communal kitchen
  - b) outside communal amenity space (roof terrace and/or garden)
  - c) internal communal amenity space (dining rooms, lounges)
  - d) laundry and drying facilities
  - e) a concierge
  - f) bedding and linen changing and/or room cleaning services.
- 6.3.2 The existing building provides high-speed internet in all rooms, bike storage, laundry facilities on-site, a gym, a roof top terrace, a communal study room, a communal lounge, as well as an option for regular room cleaning services in accordance with H16. Each room includes a private en-suite bathroom, a fully fitted kitchenette with a fridge-freezer, microwave oven and hob, a dining area, and storage space. As such, the proposal would provide a high-quality level of accommodation.
- 6.3.3 There is no detailed planning guidance on co-living in terms of space standards or the scale of communal facilities. This is recognised in the supporting text to New London Plan policy H16, which states that such guidance will be produced if deemed necessary. The New London Plan notes that “it is important within a large-scale purpose-built shared living development to create a sense of community. Buildings should be designed and managed in a way that lowers barriers to social interaction and encourages engagement between people”.

- 6.3.4 The existing rooms and communal facilities have been accepted for student accommodation and are not proposed to be altered by this proposal. Several co-living schemes have been approved in London in the last few years with room sizes varying across and within schemes from 8 sqm to the mid-20 sqm for larger rooms. For instance, last year Wandsworth Council permitted a 292 co-living scheme in Earlsfield. The scheme included 86% of rooms at 16 sqm.
- 6.3.5 Existing room sizes within the building range from 14.2sqm to 21.6sqm. From reviewing other similar developments, the room sizes within the building are comparable to recently approved shared living developments and are in the mid-upper range of provision given the level of communal facilities and other amenities on offer.
- 6.3.6 The existing rooms cannot be amended without significant capital expenditure which would be unnecessary given that they match similar shared living developments elsewhere and are already in situ. The proposal has only come about due to the unforeseen and damaging impacts from COVID-19 on the purpose-built student accommodation sector. The proposal offers a short-term solution which would allow the benefits of high occupancy on the economy of the area to be maintained.
- 6.3.7 Although Co-living and student housing are not HMOs an analysis of the proposal against Haringey's HMO standards finds the quality of space to be acceptable. The proposed development would also include a greater range of communal services and facilities than would be included in a HMO.
- 6.3.8 The existing accommodation provides several aspects that are referred to in Haringey's Standards for HMOs, such as the following:
1. All the existing student rooms exceed the minimum space standards for single person rooms (10sqm where there is a separate kitchen, shared or otherwise)
  2. Fixed space heating in all rooms;
  3. Private bathroom, which includes a toilet, sink and shower;
  4. Fire Precautions: The current property and associated rooms meet all of the requirements set out within the 'fire precautions' section of the Council's HMO guidance;
- 6.3.9 The existing building does not provide a kitchen for every 3 rooms as required in the HMO standards. However, this is not expected for co-living facilities and recent appeal decisions in other boroughs have noted that 1 kitchen for every 3 units would be an overprovision and an unreasonable & unrealistic expectation for student accommodation and/or co-living – particularly when each room has a kitchenette. In an appeal decision for an allowed scheme in Hounslow (ref: APP/F5540/W/19/3227226) the Inspector determined that it was unlikely that all residents on a particular floor would wish to use the kitchen or lounge facilities at the same time.

6.3.10 The existing building provides 64 rooms and a total of 605sqm of communal space. This equates to 9.5sqm communal space per room / resident and 330sqm or 5.2sqm of internal living space (not incl. laundry & external areas) per room / resident. The following provides a breakdown of the communal space proposed:

- Laundry Room (21 sq. m);
- Gym facility (54 sq. m);
- External Courtyard (43 sq. m);
- Shared Kitchen and Living Area (53 sq. m);
- Shared Kitchen and Living Area (80 sq. m);
- Shared Kitchen and Living Area (77 sq. m);
- Shared Kitchen and Living Area (66 sq. m); and
- External Roof Terraces (211 sq. m).

6.3.11 The provision of communal amenity space is proportionate to the number of private rooms within the building. On this basis, the scheme provides a high-quality design and facilities that would ensure a high standard of living for future residents. Recent examples elsewhere in London have provided 5sqm of communal floorspace per room / resident which is matched in this building. The external space also provides additional high-quality space for residents.

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

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

6.4.2 DM Policy (2017) DM32 'Parking' states that the Council will support proposals for new development with limited or no on-site parking where there are alternative and accessible means of transport available, public transport accessibility is at least 4 as defined in the Public Transport Accessibility Index, a Controlled Parking Zone (CPZ) exists or will be provided prior to the occupation of the development parking is provided for disabled people; and parking is designated for occupiers of developments specified as car capped.

6.4.3 Considering transportation impacts, the site is in an area with a High Public Transport accessibility level and is located within walking distance of the Tottenham High Road bus corridor, Bruce Grove Rail station and Tottenham Hale underground station. There is also the presence of several local and strategic cycle routes including CS1 and LCN+ Link 79.



- 6.4.4 To ensure that good active travel options are both promoted and adhered to, to increase active travel mode shares and make the development more sustainable in transportation terms - It is appropriate for the development to include a residential travel plan and associated monitoring fee.
- 6.4.5 As with the original application, 3 off street blue badge bays are proposed, accessed via crossovers, with two accessing Chesnut Road and the third accessing Rycroft. Given the demographic and number of occupiers (64) it is considered that three spaces may well be more than is necessarily needed, and it is suggested that this is reduced to 2. Revised layout drawings can be provided, covered by condition to provide details for review and approval.
- 6.4.6 The Transportation Team note that the site is not currently directly located in a controlled parking zone, and that the nature of the trips to the site will change and could result in more trips by car. Given the site is in an area with a high public transport accessibility level, and changes to the current CPZ are planned, this development proposal can be dedicated as a car free development in line with Policy DM32. The applicant will therefore need to enter into the appropriate planning agreement and meet the Council's costs for this.
- 6.4.7 It is proposed to provide 66 cycle parking spaces in total which would meet current standards set out in the draft London Plan, provision of 1 space per room/unit. To ensure compliance with TfL's London Cycle Design Standards dimensioned layout drawings and the manufacturer's specification for installation are required by condition. Details of visitor cycle parking to meet, the London Plan requirements are for 3 spaces. should be provided through condition.
- 6.4.8 It is noted that there is reference to a concierge for the development, this person can accept multiple deliveries for the development in single visits and distribute to occupiers accordingly. There are several short stay Red Route Parking bays along Chesnut Road, and there is also the Stoneleigh Road car park so should be no shortage of spaces for visiting delivery and servicing vehicles to park and dwell.
- 6.4.9 Consequently, the transportation planning and highways authority would not object to this application subject to the conditions and S.106 obligations.

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

- 6.5.1 This application does not propose any changes to the built form of the building and, as such, there would be no impact on the amenity of adjoining occupiers because of the change of use. The only change would be that some rooms may be occupied by individuals that are not students or people undertaking higher education.

### **6.6 Other matters**

- 6.6.1 Elements such as energy & climate change, & flood risk and drainage have been resolved as the building itself has been constructed. As the proposal does not involve any works to the building, it would preserve the character or appearance of the Conservation Area. The methods for dealing with Waste and Recycling will be maintained in accordance with details already approved and retained for the lifetime of the development.
- 6.6.2 Under the previous permission a contribution towards environmental and/or pedestrian safety improvements of £30,000 was paid. Payments of £60,137.91 towards Mayoral CIL and £22,097.28 towards Haringey CIL have also already been made.

## **6.7 Conclusion**

- 6.7.1 The impacts of COVID-19 have led to a 72% decrease in the occupancy of the building since March. The building is unsustainable without tenants and unlikely to continue without the flexibility the proposal would provide. The existing size and facilities provided within the building are suitable for shared or co-living particularly given its location near to transport links and parks and other amenities. The temporary permission would allow the building to continue to operate providing homes and provide economic benefits to the local area that come with higher occupancy.
- 6.7.2 All other relevant policies and considerations, including equalities, have been considered. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

## **7.0 CIL**

- 7.1 Payments of £60,137.91 towards Mayoral CIL and £22,097.28 towards Haringey CIL have already been made.

## **8.0 RECOMMENDATION**

GRANT PERMISSION subject to conditions and subject to sec. 106 Legal Agreement, and conditions:

Applicant's drawing No.(s) 500-001 Rev P01 (Existing & Proposed Site Plan); 500-002 Rev. P01 (Existing & Proposed Block Plan); 500-200 P01 (Proposed Basement Floor Plan); 501-201 P02 (Proposed Ground Floor Plan); 501-202 P01 (Proposed 1st Floor Plan); 501-203 P01 (Proposed 2nd Floor Plan); 501-204 P01 (Proposed 3rd Floor Plan); 501-205 P01 (Proposed Roof Plan); 500-210 P01 (Proposed Front Elevation); 500-211 P01 (Proposed Side Elevation); 500-212 P01 (Proposed Rear Elevation (South)); 500-213 P01 (Side Elevation (West)).

Subject to the following condition(s) in Appendix 1:



## **Appendix 1 Conditions & Informatives**

### **Temporary time limit for co-living element**

1. This permission shall be for a limited period expiring on 09/11/2023 when the co-living use hereby approved shall be discontinued and determined and the land reinstated for use as student accommodation and associated ancillary uses only.

Reason: To enable the Local Planning Authority to review and assess the use following experience after a period of operation.

### **Materials as approved**

2. The materials used on the building shall be maintained in accordance with the details approved pursuant to HGY/2017/1068 on 22/06/2017 only and retained thereafter unless otherwise agreed in writing by the Council.

Reason: To retain control over the external appearance of the development in the interest of the visual amenity of the area.

### **Landscaping as approved**

3. The landscaping used in the development shall be maintained in accordance with the details approved pursuant to HGY/2015/3802 on 15/02/2016 and retained thereafter unless otherwise agreed in writing by the Council.

Reason: For the Local 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.

### **Waste & recycling as approved**

4. The details relating to the provision of refuse and waste storage and recycling facilities shall be maintained in accordance with the details approved pursuant to HGY/2017/1069 on 23/06/2017 and retained for the lifetime of the development unless otherwise agreed in writing by the Council.

Reason: To protect the amenities of the locality and to comply with Policy 5.17 of the London Plan 2016.

### **Student accom. with co-living for 3 years**

5. Until the expiry of the limited period referred to in condition 1 (09/11/2023) the rooms within the application building can be occupied by non-students as co-living. At the end of the limited period, any co-living uses shall be discontinued and determined, and the land reinstated for use as student accommodation in accordance with the details approved pursuant to HGY/2017/1012 on 13/09/2017. The reinstated student accommodation shall then be retained in accordance with the details unless otherwise agreed in writing by the Council.

Reason: To ensure that an appropriate mix of accommodation is provided in the neighbourhood consistent with the Spatial Strategy for Tottenham and Seven Sisters Neighbourhood set out in Chapter 1 of the Haringey Local Plan. And to ensure that the development is not used for HMO or other forms of housing (except for co-living whilst necessary) which would either be inappropriate in this location or for which additional affordable housing contributions might be required consistent with London Plan Policy 3.8 Housing Choice.

**BREEAM Very Good**

6. The development shall continue to meet a BREEAM Very Good rating.

Reason: To ensure sustainable construction in accordance with Chapter 5 of the London Plan.

**Green or living roof as approved**

7. The details relating to the Green or living roof shall be maintained in accordance with the details approved pursuant to application ref. HGY/2015/3806 on 15/02/2016 and shall be retained thereafter unless otherwise agreed in writing by the Council.

Reason: To ensure the green roofs are suitably designed to enhance ecology/biodiversity and to reduce the potential for urban heat islands consistent with the London Plan.

**Comply with approved Baseline Airwaves Study**

8. The details relating to the Baseline Airwaves Study shall be maintained in accordance with the details approved pursuant to application ref. HGY/2017/1067 on 01/08/2017 and retained for the lifetime of the development in accordance with the details hereby approved unless otherwise agreed in writing by the Council.

Reason: To ensure that the existing airwaves reception at the adjacent police station is not adversely affected by the proposed development.

**Comply with approved details to ensure nil detriment to airwaves reception**

9. The development shall only be occupied if the details relating to airwaves reception are maintained in accordance with the details approved pursuant to application ref. application ref. HGY/2019/2600 on 19/11/2019 and shall be retained thereafter unless otherwise agreed in writing by the Council.

Reason: To ensure that the existing airwaves reception at the adjacent police station is not adversely affected by the proposed development.

**Comply with roof terrace details**

10. The details relating to the roof terrace shall be maintained in accordance with the details approved pursuant to application ref. HGY/2015/3807 on 15/02/2016 and

shall be retained thereafter in accordance with the approved details unless otherwise agreed in writing by the Council.

Reason: To ensure that the operation and security of the adjoining police station is not adversely affected by the development and to protect the living conditions of nearby residents.

**Comply with approved secure by design/designing out crime principles**

11. The details relating to secure by design and designing out crime principles shall be maintained in accordance with the details approved pursuant to application ref. HGY/2015/3808 on 15/02/2016 and shall be retained thereafter in accordance with the approved details unless otherwise agreed in writing by the Council.

Reason: To ensure that the proposed development achieves the required crime prevention elements.

**Travel Plan**

12. When the co-living uses are discontinued and determined and the land reinstated for use as student accommodation in accordance with condition 1, the details relating to the travel plan approved pursuant to application ref. HGY/2015/3809 on 15/02/2016 shall be re-implemented and complied with thereafter unless otherwise agreed in writing by the Council.

Reason: To maximise the use of public transport.

**Windows restricted to ensure operation/security of police station not affected**

13. The building shall only be occupied if the windows on the western flank facing the adjacent police station are restricted so that no windows on the upper floors can be operable above 1.7m and that the windows below 1.7m are obscurely glazed.

Reason: To ensure that the operation and security of the adjoining police station is not adversely affected by the development.

**Comply with approved doors and window details**

14. The details relating to the doors and windows shall be maintained in accordance with the details approved pursuant to application ref. HGY/2015/3810 on 15/02/2016 unless otherwise agreed in writing by the Council.

Reason: To retain control over the external appearance of the development in the interest of the visual amenity of the area consistent with Policy SP12 of the Haringey Local Plan.

**Roof terrace restricted hours – not overnight**

15. The communal external roof terrace located at third floor and roof level of the building, shall not be used between 2200 and 0900 hours the following day.

Reason: To restrict the use of the area which would otherwise give rise to condition which would be detrimental to the amenity of occupiers of the development and surrounding occupiers by reason of noise and disturbance, occasioned using this area.

**Management scheme and maintenance plan**

16. The accommodation shall be managed in accordance with the management scheme and maintenance plan details approved pursuant to application ref. HGY/2019/2293 on 13/12/2019 & the Draft Co-Living & Student Accommodation Management Plan submitted alongside this application for the lifetime of the development unless agreed in writing by the Council.

Reason: To ensure that the proposed accommodation does not give rise to conditions which would be detrimental to the amenities of surrounding occupiers by reason of noise and disturbance, safety and security and highways congestion.

**Cycle Parking**

17. Prior to the use hereby approved being implemented details of the cycle parking in line with the requirements of TfL's London Cycle Design Standards, in particular chapter 8 which is for cycle parking, including dimensioned layout drawings and the manufacturer's specification for installation shall be submitted to and approved in writing.

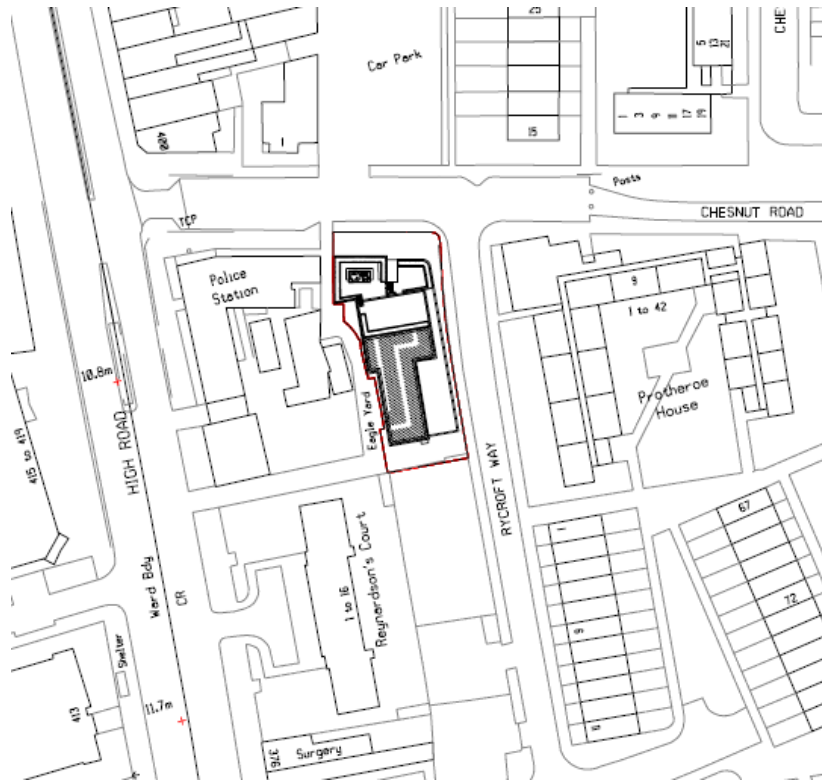
Reason: To ensure sustainable travel.

**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.

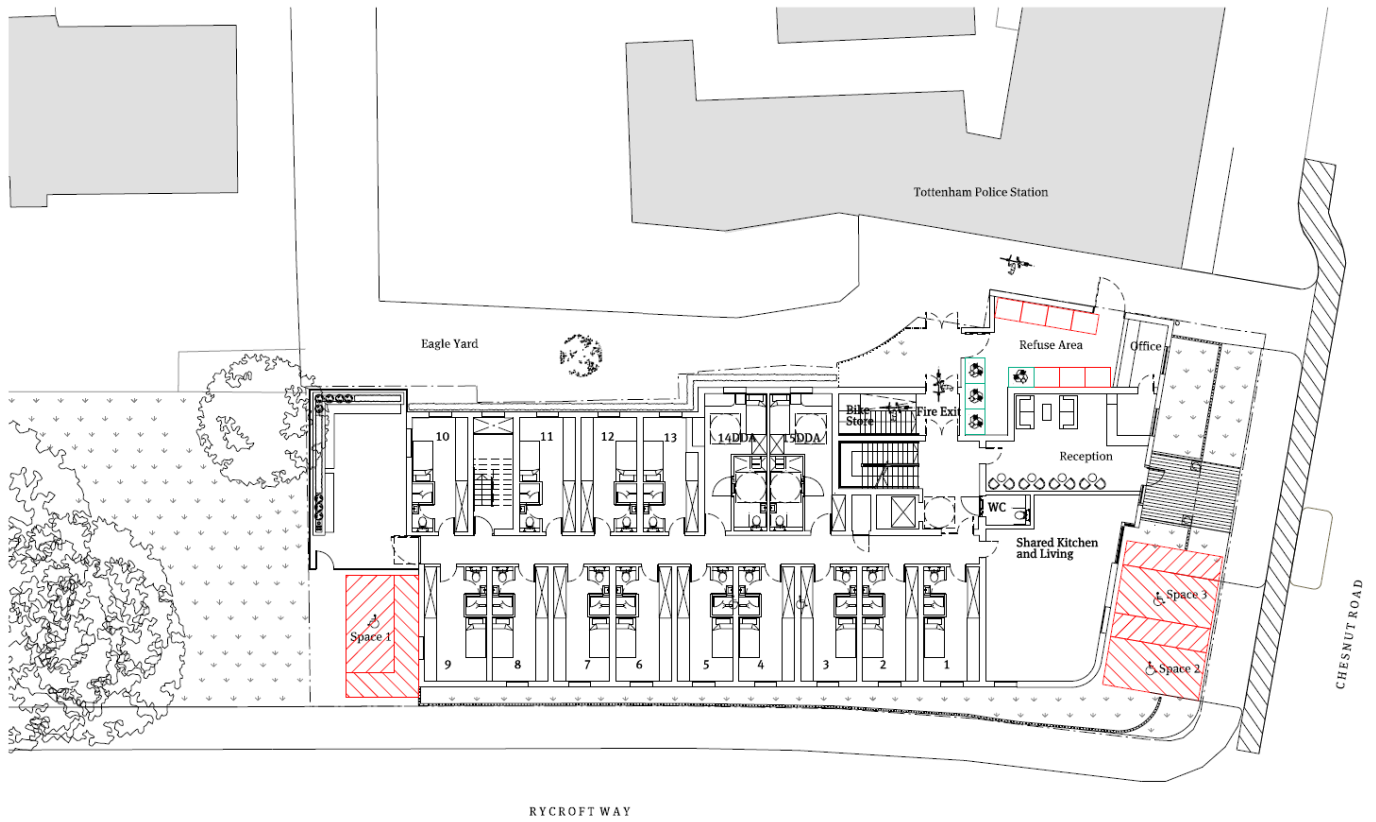
**Appendix 2 Plans & Images**

**Location Plan**

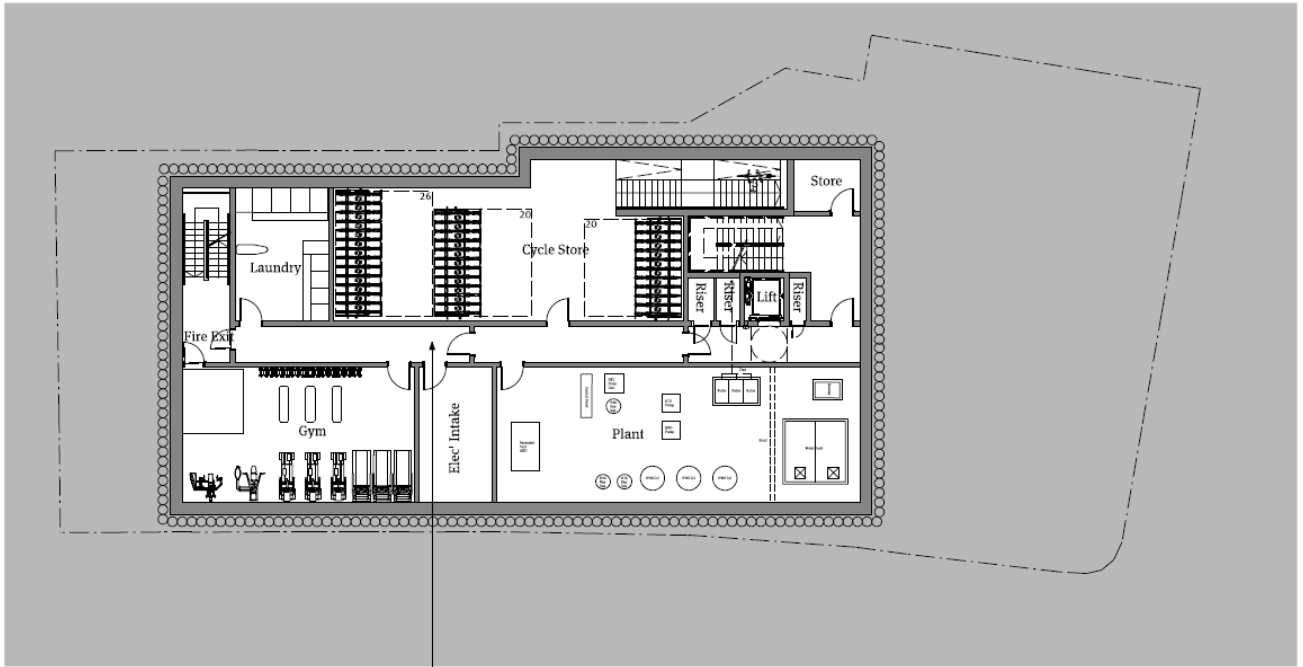




### Ground Floor Plan

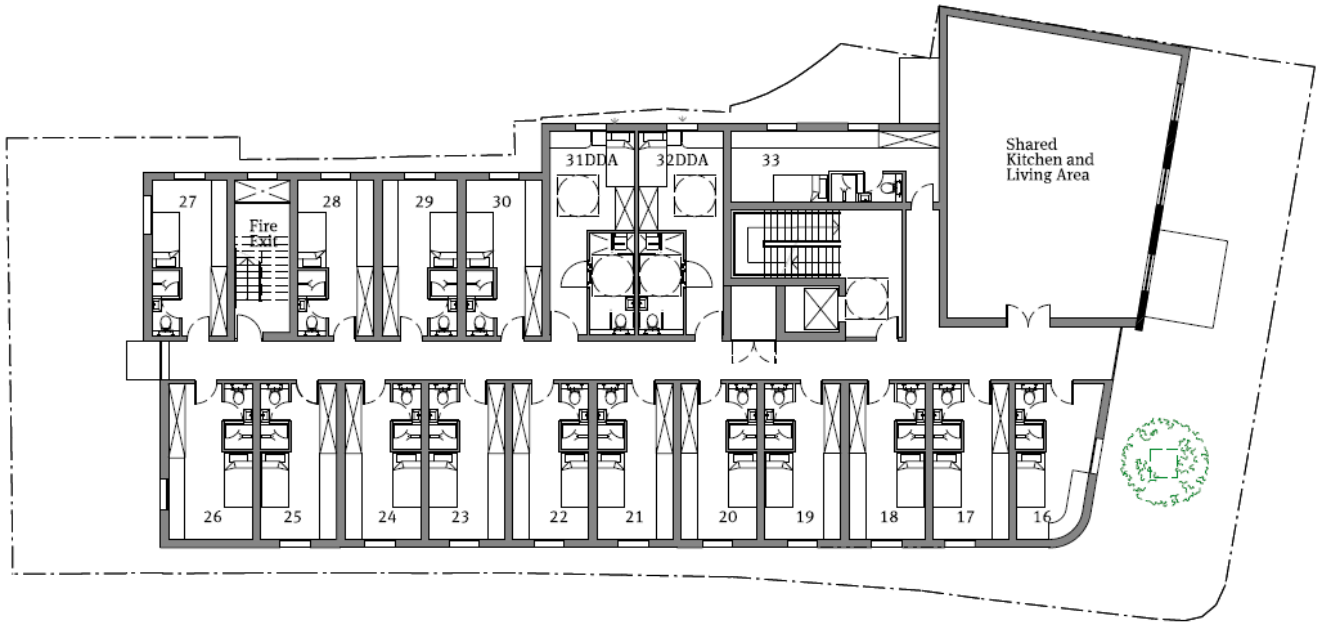


Basement Plan

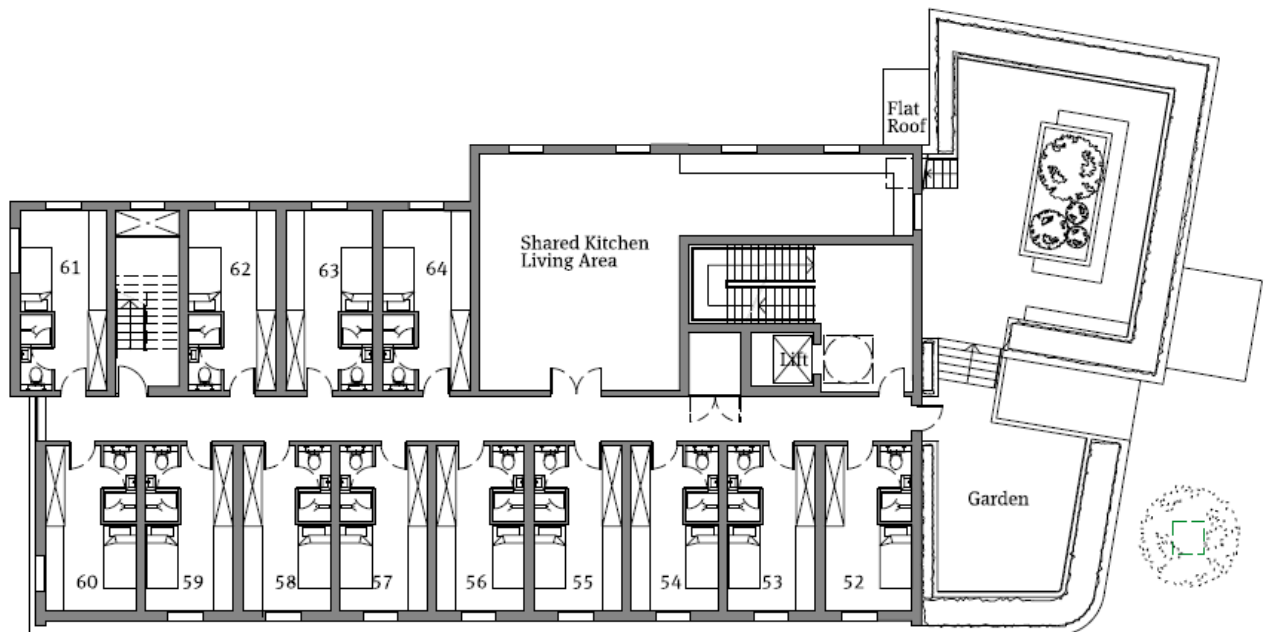


Flexible Student Accommodation  
and Co-Living Use

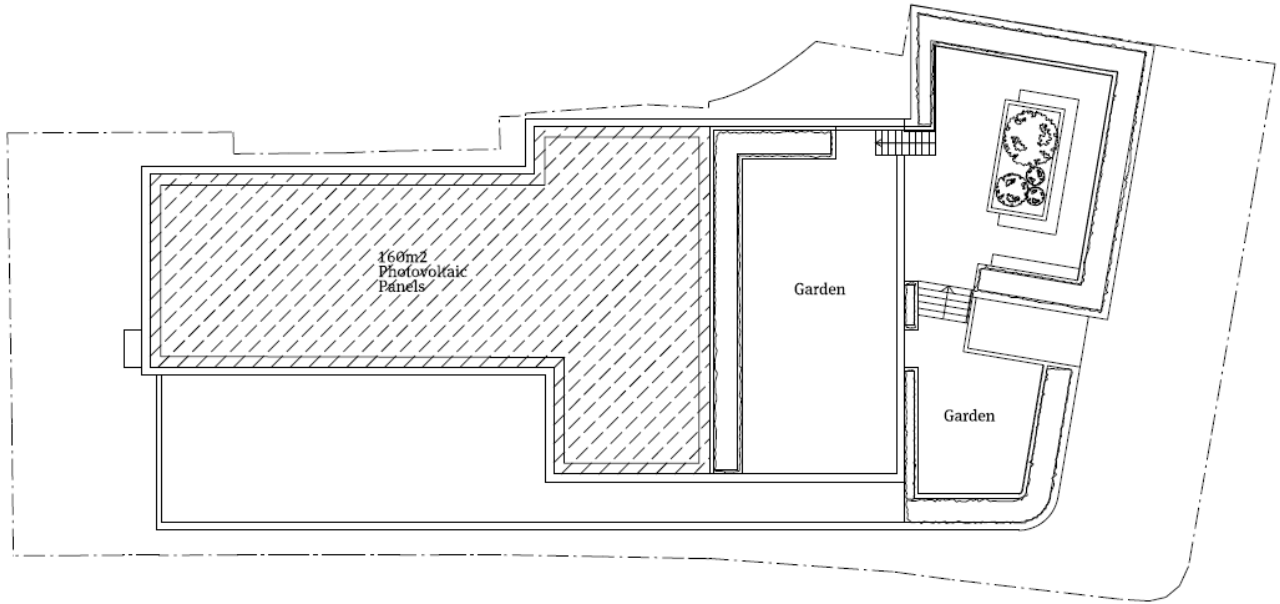
**First Floor Plan (Second floor is virtually identical to this)**



**Third Floor Plan**



**Roof Plan**



**Chesnut Road Elevation (No external or internal changes are proposed)**



**Example communal kitchen and roof terrace**



Photo 5: Communal Kitchen and Dining Area



Photo 6: Communal Roof Terrace, fronting onto Chesnut Road

**Room example**



**Communal shared**



### Appendix 3 Consultation Responses from internal and external agencies

Stakeholder	Question/Comment/objection (summarised)	Response
<b>INTERNAL</b>		
<b>Transportation</b>	<p><b>Location and access</b> The site is located to the northern side of Chesnut Road, at the corner of Chesnut Road and Rycroft Way. It is immediately adjacent to (the eastern side of) Tottenham Police Station.</p> <p>It has a PTAL value of 6A, considered ‘excellent’ access to public transport services, within walking distance of the Tottenham High Road bus corridor, Bruce Grove Rail station and Tottenham Hale underground station. It is also very close to several local and strategic cycle routes including CS1 and LCN+ Link 79. Chesnut Road is a direct walking and cycling route connecting Tottenham Hale and Tottenham High Road.</p> <p>There are two CPZ’s in place in the locality of the site, with The Hale CPZ in place on the eastern side of the High Road, and the Bruce Grove CPZ in place on the western side. Both have restrictions in place 0800 – 1830, with the Bruce Grove CPZ operating Monday to Saturday and the Hale CPZ Monday to Friday. Additional restrictions come into play on match and event days/evenings at the Tottenham Hotspur Stadium.</p> <p>Although the site is located in an area of extensive CPZ coverage the formal parking along Chesnut Road is managed and controlled by TfL as under Red Route/TLRN designation.</p> <p>There is a Haringey Council car park on the north side of Chesnut Road (Stoneleigh Road car park A) which has 50 spaces.</p> <p>Proposal and initial transportation considerations</p>	<p><i>Conditions and obligations have been attached requiring further details of cycle parking details – to be submitted for approval prior to commencement, car-capped Development, £4000 (four thousand pounds) towards the amendment of the Traffic Management Order, residential Travel Plan and £2,000 for monitoring of the travel plan</i></p> <p><i>S278 agreement is not necessary as no works are proposed to the highway, Car club provision is not necessary due to the temporary nature of the development.</i></p> <p><i>The suggestion to block up an existing disabled parking space is considered to be unnecessary and could prejudice disabled residents given that it was part of the original permission and there are no changes to resident numbers or any building works relating to the proposal.</i></p>

Stakeholder	Question/Comment/objection (summarised)	Response
	<p>It is proposed to retain the building exactly as with the earlier consented arrangements, to include 64 rooms along with the waste and other arrangements in the ground and basement floor levels. 66 cycle parking spaces are proposed for the basement. Specific comments on cycle parking follow on later in this response.</p> <p>Considering transportation impacts, the site is in an area with a High Public Transport accessibility level and is located within walking distance of the Tottenham High Road bus corridor, Bruce Grove Rail station and Tottenham Hale underground station. There is also the presence of several local and strategic cycle routes including CS1 and LCN+ Link 79.</p> <p>It is considered appropriate for the development to include a residential travel plan, to ensure that good active travel options are both promoted and adhered to, to increase active travel mode shares and make the development more sustainable in transportation terms. A £2000 monitoring fee will be appropriate.</p> <p><b>Parking considerations</b> As with the original application, 3 off street blue badge bays are proposed, accessed via crossovers, with two accessing Chesnut Road and the third accessing Rycroft.</p> <p>Given the demographic and number of occupiers (64) it is considered that three spaces may well be more than is necessarily needed, and it is suggested that this is reduced to 2. Revised layout drawings can be provided, covered by condition to provide details for review and approval. Any changes to the highway will require the applicant to enter into the appropriate Highways Act Agreement and meet the Council's costs.</p>	



Stakeholder	Question/Comment/objection (summarised)	Response
	<p>As described earlier the site is not currently directly located in a controlled parking zone, however our recent discussions with the parking management team suggests that there are parking issues on Chesnut Road which need to be addressed in the form of a Controlled Parking Zone.</p> <p>When considering the proposal to change relevant conditions to allow co-living as well as student accommodation, this is not likely to increase the number of trips, however considering the nature of the use will be changing from student accommodation to co-living which will have more persons which are not student.</p> <p>The nature of the trips to the site will change and may result in more trips by car, although this application is for both Student accommodation and Co-living there is no limit on the proportion of the accommodation that can be used for Co-living and no assessment has been submitted to determine the likely impact of the change in use on the mode split and any resulting parking accumulation.</p> <p>We have however considered that given the site is located in an area with a high public transport accessibility level, and changes to the current CPZ are planned for the future, this development proposal can be dedicated as a car free development in line with Policy DM32. The applicant will therefore need to enter into the appropriate planning agreement and meet the Council's costs for this (£4000).</p> <p><b>Cycle parking</b> It is proposed to provide 66 cycle parking spaces in total, located in the basement. It is noted that there is a ramp feature adjacent to the</p>	

Stakeholder	Question/Comment/objection (summarised)	Response
	<p>stairs used to access the basement, that cycles can be wheeled down.</p> <p>Since the earlier application, the London Plan has been updated, and for the forthcoming/draft London Plan, provision of 1 space per room/unit would be appropriate. Therefore 66 spaces would meet current standards.</p> <p>The proposed arrangements should meet with the requirements of TfL's London Cycle Design Standards, in particular chapter 8 which is for cycle parking, the applicant will need to provide full details including dimensioned layout drawings and the manufacturer's specification for installation. If granted consent this can be covered by condition.</p> <p>In addition to this there should also be visitor cycle parking, the London Plan requirements are for 3 spaces. Details should be provided for the proposed location of these, and again this can be covered by a pre commencement cycle parking condition.</p> <p><b>Delivery and servicing arrangements</b> It is noted that there is reference to a concierge for the development, this person can accept multiple deliveries for the development in single visits and distribute to occupiers accordingly.</p> <p>There are a number of short stay Red Route Parking bays along Chesnut Road, and there is also the Stoneleigh Road car park so should be no shortage of spaces for visiting delivery and servicing vehicles to park and dwell.</p> <p><b>Summary</b></p>	

Stakeholder	Question/Comment/objection (summarised)	Response
	<p>This application seeks to change the consented arrangements for the student accommodation development at 2 Chesnut Road, to permit part of whole occupancy as a co-living type establishment. The applicant is not seeking any physical changes to the proposals for the new building.</p> <p>From the transportation perspective, there may be changes to the trip patterns and modes used with the co-living occupiers, however without clear proportions it is difficult to be clear on this. The Parking Team has made Transportation aware of parking issues in the locality of the site so it will be appropriate for the site to be designated as a car capped site to prevent occupiers obtaining CPZ permits. This is covered in the S106.</p> <p>In addition to this it will also be appropriate for the development to include a residential travel plan, again this can be covered by the S106.</p> <p>Finally, details of the proposed arrangements for long stay and short stay cycle parking will be required, this can be covered by condition.</p> <p>Consequently, the transportation planning and highways authority would not object to this application subject to the following conditions and S.106 obligations.</p> <p>Conditions</p> <ol style="list-style-type: none"> <li>1. Cycle parking details – to be submitted for approval prior to commencement</li> <li>2. Car parking details – revision to provision and full details of proposed arrangements to be submitted for approval prior to commencement</li> </ol>	

Stakeholder	Question/Comment/objection (summarised)	Response
	<p>S106 Obligations</p> <p>1. Car-capped Development  The owner is required to enter into a Section 106 Agreement to ensure that the residential units are defined as “car free” and therefore no residents therein will be entitled to apply for a residents parking permit under the terms of the relevant Traffic Management Order (TMO) controlling on-street parking in the vicinity of the development. The applicant must contribute a sum of £4000 (four thousand pounds) towards the amendment of the Traffic Management Order for this purpose.  Reason: To ensure that the development proposal is car-free and any residual car parking demand generated by the development will not impact on existing residential amenity.</p> <p>2. Residential Travel Plan  Within six (6) months of first occupation of the proposed new residential development a Travel Plan for the approved residential uses must be submitted to and approved by the Local Planning Authority detailing means of conveying information for new occupiers and techniques for advising residents of sustainable travel options. The Travel Plan shall then be implemented in accordance with a timetable of implementation, monitoring and review to be agreed in writing by the Local Planning Authority, we will require the following measures to be included as part of the travel plan in order to maximise the use of public transport:</p> <p>a) The developer must appoint a travel plan co-ordinator, working in collaboration with the Estate Management Team, to monitor the travel plan initiatives annually for a minimum period of 5 years.</p> <p>b) Provision of welcome induction packs containing public transport and cycling/walking information like available bus/rail/tube services, map and time-tables, to every new resident.</p>	

Stakeholder	Question/Comment/objection (summarised)	Response
	<p>c) Establish or operate a car club scheme, which includes the provision of 2 (two years)' free membership for all residents and £50.00 (fifty pounds in credit) per year for the first 2 years.</p> <p>d) We will also like to see Travel Information Terminals erected at strategic points within the development, which provides real time travel information</p> <p>e) the travel plan must include specific measures to achieve the 6% cycle mode share by the 3rd year.</p> <p>f) The applicants are required to pay a sum of, £2,000 (two thousand pounds) per year for a period of 3 years for monitoring of the travel plan initiatives</p> <p>3. S278 Agreement or similar To cover changes to the public Highway to create crossovers to access the blue badge parking for the development.</p>	
<b>EXTERNAL</b>		
<b>Cllr &amp; resident objections (summarised)</b>	The Council's planning guidance has no provision for this type of accommodation.	<i>Policy H16 of the 'Intend to Publish' version of the New London Plan (NLP) supports this type of accommodation and must be given significant weight.</i>
	The Opera House has been designed for students who are mainly there during termtime.	<i>There is no restriction on occupancy to term time. Often students occupying purpose-built student accommodation (PBSA) are from overseas and stay throughout the year. Purpose built Co-living developments are laid-out in a similar way to this development with communal areas on each</i>

Stakeholder	Question/Comment/objection (summarised)	Response
		<p><i>floor and other facilities such as cleaning services, laundry, and gym on-site.</i></p> <p><i>In fact, one of the largest examples of a successful co-living scheme planning permission (ref: 165092OPDFUL) granted by Ealing Council at Nash House, Old Oak Lane, Park Royal was originally approved as student housing then amended to co-living.</i></p>
	<p>The proposed model would encourage overcrowding with rentals providing one small bedroom with shared living space and shared kitchen areas.</p>	<p><i>The building would continue to operate as it has done, with the 64 rooms being occupied only by individuals which will be managed by the operator. The proposal simply seeks to allow rooms to be let to non-students as PBSA is no longer viable given far fewer students are coming to London to study.</i></p>

Stakeholder	Question/Comment/objection (summarised)	Response
	<p>Whichever way this is being marketed, it is in essence more like multiple occupancy on a very large scale, with tenants having bedsits with nowhere even to sit.</p>	<p><i>Purpose built Co-living developments are laid-out in a similar way to this development with communal areas on each floor and other facilities such as cleaning services, laundry, and gym on-site. The building provides 64 rooms and a total of 605sqm of communal space. This equates to 9.5sqm of communal space per room / resident. The facilities, services, and amenities available within the rooms and throughout the building collectively provide a good standard of accommodation and offer much greater communal facilities than an HMO.</i></p>
	<p>The applicant has cited examples from elsewhere which are not comparable in size.</p>	<p><i>The room sizes range from 14.2sqm to 21.6sqm. From reviewing other similar developments, the room sizes within the building are comparable to recently approved shared living developments within London.</i></p>
	<p>This area is a 'family protection zone' and this must be respected.</p>	<p><i>The existing use is student accommodation which is not a form of family housing and prior to this it was a nightclub. The existing use and the proposal</i></p>

Stakeholder	Question/Comment/objection (summarised)	Response
		<i>would contribute to mixed and inclusive neighbourhoods. The provision of the accommodation would alleviate some of the pressure on family housing from shared accommodation.</i>



## Pre-Application Briefing to Committee

### 1. DETAILS OF THE DEVELOPMENT

**Reference No:** PRE/2020/0205

**Ward:** Woodside

**Address:** Rear of 132 Station Road N22 7SX

**Proposal:** Construction of 6 dwellings set in landscaped area and creation of community wildlife garden, following the demolition of existing structures

**Applicant / Agent:** Arden Property Limited

**Ownership:** Private

**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. The proposal follows a previous application refused at the Planning Sub-Committee early 2018, subsequently dismissed at appeal, and a more recent withdrawn application as detailed in the planning history section.
- 2.3. 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 Officers.

### 3. SITE AND SURROUNDINGS

- 3.1 The application site relates to a plot of land which previously served as a private garden belonging to 132 Station Road. Mapping and site visit evidence suggest it has not been used as a residential garden for many years. The site is located to the east of the New River, and to the rear of gardens serving terraced houses along Station Road to the south, Park Avenue to the north west and Barrett Avenue to the north. The site is accessed via a passageway which opens on to Station Road currently serving 140 Station Road which adjoins the site to the west. It includes a number of single storey, somewhat dilapidated structures / sheds.
- 3.2 The site is within the Wood Green Common conservation area. Whilst there are no listed buildings within the site, the Grade II listed New River tunnel entrance is

located on land which adjoins the site to the west. The New River itself is locally listed.

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

- 4.1. The proposed works involve the demolition of existing structures and construction of 6 dwellings (1 x two storey dwelling with basement & 5 x single storey dwellings with basement) set in a landscaped area, and the creation of a community wildlife garden with public access.

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

- 5.1 HGY/2020/1841 - Rear of 132 Station Road London N22 7SX - Construction of 6 dwellings set in landscaped area and creation of community wildlife garden, following the demolition of existing structures – Withdrawn.
- 5.2 HGY/2017/2182 - Land at the rear of 132 Station Road London N22 7SX London - Demolition of existing structures and redevelopment of the site to provide 3 no. two storey family sized dwellings (with basement floors) and associated refuse shelters, cycle parking and additional landscaping. – Refused - 22/01/2018. Appeal reference APP/Y5420/W/18/3196614 - Appeal dismissed - 29/06/2018.

#### **6. CONSULTATIONS**

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

- 6.2. This scheme is currently at pre-application stage and therefore no formal consultation has been undertaken. However, an application for the same development was recently withdrawn, as highlighted within the planning history section of this report. That application was publically consulted on. The applicant had also previously undertaken consultations with local residents prior to that.

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

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

##### *Principle of Development*

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

- 7.3. The provision of public open space (approximately 200m<sup>2</sup>) would provide a public benefit given that the existing site is not open to the public, and would weigh in favour of the development. A section 106 agreement would be required to ensure that it is the responsibility of the developers / occupiers of the site to maintain that area and to ensure public access is retained.
- 7.4. Despite the plot having been historically associated as a private garden, it is an anomaly in that it does not conform with the layout of development in the area which is characterised by terraced houses on rectangular plots with regularly sized garden areas to the front and rear. The proposed development would not result in the loss of private garden space to any of the existing properties along Station Road or Barrett Avenue.
- 7.5. Whilst the existing 'Coach House' on the site may have been used for employment purposes (it was last used as a music recording studio), the site is not located within a designated area for employment. In addition, the locality of the site is characterised by residential dwellings and the studio is very modest. As such, the use of the site for residential purposes would be more appropriate than that of any commercial use. Given the relatively small scale nature of the building in question, the level of employment loss would be insignificant and would be outweighed by the provision of the creation of additional housing delivery on the site in this case
- 7.6. The site is in a sustainable location, located within 800m of both tube (Wood Green) and rail stations (Alexandra Palace), the site is also within close proximity to the Wood Green district town centre and within a PTAL 5 area which is considered very good. A wide variety of 24-hour bus services are accessible from Wood Green within a 10-minute walk of the site, with W3 bus stops being located within a minutes' walk of the application site along Station Road, which also provides a 24-hour service.
- 7.7. The site itself is not subject to any open space or biodiversity policy designations.

#### *Design and Appearance*

- 7.8. Officers consider the consider the proposed massing and scale of the proposal and building form to be acceptable. Five of the proposed dwellings would be read as single storey buildings (with additional habitable space provided at basement level). As such the development would appear subservient to the adjacent two storey terraced housing. The proposed 'Coach House' dwelling would replace an existing two storey structure in a similar location. Given the similarities in the scale of the built form in that location, it is considered that this

element of the scheme would have a similar impact to that of the existing building in terms of its visual prominence.

- 7.11 Overall, the concept has the potential to be respectful of the landscaped character of the site and subordinate to the surrounding buildings. There is no in principle objection to the proposed design and this is considered the way forward in providing a natural / seamless appearance to best reflect the context of the existing site and neighbouring residential use.

*Conservation area*

- 7.12 The site is currently in poor condition and cluttered with dense, overgrown vegetation and a number of run-down sheds which currently detract from the character and quality of the Conservation Area. This is of course is partly a maintenance issue.
- 7.13 The proposal has been developed in consultation with both conservation and urban design officers and originates from a comprehensive design exploration based on clear understanding of the green and visually open character of the site as well as from full appreciation of its spatial and visual relationship with the back gardens of the surrounding residential terraces.

*Standard of accommodation*

- 7.15 The proposed units would meet the relevant internal space standards for each sized unit. The 5 smaller dwellings would be single aspect, but split level and also south-west facing. They would also be shallow enough in plan to receive good levels of sunlight from the south and daylight from roof lights. The proposed couch house dwelling includes dual aspect views and also south and south west facing. All of the proposed units would provide sufficient levels of outlook from habitable rooms and daylight for future occupiers. Amenity areas are provided by way of courtyard garden areas and inset balconies at ground floor level.

*Impacts on Amenity of Surrounding Residents*

- 7.16 Whilst the dwellings would be somewhat visible from upper floor windows of neighbouring properties, this would not in itself constitute harm to the amenity of neighbouring occupiers. A further application would again be subject to public consultation and the views of respondents would be fully considered.

*Parking and highway safety*

- 7.19 The current scheme would provide 6 additional units, and would be subject to being designated as a car free development, secured by way of a section 106 agreement. The area has a the high public transport accessibility rating (PTAL 5).

*Basement development*

- 7.20 A BIA was submitted with the previous application which showed no risk of flooding from either surface water or from rivers or seas (including the New River) resulting from the excavation of the basements and lightwells that might affect future occupiers.
- 7.21 In terms of ground movements, the assessment shows that either none or very slight levels as most existing residential properties lie beyond the distance to no horizontal or vertical ground movement due to the basement excavations and wall constructions. Calculations indicate that only the rear single storey extension to 19 Barratt Avenue may experience very slight hairline cracks that can be easily treated.

*Trees and ecology*

- 7.22 A number of trees would need to be removed to facilitate the development. However, the trees to be removed from the site are generally category C trees, or below and of low amenity value. Three category B trees of reasonable amenity value would also need to be removed. 25 new trees would be planted within the site.
- 7.23 Trees next to the New River may provide a foraging habitat for bats. These trees are not affected by the proposal and therefore foraging routes through and next to the New River will not be affected here.

PLANS AND IMAGES

Site Location Plan





Site image (looking north)



Site image (looking south)



View of Access Road into site from Station Road.





View of one of existing structures on site



View of site from the rear of 138 Station Road



View of site from the access from Barratt Avenue



Basement Plan



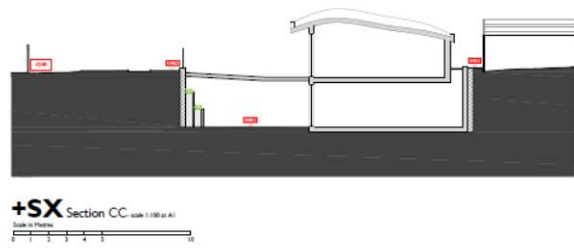
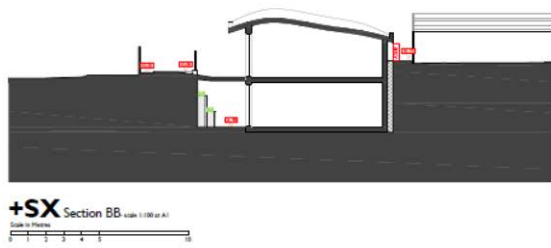
Ground Floor Plan



First Floor Plan



Roof Plan



Section / Elevation Drawing



Side Elevation Drawing of Coach House Building



**+SX** Section DD - scale 1:100 (at A1)  
Scale in Metres



**+SX** Section EE - scale 1:100 (at A1)  
Scale in Metres



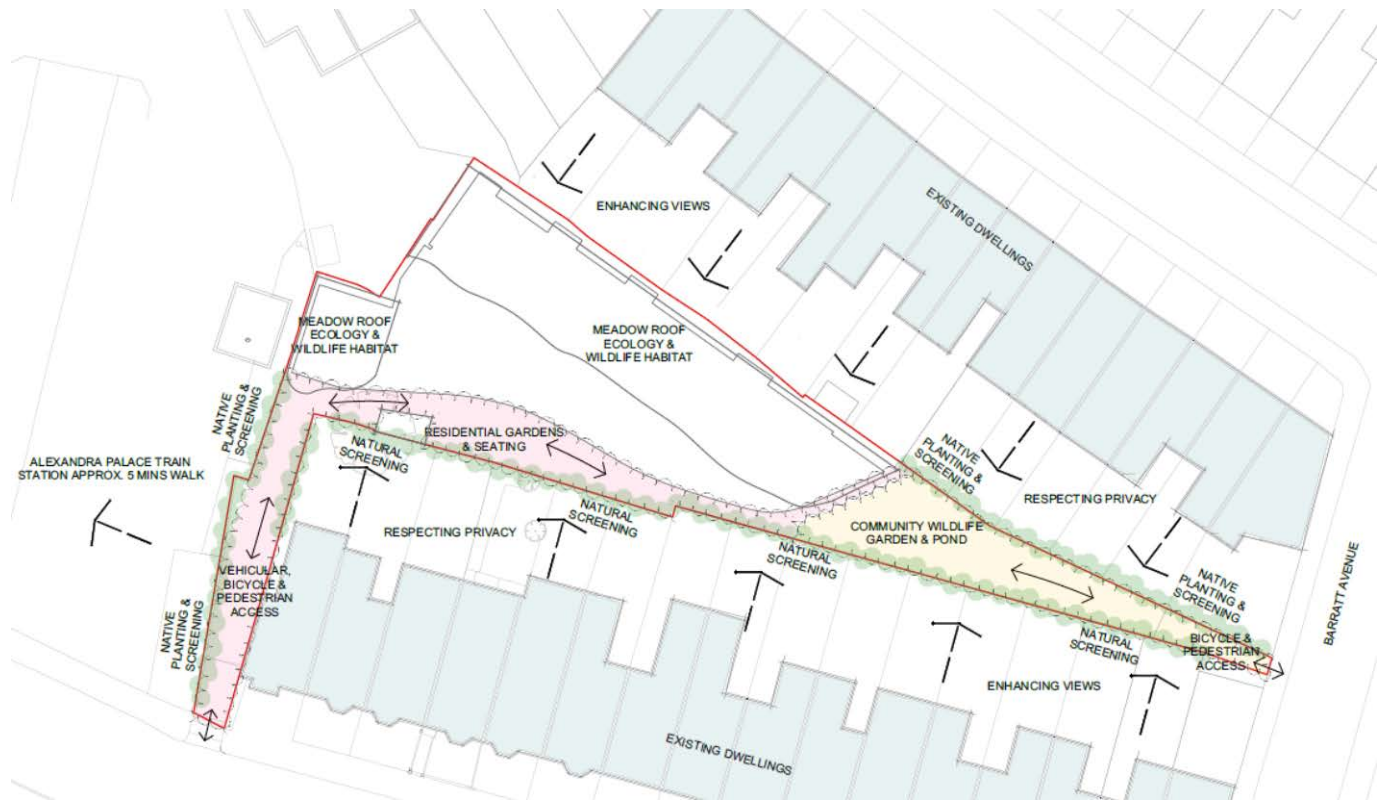
**+SX** Section FF - scale 1:100 (at A1)  
Scale in Metres

Elevation Drawings





Landscape Plan



Landscape Strategy Plan



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## Appeal Decision

Site visit made on 13 June 2018

by Elaine Gray MA(Hons) MSc IHBC

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

Decision date: 29<sup>th</sup> June 2018

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**Appeal Ref: APP/Y5420/W/18/3196614**

**Land at the rear of 132 Station Road, Wood Green, London N22 7SX**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Mr Danny Sofizade against the decision of the Council of the London Borough of Haringey.
  - The application Ref HGY/2017/2182, dated 21 June 2017, was refused by notice dated 22 January 2018.
  - The development proposed is demolition of existing structures and redevelopment of the site to provide 3 no. two storey family sized dwellings (with basement floors) and associated refuse shelters, cycle parking and additional landscaping.
- 

### Decision

1. The appeal is dismissed.

### Preliminary Matters

2. The description of the development varies between the application form and the subsequent documents. I have used the version given on the decision notice, as it describes the proposal more accurately.

### Main Issues

3. The main issues are the effect of the development on the character or appearance of the Wood Green Common Conservation Area, and whether the development would provide adequate living conditions for future occupants, with particular reference to access arrangements to the site.

### Reasons

#### *Conservation area*

4. The Wood Green Common Conservation Area (CA) is characterised by terraces of residential buildings which are interspersed with large areas of green space that were previously combined as a large common. A number of other building types are present, such as institutional, educational and retail premises. The appeal site comprises a triangular piece of land that is confined on three sides by terraces on Barratt Avenue, Park Avenue and Station Road. These streets comprise predominantly two storey buildings whose traditional character is typical of that found in the CA.
5. The appeal site is currently occupied by a number of structures associated with its use as a garden area for 132 Station Road. It is subservient in terms of the small scale and impermanent nature of the buildings, and its informal, natural

appearance. The historic maps indicate that the site has remained largely undeveloped since it was enclosed by the surrounding development. As a result, its historic form and layout remain clearly legible.

6. The site also provides an important contrast to the bustle of the surrounding streets in a busy urban area. Although largely hidden from public view, it is overlooked by a substantial number of private residences. It is quiet and tranquil, providing a degree of spaciousness within the tight grain of the terraces. The existing planting softens the site's appearance, and provides a buffer between the buildings, promoting an ambiance of privacy and seclusion. I note that the Wood Green Common Conservation Area Appraisal identifies the site as a neutral contributor to the area. However, in my view, all these attributes contribute positively to the significance of the CA.
7. The development would create three detached new dwellings, whose access would be taken from Station Road along the existing lane. The proposed new dwellings would broadly reflect the footprints of the existing structures, and their position closest to the access track. However, the development would introduce a cluster of principal dwellings within an area that is defined by ancillary structures. It therefore would be at odds with the prevailing historic pattern of development in the CA, whereby the principal elevations of the houses face directly onto the street, rather than a secondary space.
8. The new dwellings would be built with a basement level so as to appear single storey in height, and would be installed with green roofs. However, the green roofs would not have the same visual qualities as the garden land. The scheme would also provide landscaped gardens, reflecting to a degree the existing appearance of the site. Nonetheless, by its nature and usage, the residential development would fundamentally alter the character of the site, introducing hardscaping, lighting and domestic paraphernalia where none currently exist. Whilst the development would be physically lower in height than the terraces, the significance of the site as a subordinate space would be lost, and as a result, the character and appearance of the CA would be unacceptably harmed.
9. Accordingly, overall, the proposal conflicts with the overarching statutory duty as set out in the Planning (Listed Buildings and Conservation Areas) Act 1990, which must be given considerable importance and weight, and with the National Planning Policy Framework (the NPPF), which seeks to protect heritage assets. In addition, it would fail to comply with Policy SP11 of the Haringey Local Plan, which requires development to respect local character and historic significance, and Policy DM1 of the Haringey Development Management DPD (DPD), insofar as it seeks a positive contribution to the distinctive character of the local area.
10. It would also conflict with DPD Policy DM9 and Policy 7.8 of the London Plan (LP), which jointly seek to protect heritage assets, LP Policy 7.4, which relates to local character, and LP Policy 7.6, insofar as it requires development design to be appropriate to its context.
11. Although serious, the harm to the heritage asset in this case would be less than substantial, within the meaning of the term in paragraph 133 of the NPPF. Paragraph 134 requires that, where a proposal would lead to less than substantial harm, the harm should be weighed against the public benefits of the proposal.

12. The scheme would add three dwellings to the housing supply in an accessible location, which is to be given significant weight. Were it able to be achieved, the removal of the metal gate would result in a small visual improvement to the CA. However, these factors would not outweigh the harm I have identified.
13. Paragraph 132 of the NPPF states that great weight should be given to the conservation of a designated heritage asset and any harm requires clear and convincing justification. Drawing all the above factors together, the combined public benefits do not outweigh the harm I have identified to the heritage assets.

*Living conditions*

14. The Council's second reason for refusal relates to the proposed general access arrangements to the site for services. I note that there would be no vehicle access to the development.
15. However, the refuse storage area would be located adjacent to the end of the access track, and I do not consider the distance from the street to be excessive. The Council has suggested a condition be imposed, in the event that I were to allow the appeal, seeking details of a scheme for the storage and collection of refuse from the premises. I am satisfied that such a condition would be sufficient to address this matter. In terms of access for fire-fighting, the installation of sprinkler systems within the new dwellings would be required by Building Regulations to mitigate fire risk, and so the scheme is acceptable in this regard.
16. The track is fairly wide, and is mostly visible from Station Road, and so would benefit from natural surveillance. On my visit, it did not strike me as being unappealing or potentially unsafe, and there is little evidence before me of the security problems alluded to be the Council. I agree that home deliveries are part of modern life, but there is little evidence to suggest that these could not be accommodated.
17. In its statement of case, the Council refers to the issues of access for mobility impaired and elderly users. It is clear that the development would not be suitable for those dependent on the use of the car for mobility. However, it is not unusual in densely populated urban areas for a proportion of residences to be inaccessible directly by car, and car-free developments are common in areas with good public transport links. Therefore, a conflict would arise with DPD Policy DM2, insofar as it requires new developments to be able to be used by all. Nonetheless, having regard to the policy's aims, it would otherwise provide an acceptable standard of access and therefore is not in conflict with the policy as a whole. I therefore find that the conflict in this case would not be so harmful as to warrant the withholding of planning permission.
18. I therefore conclude that the proposed development would provide adequate living conditions for future residents in terms of access arrangements. It would thus accord with DPD Policy DM7, which amongst other things, seeks to ensure good access, and with the overall aims of DPD Policy DM2.

**Other Matters**

19. The grade II listed tunnel entrance to the New River is located to the west of the site. However, it would not appear to be intervisible with the appeal site,

and there is no compelling evidence to show that its setting would be harmed by the development proposal.

20. I note that the scheme has undergone a number of revisions, and that the planning officer's report was favourable towards the development. I have also had regard to Policy H2 of the Draft London Plan, which relates to small sites. However, these matters have not led me to a different conclusion.
21. My attention has been drawn to four approved developments within the same Council area that the appellant considers comparable to the appeal scheme. All four related to land either within, or on the edge of a conservation area. However, I am not aware of the full details of the circumstances that led to these proposals being accepted, and so I cannot be sure that they represent a direct parallel to the appeal proposal. Whilst these examples demonstrate that the development of small backland sites was acceptable in each of these cases, I am bound to consider the appeal scheme on its own merits, and on the evidence before me.
22. I note that the first two examples, one at land to the rear of Cornwall Avenue and one at the rear of 60-68 Cecile Park, were determined in 2008, and so they pre-date the adoption of the NPPF, which further limits the weight I can afford them. I have also taken into account the recent court judgement, *Dorothy Bohm v SSCLG [2017] EWHC 3217*, which is cited by the appellant. However, I am satisfied that the scheme as a whole has been fully considered in this case.
23. I acknowledge the appellant's stance that the site is a wasted resource, and that the appeal scheme would be an efficient use of the land. However, I do not share the view that open, undeveloped spaces within conservation areas, particularly those within urban locations, are inherently without value. Furthermore, the aim of optimising the development potential of the site would not strike an acceptable balance with the harm I have identified.

**Conclusion**

24. Despite the fact that the development would provide adequate living conditions for future occupiers, it would unacceptably harm the character and appearance of the conservation area. The proposed development would thus conflict with the development plan as a whole, and so the appeal is dismissed.

*Elaine Gray*

INSPECTOR



<b>Report for:</b>	<b>Planning Sub Committee Date: 9 November 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	Samuel Uff	John McRory
<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>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,	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

	car parking, servicing and access arrangements.			
<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.  Legal agreement to be signed.	Laurence Ackrill	John McRory
<b>Former Newstead's Nursing Home, Broadlands Road HGY/2018/3205</b>	Demolition of existing building and erection of three buildings between two and three storeys in heights to provide 10 residential dwellings, private and communal amenity space and other associated development.	Legal agreement to be signed.	Valerie Okeiyi	John McRory
<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 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.	Resolution to grant given at July 2020 Committee.  Negotiations on the legal agreement are ongoing.	Chris Smith	Robbie McNaugher
<b>Northumberland Terrace 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.	Resolution to grant given at Oct 2020 Committee.  Negotiations on the legal agreement are ongoing.	Graham Harrington	Robbie McNaugher
<b>APPLICATIONS SUBMITTED TO BE DECIDED</b>				

<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>HGY/2019/2944 42 Oakleigh Hampstead Lane London N6 4LL</b>	Erection of replacement dwelling	Pre-application meeting held – principle acceptable.	Gareth Prosser	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 assessment.  Scheme being revised to address Officers concerns  Likely December Committee	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.'	Presented to November Committee.	Phil Elliot	Robbie McNaugher
<b>Unit 7 Unicorn works, 21-25 Garman Road N17 HGY/2020/2576</b>	Reconstruction of the industrial unit which was recently burnt down due to fire that started in a neighbouring industrial building.	Under consultation	Tania Skelli	Robbie McNaugher
<b>Units 1-6 Unicorn works, 21-25 Garman Road N17</b>	Reconstruction of the industrial unit (to replace that of a previously destroyed in the fire)	INVALID	Tania Skelli	Robbie McNaugher

VOID/2020/2824				
<b>IN PRE-APPLICATION DISCUSSIONS</b>				
<b>Broadwater Farm</b>	Demolition and rebuild of Northolt and Tangmere blocks to provide up to 375 homes, landscaping and public realm improvements.	Pre-app meetings held and advice note to be issued soon.	Chris Smith	Robbie McNaugher
<b>Mecca Bingo</b>	250-300 residential units, replacement bingo hall and other commercial uses	Pre-app meeting held and advice note to be issued soon.	Chris Smith	John McRory
<b>Mary Fielding Guild Care Home, 103-107 North Hill</b>	Demolition of the existing Mary Feilding Guild Care Home (Use Classes Order C2) and the redevelopment of the site to provide a new 72 bed care home with ancillary communal facilities, services and amenities.	Pre-application discussion taken place – principle acceptable – further discussions expected	Neil McClellan	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.  Submission expected Feb 2021	Phil Elliott	Robbie McNaugher
<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.	Presented as pre-app to Sept Committee  QRP on 18th Nov	Laurence Ackrill	Robbie McNaugher

		Submission expected Feb 2021		
<b>Drapers Almshouses Edmansons Close</b>	Amalgamation, extension and adaptation of existing almshouses to provide 22 x 3 bedroom family dwellings; and creation of additional units on site to provide 1 further 3 bedroom dwelling; 7 x 2 bedroom dwellings and 12 x 1 bedroom dwellings (specifically provided for housing for older people)	Pre-application discussions ongoing.	Tobias Finlayson	John McRory
<b>679 Green Lanes</b>	Redevelopment of the site to provide up to 121 new homes, new office and retail space.	Second preapp on 22 September. Height and demolition of buildings remain main issues.	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>Selby Centre</b>	Community centre replacement and council housing with improved sports facilities and connectivity	Pre-apps meetings commenced in March.  Presented to QRP in May.  Talks ongoing with Officers and Enfield Council.	Phil Elliott	Robbie McNaugher

<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 19 units.	Follow up pre-application meeting held. Pre-app advice note to be issued soon.	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>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.  QRP 12 February 2020  Discussions talking place again following delay 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 talking place again following delay due to COVID 19.  QRP 23 Sept 2020	Phil Elliott	Robbie McNaugher
<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>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 OPS</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>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>Osborne Grove Nursing Home/ Stroud Green Clinic  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>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 on Brampton Rd and replacement	Pre-application meeting held 30/07.	Phil Elliott	Robbie McNaugher



	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.  PPA drafted not yet agreed.	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	Application to be submitted shortly	Valerie Okeiyi	Robbie McNaugher
<b>399-401 High Road, N17 (Formerly known as Chances)</b>	Reordering and extension of no.399/401 High Road to form a school.	Pre-app advice to be issued  Change of use application to be submitted with Listed Building works.	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.  Written representations.	Laurence Ackrill  Manager: John McRory
<b>300-306 West Green Road HGY/2020/0158</b>	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	Appeal expected.	Chris Smith  Manager: Robbie McNaugher
<b>10 Gourley Street HGY/2020/1183</b>	1000sqm+ of new office and warehouse space.	Appeal submitted and confirmed as valid. Awaiting start date.	Chris Smith  Manager: Robbie McNaugher

# HARINGEY COUNCIL

## PLANNING COMMITTEE

### APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 28/09/2020 AND 23/10/2020

#### 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

#### Recommendation Type codes:

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

**WARD: Alexandra****FUL Applications Decided: 4**

Application No: **HGY/2020/1849** Officer: Conor Guilfoyle

Decision: GTD Decision Date: 01/10/2020

Location: 40-42 Muswell Road N10 2BG

Proposal: Retention of first floor rear roof terraces (retrospective)

Application No: **HGY/2020/1982** Officer: Samuel Uff

Decision: GTD Decision Date: 30/09/2020

Location: 96 Vallance Road N22 7UG

Proposal: Extension to existing basement; lower ground extension and part upper ground floor rear extensions; existing upper ground floor terrace / balcony; removal of western elevation external stairs; addition of a rear rooflight.

Application No: **HGY/2020/2011** Officer: Laina Levassor

Decision: GTD Decision Date: 28/09/2020

Location: 47 Dagmar Road N22 7RT

Proposal: Construction of rear dormer to facilitate loft conversion with rooflights to front roof slope.

Application No: **HGY/2020/2137** Officer: Tania Skelli

Decision: GTD Decision Date: 08/10/2020

Location: 147 Alexandra Park Road N22 7UL

Proposal: Roof extension and formation of dormer. Alterations to rear 1st floor fenestration and removal of stairs to side rear. Replacement of rear extension. First floor side window and new side entrance with canopy. Removal of 3 no. trees.

**NON Applications Decided: 2**

Application No: **HGY/2020/2225** Officer: Laurence Ackrill

Decision: GTD Decision Date: 29/09/2020

Location: 26 Alexandra Park Road N10 2AB

Proposal: Non-material amendment following a grant of planning permission HGY/2018/1406 involving internal alterations, alterations to extension roof and rear elevation and location of bin storage

Application No: **HGY/2020/2436** Officer: Laurence Ackrill

Decision: GTD Decision Date: 06/10/2020

Location: 79 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

**Total Applications Decided for Ward: 6****WARD: Bounds Green****CLUP Applications Decided: 2**

Application No: **HGY/2020/2102** Officer: Mercy Oruwari

Decision: PERM REQ Decision Date: 28/09/2020

Location: 99 Truro Road N22 8DH

Proposal: Certificate of lawfulness for the proposed use of an outbuilding in the rear garden (Sauna and Gym).

Application No: **HGY/2020/2266** Officer: Laina Levassor  
 Decision: PERM DEV Decision Date: 21/10/2020  
 Location: 25 Churston Gardens N11 2NJ  
 Proposal: Certificate of Lawfulness for proposed hip to gable and rear dormer extensions to facilitate a loft conversion.

**FUL Applications Decided: 3**

Application No: **HGY/2020/1977** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 07/10/2020  
 Location: 19 Woodfield Way N11 2NP  
 Proposal: Erection of single storey rear extension and formation of raised terrace to its rear; Creation of front porch through enclosure of existing opening; External material changes; Replacement windows and doors.

Application No: **HGY/2020/2001** Officer: Samuel Uff  
 Decision: GTD Decision Date: 06/10/2020  
 Location: Ground Floor Flat 25 Myddleton Road N22 8LY  
 Proposal: Erection of ground floor rear and part infill extension.

Application No: **HGY/2020/2048** Officer: Emily Whittredge  
 Decision: GTD Decision Date: 05/10/2020  
 Location: 6 Winslow Place 95 Imperial Road N22 8QQ  
 Proposal: Replacement of green roof with single ply membrane; and siting of roof lights and PV panel array (retrospective)

**RES Applications Decided: 1**

Application No: **HGY/2020/2076** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 23/10/2020  
 Location: 11 Cline Road N11 2LX  
 Proposal: Approval of Details pursuant to Condition 3 (Materials), 4 (Construction Management Plan) & 5 (Cycle storage) attached to planning permission HGY/2020/0736.

**Total Applications Decided for Ward: 6**WARD: **Bruce Grove****CLUP Applications Decided: 1**

Application No: **HGY/2020/2099** Officer: Janey Zhao  
 Decision: PERM DEV Decision Date: 28/09/2020  
 Location: 9 Eve Road N17 6YD  
 Proposal: Lawful Development Certificate: Proposed formation of rear dormer and outrigger dormer and insertion of two roof lights.

**FUL Applications Decided: 9**

Application No: **HGY/2019/0480** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 21/10/2020  
 Location: 413 High Road N17 6RD  
 Proposal: Erection of single storey ancillary building to accommodate Children Sunday school.

Application No:	<b>HGY/2020/1939</b>	Officer:	Kwaku Bossman-Gyamera
Decision:	REF	Decision Date:	15/10/2020
Location:	263 Mount Pleasant Road N17 6HD		
Proposal:	Proposal to modified and reduce rear dormer on top of the rear main roof slope. Retention of rear dormer above rear outrigger projection. (Amended Description)		
Application No:	<b>HGY/2020/1981</b>	Officer:	Gareth Prosser
Decision:	REF	Decision Date:	14/10/2020
Location:	Flat B 318 Mount Pleasant Road N17 6HA		
Proposal:	<ul style="list-style-type: none"> <li>- Conversion of the existing first floor flat into two separate units consisting of a one-bedroom self contained flat, and a three room HMO, including the conversion of the loft;</li> <li>- Dormer extension to the rear; and</li> <li>- Insertion of three roof lights to the front.</li> </ul>		
Application No:	<b>HGY/2020/2116</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	05/10/2020
Location:	8 Radley Road N17 6RL		
Proposal:	Conversion of existing single-family dwelling into 2 self-contained flats. (Revised application of HGY/2019/0683)		
Application No:	<b>HGY/2020/2170</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	01/10/2020
Location:	Flat B 70 Lordsmead Road N17 6EY		
Proposal:	Erection of rear dormer window and roof lights on front slope.		
Application No:	<b>HGY/2020/2191</b>	Officer:	Kwaku Bossman-Gyamera
Decision:	REF	Decision Date:	12/10/2020
Location:	13 Kitchener Road N17 6DU		
Proposal:	Conversion of a single dwelling house into an HMO multiple occupation house (C4 Use).		
Application No:	<b>HGY/2020/2192</b>	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	12/10/2020
Location:	Studio 3 51 Moorefield Road N17 6PU		
Proposal:	Erection of first floor rear extension.		
Application No:	<b>HGY/2020/2197</b>	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	16/10/2020
Location:	10 Strode Road N17 6TZ		
Proposal:	Removal of existing single storey rear element. Erection of new single storey rear extension and former extension on rear roof slope.		
Application No:	<b>HGY/2020/2296</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	21/10/2020
Location:	13 Belton Road N17 6YF		
Proposal:	Erection of a single storey rear extension and erection of rear dormer.		

**NON Applications Decided: 1**

Application No: **HGY/2020/2472** Officer: Gareth Prosser  
 Decision: GTD Decision Date: 09/10/2020  
 Location: Construction House 579C High Road N17 6SB  
 Proposal: Internal alterations to provide suitable means of escape in case of fire as requested by the Building Control Body. Consequential minor amendments to the pattern of fenestration, principally on the rear elevation, but with some alterations at ground floor level on the front elevation to facilitate a new fire escape exit.

**PNE Applications Decided: 2**

Application No: **HGY/2020/2154** Officer: Laina Levassor  
 Decision: PN NOT REQ Decision Date: 08/10/2020  
 Location: 41 Moorefield Road N17 6PU  
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 5.87m, for which the maximum height would be 3.35m and for which the height of the eaves would be 2.95m.

Application No: **HGY/2020/2196** Officer: Laina Levassor  
 Decision: PN NOT REQ Decision Date: 23/10/2020  
 Location: 135 Napier Road N17 6YQ  
 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

**Total Applications Decided for Ward: 13**WARD: **Crouch End****COND Applications Decided: 2**

Application No: **HGY/2020/1327** Officer: Tobias Finlayson  
 Decision: GTD Decision Date: 28/09/2020  
 Location: Broadway Annexe Hornsey Town Hall The Broadway N8 9JJ  
 Proposal: Application under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to vary condition 2 (approved drawings) of listed building consent HGY/2017/2223 to reference updated drawing numbers incorporating changes to the Broadway Annexe resulting from the detailed design stage of the scheme.

Application No: **HGY/2020/2047** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 07/10/2020  
 Location: Avenue Heights 5-7 Avenue Road N6 5DS  
 Proposal: Variation of condition 2 (approved plans) attached to planning permission HGY/2018/0589 involving alterations to car parking layout and extension fenestration

**FUL Applications Decided: 5**

Application No: **HGY/2020/1898** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 06/10/2020  
 Location: Floral Hall Crouch Hill N8 9DX  
 Proposal: Erection of first floor rear extension and alterations to ground floor projection.

Application No: **HGY/2020/1964** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 05/10/2020  
 Location: 13 Gladwell Road N8 9AA  
 Proposal: Proposed single-storey side and rear extension together with the extension and damp proofing of the existing basement.

Application No: **HGY/2020/1989** Officer: Samuel Uff  
 Decision: GTD Decision Date: 12/10/2020  
 Location: Flat A 35 Wolseley Road N8 8RS  
 Proposal: Erection of outbuilding at end of rear garden.

Application No: **HGY/2020/2155** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 21/10/2020  
 Location: 1 Hill Gate Walk Shepherds Hill N6 5RU  
 Proposal: Erection of first floor extension at existing roof terrace and associated minor alterations to side elevation.

Application No: **HGY/2020/2285** Officer: Tania Skelli  
 Decision: GTD Decision Date: 22/10/2020  
 Location: Ground Floor Flat 109 Ferme Park Road N8 9SA  
 Proposal: Erection of single storey rear extension and internal alterations.

**LCD Applications Decided: 3**

Application No: **HGY/2020/2077** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 07/10/2020  
 Location: 29 Middle Lane N8 8PJ  
 Proposal: Replacement of timber framed single-glazed windows for new timber framed double-glazed windows to the front and the installation of new UPVC framed double-glazed windows to the rear

Application No: **HGY/2020/2079** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 02/10/2020  
 Location: 38 Park Road N8 8TD  
 Proposal: Replacement of timber framed single-glazed windows with new timber framed double-glazed windows to the front and the installation of new UPVC framed double-glazed windows to the rear.

Application No: **HGY/2020/2123** Officer: Janey Zhao  
 Decision: GTD Decision Date: 21/10/2020  
 Location: 26 Park Road N8 8TD  
 Proposal: The installation of new UPVC framed double glazed windows to the rear of the property and timber framed double-glazed windows to the front elevation.

**NON Applications Decided: 3**

Application No: **HGY/2020/1332** Officer: Tobias Finlayson  
 Decision: GTD Decision Date: 16/10/2020  
 Location: Hornsey Town Hall The Broadway N8 9JJ  
 Proposal: Section 96A non-material amendment to planning permission HGY/2017/2220 to vary condition 2 (drawings), condition 17 (disabled parking) and condition 21 (M4(2)) to make internal and external changes resulting from the detailed design stage of the scheme.

Application No: **HGY/2020/2115** Officer: Tobias Finlayson  
 Decision: GTD Decision Date: 02/10/2020  
 Location: Hornsey Town Hall The Broadway N8 9JJ  
 Proposal: Non-material amendment following a grant of planning permission HGY/2017/2220 to regularise the Broadway Mews façade banding and finished floor levels on corresponding elevations.



Application No: **HGY/2020/2275** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 28/09/2020  
 Location: 29 Coolhurst Road N8 8ET  
 Proposal: Non-material amendment following a grant of planning permission HGY/2020/1196 involving the removal of single storey extension and replacement of existing single-glazed French doors on rear elevation with two double-glazed sliding doors.

**RES Applications Decided: 4**

Application No: **HGY/2020/1948** Officer: Roland Sheldon  
 Decision: REF Decision Date: 29/09/2020  
 Location: 141 Ferme Park Road N8 9SG  
 Proposal: Details reserved by condition 6 (permeable hardstanding) pursuant to planning permission ref. HGY/2018/2690 for the erection of third floor rear extension above existing 2-storey rear projection, rear dormer with 2 front rooflights, erection of single storey ground floor rear extension in association with conversion of building into five self-contained flats.

Application No: **HGY/2020/2044** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 07/10/2020  
 Location: Land to the rear of 11-13 Stanhope Gardens N6 5TT  
 Proposal: Approval of details pursuant to condition 4 (Construction Management Plan) attached to planning permission HGY/2019/3050

Application No: **HGY/2020/2219** Officer: Samuel Uff  
 Decision: GTD Decision Date: 02/10/2020  
 Location: Flat 1 58 Avenue Road N6 5DR  
 Proposal: Approval of details pursuant to condition 4 (tree root exploration) attached to planning permission HGY/2019/2628 for single storey rear extension and basement excavation.

Application No: **HGY/2020/2316** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 20/10/2020  
 Location: 19 Haringey Park N8 9HY  
 Proposal: Discharge of condition 3 (materials) of planning permission HGY/2019/2829.

**TEL Applications Decided: 2**

Application No: **HGY/2020/1978** Officer: Roland Sheldon  
 Decision: PN NOT REQ Decision Date: 01/10/2020  
 Location: Avenue Heights 3-5 Avenue Road N6 5DS  
 Proposal: Prior notification: Development by telecoms operator for - 6 No. antennas to be installed on 2No. 5.0m support poles and 2No. 1.0m freestanding support poles (38.0m from ground level to top of poles). Installation of 2No. cabinets, 1No. GPS module, 18No. ERS units, together with additional ancillary development thereto.

Application No: **HGY/2020/2410** Officer: Kwaku Bossman-Gyamera  
 Decision: PERM DEV Decision Date: 06/10/2020  
 Location: 165 Tottenham Lane N8 9BY  
 Proposal: Notification under the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 (as amended) to utilise permitted development rights for a proposed upgrade comprising the replacement of 3no. antennas with 3no. new antennas and ancillary works thereto.

**TPO Applications Decided: 1**

Application No: **HGY/2020/2185** Officer: Janey Zhao  
 Decision: GTD Decision Date: 20/10/2020  
 Location: 23 Shepherds Hill N6 5QJ  
 Proposal: Works to trees protected by a TPO: T1 Sycamore: Reduce height by 5m and crown spread by 3m

**Total Applications Decided for Ward: 20**

**WARD: Fortis Green**

**CLUP Applications Decided: 5**

Application No: **HGY/2020/2194** Officer: Marco Zanelli  
 Decision: PERM DEV Decision Date: 19/10/2020  
 Location: 62 Barrenger Road N10 1JA  
 Proposal: Certificate of lawfulness for the formation of dormer in rear roof slope and installation of two roof lights in front roof slope.

Application No: **HGY/2020/2341** Officer: Janey Zhao  
 Decision: PERM DEV Decision Date: 09/10/2020  
 Location: 33 Fortis Green Avenue N2 9LY  
 Proposal: Certificate of lawfulness: proposed formation of rear dormer, insertion of five roof lights and erection of rear ground floor extension.

Application No: **HGY/2020/2462** Officer: Laina Levassor  
 Decision: PERM DEV Decision Date: 08/10/2020  
 Location: 4 Fortis Green Avenue N2 9NA  
 Proposal: Certificate of Lawfulness for proposed rear dormer extension to facilitate loft conversion.

Application No: **HGY/2020/2467** Officer: Laurence Ackrill  
 Decision: PERM DEV Decision Date: 08/10/2020  
 Location: 33 Beech Drive N2 9NX  
 Proposal: Certificate of lawfulness for proposed conversion of garage into habitable space and associated alterations to garage door.

Application No: **HGY/2020/2619** Officer: Laina Levassor  
 Decision: PERM DEV Decision Date: 22/10/2020  
 Location: 64 Greenham Road N10 1LP  
 Proposal: Certificate of Lawfulness for proposed rear dormer extension to facilitate loft conversion.

**COND Applications Decided: 1**

Application No: **HGY/2020/2274** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 23/10/2020  
 Location: 76-78 Great North Road N2 0LL  
 Proposal: Variation of condition 2 (approved plans) to amend the design and layout of the rear dwellinghouse approved under planning reference HGY/2019/0714.

**FUL Applications Decided: 4**

Application No: **HGY/2020/1959** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 29/09/2020  
 Location: 20 Lanchester Road N6 4TA  
 Proposal: Erection of single storey rear extension and alterations to windows and doors; Alterations to rear garden terrace levels; Erection of rear dormer roof extension

Application No: **HGY/2020/2002** Officer: Tania Skelli  
 Decision: GTD Decision Date: 28/09/2020  
 Location: 9 Aylmer Road N2 0BS  
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2020/2088** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 07/10/2020  
 Location: 45 Fortismere Avenue N10 3BN  
 Proposal: Construction of a single storey ground floor rear extension, 2 rear dormers, 1 rear roof light, 1 roof light to front roof slope, 2 rooflights to front gable.

Application No: **HGY/2020/2093** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 07/10/2020  
 Location: 14 Lauradale Road N2 9LU  
 Proposal: Rear dormer and additional Velux windows to the front roof slope to provide additional rooms within the roof.

**LCD Applications Decided: 2**

Application No: **HGY/2020/2214** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 16/10/2020  
 Location: 32 Queens Avenue N10 3NR  
 Proposal: Installation to front elevation double glazed windows with timber frames and rear elevation double glazed windows with UPVC frames.

Application No: **HGY/2020/2215** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 16/10/2020  
 Location: 39 Queens Avenue N10 3PE  
 Proposal: Installation of front elevation double glazed windows with timber frames and rear elevation double glazed windows with UPVC frames.

**PNE Applications Decided: 1**

Application No: **HGY/2020/2111** Officer: Laina Levassor  
 Decision: PN NOT REQ Decision Date: 07/10/2020  
 Location: 62 Barrenger Road N10 1JA  
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.75m and for which the height of the eaves would be 2.96m

**TEL Applications Decided: 1**

Application No: **HGY/2020/2411** Officer: Kwaku Bossman-Gyamera  
 Decision: PERM DEV Decision Date: 06/10/2020  
 Location: Barrington Court Colney Hatch Lane N10 1QG  
 Proposal: Formal notification in writing of 28 days notice in advance, in accordance with Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 (as amended). The proposed upgrade consists of the 3no antennas with 3no. new antennas and ancillary works thereto.

**TPO Applications Decided: 6**

Application No:	<b>HGY/2020/1672</b>	Officer:	Janey Zhao
Decision:	GTD	Decision Date:	07/10/2020
Location:	Tennis Court, Woodland Terrace Twyford Avenue N2 9NN		
Proposal:	Works to tree protected by a TPO: Oak grows over into my clients garden. Proposed crown reduction is to be a maximum of 2 metres branch length and back to suitable live growing points.		
Application No:	<b>HGY/2020/2063</b>	Officer:	Janey Zhao
Decision:	GTD	Decision Date:	29/09/2020
Location:	22 Beech Drive N2 9NY		
Proposal:	Works to tree protected by a TPO T1- Oak tree- Remove epicormic growth from main trunk up to crown break.		
Application No:	<b>HGY/2020/2159</b>	Officer:	Janey Zhao
Decision:	GTD	Decision Date:	30/09/2020
Location:	Blanche Nevile School Burlington Road N10 1NJ		
Proposal:	Works to trees protected by a TPO:  T1 Oak: crown reduction by 1m T2 Oak: crown reduction by 1m		
Application No:	<b>HGY/2020/2181</b>	Officer:	Janey Zhao
Decision:	GTD	Decision Date:	09/10/2020
Location:	72 Tetherdown N10 1NG		
Proposal:	Works to tree protected by a TPO: T1 Copper Beech - crown thin by 25% (rear garden)		
Application No:	<b>HGY/2020/2183</b>	Officer:	Janey Zhao
Decision:	GTD	Decision Date:	09/10/2020
Location:	Chester House 30 Pages Lane N10 1PR		
Proposal:	Works to tree protected by an Area TPO: T3: Holm Oak (18m): Crown reduce by 2m to previous points as part of regular maintenance		
Application No:	<b>HGY/2020/2184</b>	Officer:	Janey Zhao
Decision:	GTD	Decision Date:	09/10/2020
Location:	24 Birchwood Avenue N10 3BE		
Proposal:	Works to tree protected by a TPO: Ash (T1) - Crown reduce to previous pruning points (1-2m). This is periodical maintenance utilising best arboricultural practice to ensure the long life of this important amenity tree.		

**Total Applications Decided for Ward: 20**

**WARD: Harringay**

**CLDE Applications Decided: 2**

Application No:	<b>HGY/2020/2204</b>	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	09/10/2020
Location:	53A Turnpike Lane N8 0EE		
Proposal:	Certificate of lawfulness for the existing use of the property as five self-contained flats		
Application No:	<b>HGY/2020/2235</b>	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	12/10/2020
Location:	2 Warham Road N4 1AT		
Proposal:	Certificate of lawfulness for existing loft conversion.		

**CLUP Applications Decided: 1**

Application No: **HGY/2020/2340** Officer: Janey Zhao  
 Decision: PERM DEV Decision Date: 07/10/2020  
 Location: 41 Falkland Road N8 0NS  
 Proposal: Certificate of lawfulness: Proposed formation of rear dormer and outrigger dormer with insertion of two roof lights and extension of soil and vent pipe

**COND Applications Decided: 1**

Application No: **HGY/2020/2244** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 16/10/2020  
 Location: First Floor Flat 7 Warham Road N4 1AR  
 Proposal: Variation of a conditions 2 (approved plans) and 3 (materials) of planning permission HGY/2018/0053, to make the following amendments:

- Allowing new dormer extension to be built to centre line of the party wall adjacent to No. 9 Warham Road, for ease of construction.
- An additional rooflight above the staircase within the new dormer roof extension.
- Change of material to dormer and outrigger extension from Zinc sheet cladding and roof to vertical Slate tiling, with single ply membrane to flat roofs.

**FUL Applications Decided: 5**

Application No: **HGY/2020/1882** Officer: Samuel Uff  
 Decision: REF Decision Date: 07/10/2020  
 Location: 17 Turnpike Lane N8 0EP  
 Proposal: Change of use from A1 to A3 (as approved under application reference HGY/2020/1058) including single storey rear infill extension, minor alteration to internal rear floor level, external extract ducting and internal alterations to provide improved toilet and kitchen facility.

Application No: **HGY/2020/2019** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 06/10/2020  
 Location: Ground Floor Flat 253 Wightman Road N8 0NB  
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2020/2034** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 06/10/2020  
 Location: 629 Green Lanes N8 0RE  
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2020/2146** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 12/10/2020  
 Location: Ground Floor Flat 4 Pemberton Road N4 1AZ  
 Proposal: Construction of an outbuilding in garden to be used for home gym / storage.

Application No: **HGY/2020/2260** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 16/10/2020  
 Location: Flat A 61 Mattison Road N4 1BG  
 Proposal: Construction of a rear garden outbuilding.

**LCD Applications Decided: 1**

Application No: **HGY/2020/2121** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 21/10/2020  
 Location: 37 & 37A Allison Road N8 0AN  
 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.

**TEL Applications Decided: 3**

Application No: **HGY/2020/2409** Officer: Kwaku Bossman-Gyamera  
 Decision: PERM DEV Decision Date: 06/10/2020  
 Location: Altitude Point Hampden Road N8 0EH  
 Proposal: Formal notification in writing of 28 days' notice in advance, in accordance with Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 (as amended). The proposed installation comprises: the replacement of 3 antennas on the existing support structure, the replacement of 1 equipment cabinet, the installation of 6 RRUs and 3 BOBs on to existing support poles and ancillary development thereto

Application No: **HGY/2020/2412** Officer: Kwaku Bossman-Gyamera  
 Decision: PERM DEV Decision Date: 06/10/2020  
 Location: Hornsey Snooker Club Salisbury Promenade Green Lanes N8 0RX  
 Proposal: Notification under the Electronic Communications Code Regulations 2003 (As Amended) to utilise permitted development rights for the replacement of 3no antennas, the relocation of 1no. antenna, the replacement of 3no. cabinets and ancillary works thereto.

Application No: **HGY/2020/2413** Officer: Kwaku Bossman-Gyamera  
 Decision: PERM DEV Decision Date: 06/10/2020  
 Location: Hornsey Snooker Club Salisbury Promenade Green Lanes N8 0RX  
 Proposal: Notification under the Electronic Communications Code Regulations 2003 (As Amended) to utilise permitted development rights for the replacement of 3no. existing antennas with 3no. new antennas and ancillary works thereto

**Total Applications Decided for Ward: 13**WARD: **Highgate****ADV Applications Decided: 1**

Application No: **HGY/2020/2037** Officer: Tania Skelli  
 Decision: GTD Decision Date: 29/09/2020  
 Location: The Grocery Post 269 Archway Road N6 5BT  
 Proposal: Display of 2 nos. painted fascia signs, 1no. non-illuminated projecting sign, 1no. internal illuminated sign on Archway Road facade and 1no. retractable awning with signage on Highgate Avenue. 5 nos. external light boxes.

**CLDE Applications Decided: 2**

Application No: **HGY/2020/2103** Officer: Russell Quick  
 Decision: REF Decision Date: 07/10/2020  
 Location: 7 Wembury Mews N6 5XJ  
 Proposal: Application for a Lawful Development Certificate for the existing use of garage known as 7 Wembury Mews as a self-contained residential unit.

Application No: **HGY/2020/2206** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 19/10/2020  
 Location: 4 Storey Road N6 4DR  
 Proposal: Certificate of Lawfulness for existing rear garden structure.

**COND Applications Decided: 1**

Application No: **HGY/2020/1881** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 02/10/2020  
 Location: 2 Highgate Avenue N6 5RX  
 Proposal: Variation of condition 1 (approved plans) & 11 (acoustic fence) attached to planning permission HGY/2019/0427 involving alterations to the proposed classroom building including setting away from boundary wall.

**FUL Applications Decided: 6**

Application No: **HGY/2020/1853** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 28/09/2020  
 Location: 252 Archway Road N6 5AX  
 Proposal: Construction of a part two, part three storey rear extension to create an additional residential unit, and associated upgrades to the building.

Application No: **HGY/2020/1974** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 15/10/2020  
 Location: 98 Talbot Road N6 4RA  
 Proposal: Demolition of existing rear detached garage and erection of part single, part two-storey side and rear extension to the existing building and associated works including replacement of existing windows and door.

Application No: **HGY/2020/2036** Officer: Tania Skelli  
 Decision: GTD Decision Date: 29/09/2020  
 Location: The Grocery Post 269 Archway Road N6 5BT  
 Proposal: Minor alterations to shopfront to include new coping stone and increase in height of parapet and Installation of awning on Highgate Avenue.

Application No: **HGY/2020/2092** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 02/10/2020  
 Location: 54-56 Highgate High Street N6 5HX  
 Proposal: Removal of 1no external ATM. Existing ATM cut out hole to be infilled by stonework and to match existing stonework.

Application No: **HGY/2020/2134** Officer: Tania Skelli  
 Decision: GTD Decision Date: 13/10/2020  
 Location: 60 Talbot Road N6 4RA  
 Proposal: Demolition of existing outbuilding and replacement with enlarged outbuilding.

Application No: **HGY/2020/2313** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 23/10/2020  
 Location: 9 Orchard Road N6 5TR  
 Proposal: Alterations to the fenestration treatment of the rear of the property.

**LCD Applications Decided: 2**

Application No: **HGY/2020/1264** Officer: Janey Zhao  
 Decision: GTD Decision Date: 23/10/2020  
 Location: 12 Storey Road N6 4DR  
 Proposal: Replacement of timber framed single-glazed windows for new timber framed double-glazed windows to the front and rear elevations replacement of the timber door to the rear with new timber door.

Application No: **HGY/2020/1377** Officer: Janey Zhao  
 Decision: GTD Decision Date: 16/10/2020  
 Location: 16 Yeatman Road N6 4DT  
 Proposal: Replacement of timber framed single-glazed windows for new timber framed double-glazed windows to the front and rear elevations replacement of the timber door to the rear with new timber door.

**RES Applications Decided: 1**

Application No: **HGY/2020/2354** Officer: Tania Skelli  
 Decision: GTD Decision Date: 13/10/2020  
 Location: 38 Cholmeley Crescent N6 5HA  
 Proposal: Approval of details reserved by Condition 3 (tree protection) attached to planning permission reference HGY/2020/0078.

**TPO Applications Decided: 3**

Application No: **HGY/2020/2061** Officer: Janey Zhao  
 Decision: REF Decision Date: 29/09/2020  
 Location: 30 Hampstead Lane N6 4NX  
 Proposal: Works to trees protected by a TPO  
 T1 and T2 - 2 x Spruce trees - fell to ground level. Both trees are situated on the front boundary of the property close to the public footpath. Roots are causing excessive lifting of the block driveway which has now become a trip hazard for the owners and visitors. There is also noticeable evidence of cracking of the boundary wall on both the pavement side of the boundary and within the grounds of the property. The wall is being pushed out towards the pavement. There is an existing hedgerow between both trees running along the boundary which have been well maintained and it would be proposed to replace the Spruce with the same hedging.

Application No: **HGY/2020/2182** Officer: Janey Zhao  
 Decision: GTD Decision Date: 13/10/2020  
 Location: 2 Sheldon Avenue N6 4JT  
 Proposal: Works to tree protected by an Area TPO: T1: Beech: Reduce height and spread by 1.5 metres circa to allow more light into the property and rear garden.

Application No: **HGY/2020/2187** Officer: Janey Zhao  
 Decision: GTD Decision Date: 23/10/2020  
 Location: Heathways Courtenay Avenue N6 4LR  
 Proposal: Works to trees protected by an Area TPO:  
 T1 Norway Maple- Decay at base, suspected honey fungus. Fell in sections to ground level.  
 T2 Cypress- Partially collapsed out of hedge. Fell in sections to ground level.  
 T3 Cherry- Bacterial canker on main stem and Ganoderma fungus at base. Fell in sections to ground level.  
 TN1 Eucalyptus- Prune back overhanging branches by 3-4m back towards boundary.

**Total Applications Decided for Ward: 16**WARD: **Hornsey****ADV Applications Decided: 1**

Application No: **HGY/2020/1976** Officer: Conor Guilfoyle  
 Decision: REF Decision Date: 30/09/2020  
 Location: 88A Tottenham Lane N8 7AA  
 Proposal: Application for consent to display an advertisement on the fascia (with trough light external illumination) and shopfront glazing.



**CLDE Applications Decided: 2**

Application No: **HGY/2020/2056** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 06/10/2020  
 Location: 1st, 2nd and 3rd Floors 40 High Street N8 7NX  
 Proposal: Certificate of lawfulness for the existing use of the property as four self-contained flats.

Application No: **HGY/2020/2368** Officer: Laina Levassor  
 Decision: GTD Decision Date: 02/10/2020  
 Location: Hornsey School for Girls Inderwick Road N8 9JF  
 Proposal: Certificate of Lawfulness for existing sports pitch and floodlights (following failure to discharge Condition 14 of original permission HGY/2000/1095 - 14. That details of the proposed flooding scheme, including hours of use of the floodlighting, shall be submitted to and approved by the Local Planning Authority prior to the commencement of the works to lay out the new pitch)

**CLUP Applications Decided: 1**

Application No: **HGY/2020/2318** Officer: Laurence Ackrill  
 Decision: PERM DEV Decision Date: 28/09/2020  
 Location: 52 Beechwood Road N8 7NG  
 Proposal: Certificate of lawfulness for the proposed re-roof of an existing single storey rear conservatory.

**FUL Applications Decided: 5**

Application No: **HGY/2020/1992** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 29/09/2020  
 Location: First and Second Floor Flat 139-141 Tottenham Lane N8 9BJ  
 Proposal: Retrospective application for change of use from a residential flat to a large house in multiple occupation (HMO) (Sui Generis) for 11 persons.

Application No: **HGY/2020/2000** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 13/10/2020  
 Location: Flat A 155 Nelson Road N8 9RR  
 Proposal: Removal of garden shed and erection of garden work office and storage cupboard.

Application No: **HGY/2020/2020** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 06/10/2020  
 Location: 86 Newland Road N8 7SL  
 Proposal: Conversion of single family dwelling into 2 flats, replacement of the existing windows and changes to fenestration of ground floor rear elevation.

Application No: **HGY/2020/2068** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 12/10/2020  
 Location: 220 Middle Lane N8 7LA  
 Proposal: Removal of second floor window and replacement with rear dormer with door access, to facilitate use of outrigger roof as a roof terrace, with associated privacy screens.

Application No: **HGY/2020/2130** Officer: Tania Skelli  
 Decision: GTD Decision Date: 13/10/2020  
 Location: Ground Floor Flat 107 Nelson Road N8 9RR  
 Proposal: Erection of ground floor side / rear single-storey extension.

**LCD Applications Decided: 3**

Application No: **HGY/2020/2084** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 19/10/2020  
 Location: 7 South View Road N8 7LU  
 Proposal: Replacement of timber framed single-glazed windows for new timber framed double-glazed windows to the front and the installation of new UPVC framed double-glazed windows and new UPVC door to the rear.

Application No: **HGY/2020/2085** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 19/10/2020  
 Location: 9 South View Road N8 7LU  
 Proposal: Replacement of timber framed single-glazed windows for new timber framed double-glazed windows to the front and the installation of new UPVC framed double-glazed windows and new UPVC door to the rear.

Application No: **HGY/2020/2090** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 16/10/2020  
 Location: Moselle Cottage 10 Moselle Close N8 7SE  
 Proposal: Replacement of timber framed single-glazed windows for new timber framed double-glazed windows to the front and rear elevations.

**PNC Applications Decided: 1**

Application No: **HGY/2020/2100** Officer: Laurence Ackrill  
 Decision: PN REFUSED Decision Date: 07/10/2020  
 Location: Ground Floor Shop 77 Tottenham Lane N8 9BE  
 Proposal: Prior approval for change of use from A1 (retail) to A1 (retail) / C3 (dwellinghouse)

**Total Applications Decided for Ward: 13**WARD: **Muswell Hill****ADV Applications Decided: 1**

Application No: **HGY/2020/1988** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 05/10/2020  
 Location: 211 Muswell Hill Broadway N10 3RS  
 Proposal: Installation of new fascia panels and signs and two projecting signs (externally illuminated).

**CLUP Applications Decided: 2**

Application No: **HGY/2020/2038** Officer: Roland Sheldon  
 Decision: PERM DEV Decision Date: 07/10/2020  
 Location: 76 Woodland Gardens N10 3UB  
 Proposal: Certificate of lawfulness for proposed replacement front door.

Application No: **HGY/2020/2463** Officer: Laina Levassor  
 Decision: PERM DEV Decision Date: 08/10/2020  
 Location: 43 Springfield Avenue N10 3SX  
 Proposal: Certificate of Lawfulness for proposed hip to gable and rear dormer extensions to facilitate a loft conversion.

**FUL Applications Decided: 5**

Application No:	<b>HGY/2020/1876</b>	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	06/10/2020
Location:	111 Redston Road N8 7HG		
Proposal:	Conversion of single-dwelling house into 2 flats (Class use C3)		
Application No:	<b>HGY/2020/1999</b>	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	28/09/2020
Location:	20 Cascade Avenue N10 3PU		
Proposal:	Replacement rear two rooflights with single larger rooflight. Replacement rear ground floor extension with raised roof height and landscaping.		
Application No:	<b>HGY/2020/2136</b>	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	14/10/2020
Location:	49 Hillfield Park N10 3QU		
Proposal:	Erection of single storey rear lower ground floor extension. Replacement of balustrade to existing first floor balcony.		
Application No:	<b>HGY/2020/2138</b>	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	08/10/2020
Location:	171 Priory Road N8 8NB		
Proposal:	Conversion of roofspace to create 1 x 1 bedroom flat with rear extension and terrace at 2nd floor and roof level. 4 nos. rooflight to front roofslope. Internal alterations including stairwell at ground floor. Removal of chimney and external stairs to rear elevation.		
Application No:	<b>HGY/2020/2259</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	16/10/2020
Location:	First Floor Flat B 41 Onslow Gardens N10 3JY		
Proposal:	Alterations to rear elevation roof slope involving insertion of door and formation of rear balcony area.		

**LCD Applications Decided: 6**

Application No:	<b>HGY/2020/1030</b>	Officer:	Janey Zhao
Decision:	GTD	Decision Date:	21/10/2020
Location:	20 Harefield Road N8 8QY		
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/2020/2081</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	16/10/2020
Location:	3 Lynton Road N8 8SR		
Proposal:	Renew roof and windows, 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/2020/2082</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	16/10/2020
Location:	17 Lynton Road N8 8SR		
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/2020/2083** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 16/10/2020  
 Location: 21 Lynton Road N8 8SR  
 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/2020/2208** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 19/10/2020  
 Location: 20 New Road N8 8TA  
 Proposal: Installation of front elevation double glazed windows with timber frames and rear elevation double glazed windows with UPVC frames.
- Application No: **HGY/2020/2209** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 19/10/2020  
 Location: 22 New Road N8 8TA  
 Proposal: Installation to front elevation double glazed windows with timber frames and rear elevation double glazed windows with UPVC frames.

**RES Applications Decided: 1**

- Application No: **HGY/2020/2017** Officer: Tania Skelli  
 Decision: GTD Decision Date: 21/10/2020  
 Location: Risborough Close Muswell Hill N10 3PL  
 Proposal: Details of condition 3 (materials), 4 (cycle storage), 5 (refuse storage) and 6 (construction method) pursuant to planning permission ref. HGY/2019/0484 granted on 21/5/2019 for the conversion and extension of roofspace to provide 6 new flats (Class C3).

**TPO Applications Decided: 1**

- Application No: **HGY/2020/2180** Officer: Janey Zhao  
 Decision: GTD Decision Date: 09/10/2020  
 Location: Buckingham Lodge 2 Muswell Hill N10 3TG  
 Proposal: Works to trees protected by a Group TPO:  
 G2 Horse Chestnut Reduce back to clear street lamp by 2m G3 2 Horse Chestnut Lift to 5.2m  
 Reasons; On-going maintenance, close to street light and overhanging pavement

**Total Applications Decided for Ward: 16**WARD: **Noel Park****CLUP Applications Decided: 2**

- Application No: **HGY/2020/2265** Officer: Laina Levassor  
 Decision: PERM DEV Decision Date: 02/10/2020  
 Location: 175 Hornsey Park Road N8 0JX  
 Proposal: Certificate of Lawfulness for proposed side dormer extensions to facilitate a loft conversion
- Application No: **HGY/2020/2541** Officer: Laina Levassor  
 Decision: PERM DEV Decision Date: 22/10/2020  
 Location: 5 Vernon Road N8 0QD  
 Proposal: Certificate of Lawfulness for proposed single storey rear extension and rear dormer and outrigger extensions to facilitate loft conversion.

**FUL Applications Decided: 3**

Application No: **HGY/2020/1874** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 12/10/2020  
 Location: 7 The Broadway N22 6DS  
 Proposal: Erection of a rear dormer roof extension in connection with the change of use of the upper floors from a large house in multiple occupation (HMO) (sui generis use class) to a small HMO (C4 use class).

Application No: **HGY/2020/2053** Officer: Mercy Oruwari  
 Decision: REF Decision Date: 28/09/2020  
 Location: Flat A 142 Hornsey Park Road N8 0JY  
 Proposal: Erection of single storey rear extension

Application No: **HGY/2020/2147** Officer: Sarah Madondo  
 Decision: REF Decision Date: 07/10/2020  
 Location: 44 Cobham Road N22 6RP  
 Proposal: Loft extension

**PNE Applications Decided: 1**

Application No: **HGY/2020/2049** Officer: Laina Levassor  
 Decision: PN NOT REQ Decision Date: 02/10/2020  
 Location: 5 Caxton Road N22 6TB  
 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 2.8m and for which the height of the eaves would be 2.8m.

**RES Applications Decided: 1**

Application No: **HGY/2020/1192** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 06/10/2020  
 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 64 (Details of Central Dish/Receiving System - partial discharge relating to blocks A1, A2, A3, A4, B1, B2, B3 and B4 only) of planning permission HGY/2017/3117.

**Total Applications Decided for Ward: 7****WARD: Northumberland Park****CLUP Applications Decided: 1**

Application No: **HGY/2020/2342** Officer: Janey Zhao  
 Decision: GTD Decision Date: 13/10/2020  
 Location: 52 St Pauls Road N17 ONE  
 Proposal: Certificate of lawfulness: Proposed formation of rear dormer, outrigger dormer and insertion of two roof lights and erection of two rear ground floor extensions.

**FUL Applications Decided: 4**

Application No: **HGY/2019/1020** Officer: Kwaku Bossman-Gyamera  
 Decision: NPW Decision Date: 02/10/2020  
 Location: First Floor Flat B 57 Baronet Road N17 0LY  
 Proposal: Loft conversion with a rear dormer window to existing first floor flat.

Application No: **HGY/2020/2104** Officer: Gareth Prosser  
 Decision: REF Decision Date: 28/09/2020  
 Location: 848 High Road N17 0EY  
 Proposal: First floor rear extension, with internal and external demolitions and alterations to facilitate the proposal of a new 1 X 1 Bed Dwelling with Ground Floor Commercial Space.

Application No: **HGY/2020/2254** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 22/10/2020  
 Location: Northumberland Park Service Station 1-13 Willoughby Lane N17 0QU  
 Proposal: Installation of vehicle charging points and associated electrical infrastructure.

Application No: **HGY/2020/2256** Officer: Gareth Prosser  
 Decision: REF Decision Date: 16/10/2020  
 Location: 15 Tenterden Road N17 8BE  
 Proposal: Subdivision into two flats at lower ground, ground and first floor level.

**NON Applications Decided: 1**

Application No: **HGY/2020/2108** Officer: Martin Cowie  
 Decision: GTD Decision Date: 09/10/2020  
 Location: Tottenham Hotspur Football Club 748 High Road N17 0AP  
 Proposal: Non-material amendment to planning permission ref: HGY/2015/3000 granted on 15.04.2016, involving the stadium seating bowl and a consequential amendment to the approved maximum seating capacity from 62,303 to 62,850 - an increase of 547 seats

**PNE Applications Decided: 2**

Application No: **HGY/2020/2135** Officer: Laina Levassor  
 Decision: PN REFUSED Decision Date: 07/10/2020  
 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 2m.

Application No: **HGY/2020/2292** Officer: Laina Levassor  
 Decision: PN NOT REQ Decision Date: 22/10/2020  
 Location: 41 St Pauls Road N17 0ND  
 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 2.7m.

**TEL Applications Decided: 1**

Application No: **HGY/2020/2193** Officer: Kwaku Bossman-Gyamera  
 Decision: PN GRANT Decision Date: 12/10/2020  
 Location: Outside Unit 2 Elm Lea Trading Estate Leaside Road N17 0XR  
 Proposal: Proposed telecommunication installation: Proposed 20m Phase 8 Monopoly C/W wraparound Cabinet at base and associated ancillary works. (Prior notification: Development by telecoms operators).

**Total Applications Decided for Ward: 9**WARD: **St Anns****CLDE Applications Decided: 1**

Application No: **HGY/2020/2441** Officer: Gareth Prosser  
 Decision: REF Decision Date: 09/10/2020  
 Location: Oliver Court 113 Cornwall Road N15 5AX  
 Proposal: Certificate of lawfulness: Existing Use - Use of Ground Floor of Oliver Court as 8 no. self-contained flats (Use Class C3) (Flats A-H).

**CLUP Applications Decided: 3**

Application No: **HGY/2020/2169** Officer: Emily Whittredge  
 Decision: PERM DEV Decision Date: 30/09/2020  
 Location: 55 Warwick Gardens N4 1JD  
 Proposal: Certificate of Lawfulness for proposed loft conversion including the erection of a dormer extension over rear roof and part of outrigger and installation of front roof lights.

Application No: **HGY/2020/2267** Officer: Laina Levassor  
 Decision: PERM DEV Decision Date: 28/09/2020  
 Location: 104 Harringay Road N15 3HX  
 Proposal: Certificate of Lawfulness for proposed rear dormer and outrigger extensions to facilitate a loft conversion.

Application No: **HGY/2020/2566** Officer: Emily Whittredge  
 Decision: PERM DEV Decision Date: 20/10/2020  
 Location: 27 Alexandra Road N15 5QT  
 Proposal: Erection of an L-shaped rear roof dormer extension with the addition of three roof lights to the front roof slope.

**FUL Applications Decided: 5**

Application No: **HGY/2019/3268** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 07/10/2020  
 Location: First Floor Flat A 311 West Green Road N15 3PA  
 Proposal: Ground and first floor rear extension and internal alterations to the upper floors to convert the property into two 1 bedroom (1 person) self-contained flats.

Application No: **HGY/2020/1759** Officer: Sarah Madondo  
 Decision: REF Decision Date: 28/09/2020  
 Location: 22 Avenue Road N15 5JH  
 Proposal: Change of use to 4 no self contained flats. Ground and first floor rear extensions. Replace existing windows. Front and rear dormer windows.

Application No: **HGY/2020/2031** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 02/10/2020  
 Location: 63-64 Grand Parade N4 1AF  
 Proposal: Change of use from A3 restaurant to A1 retail supermarket.

Application No: **HGY/2020/2118** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 06/10/2020  
 Location: 36 Woodlands Park Road N15 3RX  
 Proposal: Change of use from two self-contained flats to single family house.

Application No: **HGY/2020/2243** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 15/10/2020  
 Location: 42 Clinton Road N15 5BH  
 Proposal: Erection of side infill extension and raising of the height of the ground floor extension.

**NON Applications Decided: 1**

Application No: **HGY/2020/2358** Officer: Christopher Smith  
 Decision: GTD Decision Date: 23/10/2020  
 Location: 423-435 West Green Road N15 3PJ  
 Proposal: Non-material amendments to planning permission ref. HGY/2018/1806, including rationalisation of the building plans, improved design quality of the building facades, revised access arrangements, addition of plant screen enclosure, revised bin store arrangements, and other amendments.

**Total Applications Decided for Ward: 10**WARD: **Seven Sisters****CLUP Applications Decided: 3**

Application No: **HGY/2020/2205** Officer: Mercy Oruwari  
 Decision: PERM REQ Decision Date: 09/10/2020  
 Location: 63 Crowland Road N15 6UL  
 Proposal: Certificate of lawfulness for the formation of a rear dormer and roof extension including the insertion of 2 front rooflights and side elevation window - proposed use.

Application No: **HGY/2020/2264** Officer: Laina Levassor  
 Decision: PERM REQ Decision Date: 21/10/2020  
 Location: 8 Clifton Gardens N15 6AP  
 Proposal: Certificate of Lawfulness for proposed outbuilding.

Application No: **HGY/2020/2460** Officer: Laina Levassor  
 Decision: PERM DEV Decision Date: 08/10/2020  
 Location: 51 Beechfield Road N4 1PD  
 Proposal: Certificate of Lawfulness for proposed single storey rear extension

**FUL Applications Decided: 17**

Application No: **HGY/2020/0058** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 13/10/2020  
 Location: 20 Thorpe Road N15 6NR  
 Proposal: Remodelling of existing first floor flat and erection of new dormer window within rear roof slope.

Application No: **HGY/2020/0985** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 01/10/2020  
 Location: 39 Hillside Road N15 6LU  
 Proposal: Formation of a new basement extension.



- Application No: **HGY/2020/1090** Officer: Kwaku Bossman-Gyamera  
Decision: GTD Decision Date: 23/10/2020  
Location: 11 Franklin Street N15 6QH  
Proposal: Part retrospective application for the excavation of basement under existing dwelling with rear lightwell and railings; alterations to as-built ground and basement layouts; removal of as-built front lightwells; demolition of existing single storey side extension and rebuilding in materials to match existing dwelling and use of the property as a single large dwellinghouse within the C3 Use Class.
- Application No: **HGY/2020/1879** Officer: Roland Sheldon  
Decision: REF Decision Date: 06/10/2020  
Location: 58 Hillside Road N15 6NB  
Proposal: Demolition of existing side garage and rear outbuilding, erection of 2-storey side to rear extension with first floor balcony and part single storey rear extension, hip to gable roof extension with rear dormer, excavation to create basement level with 2 front lightwells, insertion of 3 front rooflights, alterations to front boundary treatments, in association with conversion of dwelling into 3 self-contained flats.
- Application No: **HGY/2020/1940** Officer: Kwaku Bossman-Gyamera  
Decision: REF Decision Date: 30/09/2020  
Location: 60 Elm Park Avenue N15 6UY  
Proposal: First floor rear extension
- Application No: **HGY/2020/2035** Officer: Sarah Madondo  
Decision: REF Decision Date: 07/10/2020  
Location: 37-39 Clifton Gardens N15 6AP  
Proposal: Demolition of 37 and 39 Clifton Gardens and the construction of a new building comprising a basement, ground, first and second floor with further accommodation in the roof, forming one six-bedroom four-storey maisonette, one three-bedroom two-storey maisonette and one two-bedroom two-storey maisonette.
- Application No: **HGY/2020/2106** Officer: Sarah Madondo  
Decision: REF Decision Date: 05/10/2020  
Location: 137 Wargrave Avenue N15 6TX  
Proposal: Erection of two storey side extension with additional room within pitched roof.
- Application No: **HGY/2020/2107** Officer: Sarah Madondo  
Decision: GTD Decision Date: 08/10/2020  
Location: 146 Fairview Road N15 6TR  
Proposal: Erection of additional storey with pitched roof (Type-3 Extension) and single storey side 'infill' extension.
- Application No: **HGY/2020/2114** Officer: Sarah Madondo  
Decision: GTD Decision Date: 05/10/2020  
Location: 89 Richmond Road N15 6QA  
Proposal: Demolition of existing shed and construction of new larger shed for use as storage and home office.
- Application No: **HGY/2020/2120** Officer: Sarah Madondo  
Decision: GTD Decision Date: 21/10/2020  
Location: 25 High Road N15 6ND  
Proposal: The erection of a two-storey rear extension in association with change of use to a 10 room HMO (Sui Generis)

Application No:	<b>HGY/2020/2200</b>	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	21/10/2020
Location:	8-10 Clifton Gardens N15 6AP		
Proposal:	Erection of two first floor rear extensions across Nos. 8 & 10 Clifton Gardens		
Application No:	<b>HGY/2020/2253</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	16/10/2020
Location:	98 Fairview Road N15 6TP		
Proposal:	Type 3 loft		
Application No:	<b>HGY/2020/2278</b>	Officer:	Sarah Madondo
Decision:	REF	Decision Date:	16/10/2020
Location:	119 Craven Park Road N15 6BP		
Proposal:	Conversion of the existing basement area to provide ancillary use to the residential family use and for a front modest lightwell.		
Application No:	<b>HGY/2020/2279</b>	Officer:	Sarah Madondo
Decision:	REF	Decision Date:	16/10/2020
Location:	Flat B 57 Crowland Road N15 6UL		
Proposal:	Erection of additional storey 'Type 3'.		
Application No:	<b>HGY/2020/2295</b>	Officer:	Sarah Madondo
Decision:	REF	Decision Date:	19/10/2020
Location:	66 Hillside Road N15 6NB		
Proposal:	Erection of first floor rear extension.		
Application No:	<b>HGY/2020/2350</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	21/10/2020
Location:	124 Wargrave Avenue N15 6UA		
Proposal:	Type 3 roof extension		
Application No:	<b>HGY/2020/2351</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	21/10/2020
Location:	6-8 Barry Avenue N15 6AD		
Proposal:	First floor rear extension for no. 8 and 6 Barry Avenue		

**PNE Applications Decided: 3**

Application No:	<b>HGY/2020/2139</b>	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	08/10/2020
Location:	89 Ferndale Road N15 6UG		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m		
Application No:	<b>HGY/2020/2167</b>	Officer:	Laina Levassor
Decision:	PN REFUSED	Decision Date:	14/10/2020
Location:	17 Lockmead Road N15 6BX		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 5.83m, for which the maximum height would be 3m and for which the height of the eaves would be 2.3m.		

Application No: **HGY/2020/2168** Officer: Laina Levassor  
 Decision: PN NOT REQ Decision Date: 22/10/2020  
 Location: 43 Oakdale Road N4 1NU  
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m.

**Total Applications Decided for Ward: 23**

**WARD: Stroud Green**

**COND Applications Decided: 1**

Application No: **HGY/2020/1994** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 07/10/2020  
 Location: 196 Stapleton Hall Road N4 4QL  
 Proposal: S.73 application for variation of condition 2 (approved plans) of planning permission HGY/2020/0149 to include a single storey extension at basement level with associated changes to the ground floor terrace and garden staircase.

**FUL Applications Decided: 6**

Application No: **HGY/2020/1243** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 12/10/2020  
 Location: 21 Scarborough Road N4 4LX  
 Proposal: Proposed replacement of all single glazed casement timber windows with double glazed casement aluminium windows with the same fenestration. Communal entrance and rear doors to change to aluminium material and patio doors to change to uPVC (AMENDED DESCRIPTION).

Application No: **HGY/2020/1995** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 01/10/2020  
 Location: Basement Flat 40 Inderwick Road N8 9LD  
 Proposal: Erection of a single storey rear / side return infill extension.

Application No: **HGY/2020/2091** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 07/10/2020  
 Location: 90 Oakfield Road N4 4JS  
 Proposal: Demolition of single storey rear extension and erection of replacement single storey rear extension beyond rear projection, erection of single storey rear extension to side of original rear projection, replacement windows to rear dormer, replacement front rooflight.

Application No: **HGY/2020/2132** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 09/10/2020  
 Location: Flat 1 60 Stapleton Hall Road N4 3QG  
 Proposal: Erection of a rear garden outbuilding

Application No: **HGY/2020/2153** Officer: Roland Sheldon  
 Decision: REF Decision Date: 21/10/2020  
 Location: 54 Upper Tollington Park N4 4BX  
 Proposal: Erection of single storey rear extension to ground floor flat.



- Application No: **HGY/2019/3155** Officer: Kwaku Bossman-Gyamera  
 Decision: REF Decision Date: 02/10/2020  
 Location: 2-8 Walton Road N15 4PP  
 Proposal: Installation of slimline aluminium framed retractable glazed front and side extensions.
- Application No: **HGY/2020/1943** Officer: Tobias Finlayson  
 Decision: REF Decision Date: 21/10/2020  
 Location: Rodrill Works 23A Collingwood Road N15 4LD  
 Proposal: Demolition of existing warehouse building and replacement with new residential development comprising of 3 no. apartments and 1 no. dwelling house.
- Application No: **HGY/2020/2022** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 02/10/2020  
 Location: Boiler Room 30-48 Lawrence Road N15 4EG  
 Proposal: Relocation of two existing boiler flues used by Jeeves dry cleaning unit away from new development at 50-56 Lawrence Road (Mono House - app reference HGY/2016/2824). Installation of new timber screening for plant.
- Application No: **HGY/2020/2190** Officer: Emily Whittredge  
 Decision: GTD Decision Date: 08/10/2020  
 Location: First Floor Flat 76 Tynemouth Road N15 4AX  
 Proposal: Rear dormer and outrigger extension with roof lights to the front slope.
- Application No: **HGY/2020/2207** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 19/10/2020  
 Location: 31 Summerhill Road N15 4HF  
 Proposal: Erection of a single storey rear extension and internal alterations.
- Application No: **HGY/2020/2289** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 23/10/2020  
 Location: 32 Grove Park Road N15 4SN  
 Proposal: Proposed rear dormer, rear ground floor extension and garage rebuild with canopy, cycle store and internal alterations. The application has been amended since submission such that the size of the dormer has been reduced.
- Application No: **HGY/2020/2360** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 23/10/2020  
 Location: 87 & 89 Roslyn Road N15 5JB  
 Proposal: Erection of single storey rear extensions including construction of party walls between 87 and 89.

**LCD Applications Decided: 1**

- Application No: **HGY/2020/1779** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 21/10/2020  
 Location: Redlands Summerhill Road N15 4HE  
 Proposal: Redevelopment of existing garages and parking area for the provision of 8 residential units, comprising 6 apartments in two blocks fronting West Green Road and Summerhill Road and 2 houses at the rear of the site with associated access, amenity space, refuse/recycling and cycle storage facilities and landscaping.

**NON Applications Decided: 1**

Application No: **HGY/2020/2373** Officer: Christopher Smith  
 Decision: GTD Decision Date: 12/10/2020  
 Location: 52-68 Stamford Road N15 4PZ  
 Proposal: Non-material amendment to Condition 24 of HGY/2019/1401.

**PNE Applications Decided: 1**

Application No: **HGY/2020/2095** Officer: Laina Levassor  
 Decision: PN NOT REQ Decision Date: 06/10/2020  
 Location: 2E Newton Road N15 4PJ  
 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

**RES Applications Decided: 3**

Application No: **HGY/2020/1873** Officer: Christopher Smith  
 Decision: GTD Decision Date: 01/10/2020  
 Location: Apex House 820 Seven Sisters Road N15 5JY  
 Proposal: Approval of details pursuant to condition 35 (external illumination of the external elevations) attached to planning permission HGY/2015/2915.

Application No: **HGY/2020/2142** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 20/10/2020  
 Location: 25 Jansons Road N15 4JU  
 Proposal: Approval of details pursuant to condition 5 (site enclosures) attached to planning permission HGY/2019/1663.

Application No: **HGY/2020/2430** Officer: Christopher Smith  
 Decision: GTD Decision Date: 12/10/2020  
 Location: Apex House 820 Seven Sisters Road N15 5PQ  
 Proposal: Approval of details pursuant to Condition 11, Part C (Method Statement detailing remediation requirements) of planning permission HGY/2015/2915.

**Total Applications Decided for Ward: 16****WARD: Tottenham Hale****CLDE Applications Decided: 3**

Application No: **HGY/2020/1996** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 09/10/2020  
 Location: 422-424 High Road N17 9JB  
 Proposal: Certificate of lawfulness for the existing use of the first floor level property as a 5-room House in Multiple Occupation (HMO) for up to 6 residents (C4 Use Class).

Application No: **HGY/2020/2112** Officer: Laina Levassor  
 Decision: GTD Decision Date: 02/10/2020  
 Location: 74 Holcombe Road N17 9AR  
 Proposal: Certificate of Lawfulness for the existing use of 74 Holcombe Road as two self-contained flats

Application No: **HGY/2020/2365** Officer: Laina Levassor  
 Decision: GTD Decision Date: 23/10/2020  
 Location: 2 Kimberley Road N17 9BD  
 Proposal: Certificate of Lawfulness for the existing use of 2 Kimberley Road as a C4 HMO (for up to 6 occupants)

**CLUP Applications Decided: 1**

Application No: **HGY/2020/2455** Officer: Sarah Madondo  
 Decision: PERM DEV Decision Date: 12/10/2020  
 Location: 96 Park View Road N17 9BL  
 Proposal: Certificate of lawfulness for the erection of rear dormer with insertion of 2 x rooflights to front elevation.

**FUL Applications Decided: 8**

Application No: **HGY/2020/1921** Officer: Martin Cowie  
 Decision: GTD Decision Date: 29/09/2020  
 Location: Block A Ground Floor Commerical Unit Hale Wharf Ferry Lane N17 9NF  
 Proposal: Change of use from permitted retail use (Use Class A1, A2, A3, A4, A5) to a temporary Marketing Suite (Use Class Sui Generis).

Application No: **HGY/2020/1950** Officer: Gareth Prosser  
 Decision: GTD Decision Date: 29/09/2020  
 Location: Tottenham Marshes Marsh Lane N17  
 Proposal: Installation of 2 carved sculpture posts and 2 carved park benches

Application No: **HGY/2020/1958** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 02/10/2020  
 Location: 32C Shelbourne Road N17 9YH  
 Proposal: Erection of a rear dormer extension including the insertion of 1x rear rooflight and rear Juliet balcony.

Application No: **HGY/2020/1997** Officer: Kwaku Bossman-Gyamera  
 Decision: REF Decision Date: 01/10/2020  
 Location: 6 Lansdowne Road N17 9XE  
 Proposal: Formation of new self-contained studio flat within the roof space, including rear dormer window extension.

Application No: **HGY/2020/2026** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 28/09/2020  
 Location: 55 Park View Road N17 9AU  
 Proposal: Erection of a first floor side extension

Application No: **HGY/2020/2171** Officer: Gareth Prosser  
 Decision: REF Decision Date: 06/10/2020  
 Location: 30 Sherringham Avenue N17 9RN  
 Proposal: Alteration to the existing rear extension, formation of a dormer loft conversion and new roof lights.

Application No: **HGY/2020/2227** Officer: Gareth Prosser  
 Decision: REF Decision Date: 19/10/2020  
 Location: 502-508 High Road N17 9JF  
 Proposal: Retrospective application for second floor rear extension.

Application No: **HGY/2020/2401** Officer: Emily Whittredge  
 Decision: GTD Decision Date: 23/10/2020  
 Location: 159 Dowsett Road N17 9DN  
 Proposal: Erection of single storey wrap around extension.

**LCD Applications Decided: 1**

Application No: **HGY/2020/1809** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 29/09/2020  
 Location: 22-24 Scales Road N17 9HA  
 Proposal: The extension and conversion of the existing ground floor retail unit to provide one 2-bedroom flat, the extension and reconfiguration of the existing residential accommodation on the first floor above to provide one 2-bedroom flat and the erection of a new 2-storey corner building providing a further two 2-bedroom flats. Proposal includes the creation of new first floor terraces.

**NON Applications Decided: 3**

Application No: **HGY/2020/2165** Officer: Martin Cowie  
 Decision: GTD Decision Date: 06/10/2020  
 Location: Hale Wharf Ferry Lane N17  
 Proposal: Non-material Amendment application to change the wording of Condition B14 (Accessible & Adaptable Dwellings), attached to planning permission HGY/2016/1719 approved on 12 June 2017 to exclude 17 units in Blocks H, I and J.

Application No: **HGY/2020/2257** Officer: Tobias Finlayson  
 Decision: GTD Decision Date: 16/10/2020  
 Location: Land north of Monument Way and South of Fairbanks Road N17  
 Proposal: Non-material amendment following a grant of planning permission HGY/2018/0050 to make building envelope changes comprising:

- Communal canopies: Wider gas meter enclosures to comply with regulations set by utility board as well as simplified canopy design;
- Private canopies: Omission of front gates and refuse enclosure doors and simplified canopy design;
- Block A rear ventilation grilles: Two ventilation grilles required on rear elevation to satisfy building regulations;
- Grilles to rear of blocks B & C: Ventilation grilles are required to satisfy building regulations;
- Omission of communal rear door on block C: Omission of water tank room and respective external door. Enlargement of communal bicycle store;
- 2 new no. windows: Addition of 1 new window on first floor rear of block B and 1 new window on first floor rear of block C, to provide required AOV to communal areas;
- Window on front of block A increased in width: Omission of tank room on the first floor providing opportunity to increase bedroom areas on two dwellings. Enlargement of 1st floor window to provide more light into one of the rooms and match surrounding windows;
- New grilles on south elevations (blocks A, B & C): Provision of ventilation grills on all three blocks for gas riser ventilation compliance.

Application No: **HGY/2020/2431** Officer: Christopher Smith  
 Decision: GTD Decision Date: 19/10/2020  
 Location: Marsh Lane Refuse Depot Marsh Lane N17 0XE  
 Proposal: Non-material amendment to roof pitch of the approved vehicle fuel/wash station of HGY/2019/1278.



**RES Applications Decided: 9**

Application No:	<b>HGY/2019/2107</b>	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	02/10/2020
Location:	Tottenham Hale Bus Station Ferry Lane N17 9FR		
Proposal:	Approval of details pursuant to condition 3 (hard landscape works) attached to planning permission HGY/2017/3649.		
Application No:	<b>HGY/2020/1729</b>	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	30/09/2020
Location:	Underground Station Tottenham Hale Station Station Road N17 9LR		
Proposal:	Approval of details pursuant to condition 7 (Demolition and Construction Management Plan and Construction Logistics Plan) attached to planning permission HGY/2013/2610		
Application No:	<b>HGY/2020/1730</b>	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	30/09/2020
Location:	Underground Station Tottenham Hale Station Station Road N17 9LR		
Proposal:	Approval of details pursuant to condition 6 (signage) attached to planning permission HGY/2013/2610		
Application No:	<b>HGY/2020/1833</b>	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	21/10/2020
Location:	Tottenham Hale Bus Station Ferry Lane N17		
Proposal:	Approval of details (AOD) pursuant to Condition 9 (Construction Logistics Plan) of the Tottenham Hale Bus Station Planning Permission (ref: HGY/2017/3649) dated 2 May 2018.		
Application No:	<b>HGY/2020/1902</b>	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	12/10/2020
Location:	Marsh Lane Refuse Depot Marsh Lane N17 0XE		
Proposal:	Approval of details pursuant to condition 6 (Partial discharge of Planning Condition 6, the Construction Management Plan and Construction Logistics Plan for the Marsh Lane Depot Development, not including the new junction works on Watermead Way) attached to planning permission HGY/2019/1278.		
Application No:	<b>HGY/2020/1909</b>	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	06/10/2020
Location:	Marsh Lane Refuse Depot Marsh Lane N17 0XE		
Proposal:	Approval of details pursuant to condition 18 (Details of Electric Vehicle Charging Points) attached to planning permission HGY/2019/1278.		
Application No:	<b>HGY/2020/1928</b>	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	16/10/2020
Location:	522 High Road N17 9SX		
Proposal:	Approval of details pursuant to Condition 3 (Materials), Condition 5 (Refuse Collection Strategy) attached to planning permission HGY/2018/3766.		
Application No:	<b>HGY/2020/2051</b>	Officer:	Philip Elliott
Decision:	GTD	Decision Date:	08/10/2020
Location:	Ashley Gardens Ashley Road N17 9LJ		
Proposal:	Approval of details pursuant to Condition 22a (Waste Management Strategy) attached to planning permission HGY/2019/2804 (in respect of Building 1A only)		
Application No:	<b>HGY/2020/2157</b>	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	12/10/2020
Location:	SW Plot Hale Village Ferry Lane N17		
Proposal:	Approval of details pursuant to condition 9b (means of enclosure) attached to planning permission HGY/2017/2005.		

**Total Applications Decided for Ward: 25**WARD: **West Green****COND Applications Decided: 1**

Application No: **HGY/2020/2269** Officer: Emily Whittredge  
 Decision: GTD Decision Date: 22/10/2020  
 Location: 228 Westbury Avenue N22 6RU  
 Proposal: Variation of condition 2 (approved plans) pursuant to planning permission dated 20/12/2019 ref. HGY/2019/2978 for Demolition of existing garage and garden store, and the erection of a new 3-storey building (with the upper floor located in the roof), divided into 2 self-contained flats, namely to enlarge the ground floor on the south east side.

**FUL Applications Decided: 4**

Application No: **HGY/2020/1497** Officer: Gareth Prosser  
 Decision: REF Decision Date: 16/10/2020  
 Location: 195 Sirdar Road N22 6QU  
 Proposal: Demolition of existing garages, construction of two storey dwellinghouse.

Application No: **HGY/2020/2029** Officer: Kwaku Bossman-Gyamera  
 Decision: REF Decision Date: 29/09/2020  
 Location: 33 Sirdar Road N22 6QP  
 Proposal: Retrospective application for modification and Installation of a glazed balustrades and the creation of a roof terrace.

Application No: **HGY/2020/2166** Officer: Fatema Begum  
 Decision: GTD Decision Date: 09/10/2020  
 Location: Flat B 29 Langham Road N15 3QX  
 Proposal: Formation of a rear loft dormer, new rooflights to the front roof slope and new window to front elevation.

Application No: **HGY/2020/2262** Officer: Sarah Madondo  
 Decision: REF Decision Date: 14/10/2020  
 Location: 101 Belmont Road N17 6AT  
 Proposal: Conversion of existing family dwelling into 2 self-contained flats consisting of Two x 3 Beds

**Total Applications Decided for Ward: 5**WARD: **White Hart Lane****CLUP Applications Decided: 1**

Application No: **HGY/2020/2375** Officer: Gareth Prosser  
 Decision: PERM DEV Decision Date: 08/10/2020  
 Location: 27 Morteyne Road N17 7DD  
 Proposal: Certificate of lawfulness: Erection of a rear outbuilding.

**FUL Applications Decided: 5**

Application No: **HGY/2020/2052** Officer: Philip Elliott  
 Decision: GTD Decision Date: 06/10/2020  
 Location: Selby Centre Selby Road N17 8JL  
 Proposal: Change of Use from office to a vehicle testing centre (sui generis) for a temporary period of two years.

Application No: **HGY/2020/2117** Officer: Sarah Madondo  
 Decision: REF Decision Date: 07/10/2020  
 Location: 11 Fenton Road N17 7JL  
 Proposal: Erection of a single storey self-contained studio dwelling in back garden of existing house.

Application No: **HGY/2020/2203** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 21/10/2020  
 Location: 34 Great Cambridge Road N17 7BU  
 Proposal: Single storey rear extension ancillary to existing retail shop.

Application No: **HGY/2020/2334** Officer: Gareth Prosser  
 Decision: GTD Decision Date: 20/10/2020  
 Location: Unit 4 St Georges Industrial Estate White Hart Lane N22 5QL  
 Proposal: The erection of a new roof to the building and associated works.

Application No: **HGY/2020/2384** Officer: Emily Whittredge  
 Decision: REF Decision Date: 20/10/2020  
 Location: 350 Lordship Lane N17 7QX  
 Proposal: Installation of fire escape staircase on the side and rear elevations.

**LCD Applications Decided: 1**

Application No: **HGY/2020/2152** Officer: Janey Zhao  
 Decision: GTD Decision Date: 21/10/2020  
 Location: 2 Henningham Road N17 7DT  
 Proposal: The installation of new UPVC framed double-glazed windows to the rear of the property and timber framed double-glazed windows to front and side elevation.

**TEL Applications Decided: 1**

Application No: **HGY/2020/2189** Officer: Kwaku Bossman-Gyamera  
 Decision: PN REFUSED Decision Date: 08/10/2020  
 Location: Opposite 292 White Hart Lane N17 8JP  
 Proposal: Proposed telecommunications installation: Proposed 18m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works. (Prior notification: Development by telecoms operators)

**Total Applications Decided for Ward: 8**WARD: **Woodside****CLDE Applications Decided: 1**

Application No: **HGY/2020/2054** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 30/09/2020  
 Location: 66 Dunbar Road N22 5BE  
 Proposal: Certificate of lawfulness for the existing use of the property as two self-contained flats.

**CLUP Applications Decided: 1**

Application No: **HGY/2020/2563** Officer: Emily Whittredge  
 Decision: PERM REQ Decision Date: 16/10/2020  
 Location: 17 Selborne Road N22 7TL  
 Proposal: Erection of a single storey rear extension

**FLEX Applications Decided: 1**

Application No: **HGY/2020/1987** Officer: Matthew Gunning  
 Decision: FLEXGTD Decision Date: 19/10/2020  
 Location: 482 Lordship Lane N22 5DE  
 Proposal: Flexible Change of Use under Class D of Part 4 of Schedule 2 (Temporary Buildings and Uses) of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), for the proposed temporary change of use from A1 to restaurant and cafe, hot food takeaways, drinking establishment, for a period of up to 2 years starting from 06.07.2020.

**FUL Applications Decided: 1**

Application No: **HGY/2020/2386** Officer: Emily Whittredge  
 Decision: GTD Decision Date: 23/10/2020  
 Location: Flat C 300 High Road N22 8JR  
 Proposal: Formation of front roof terrace with glass balustrade, and replacement of window with tripartite door to front dormer to create access.

**PNC Applications Decided: 1**

Application No: **HGY/2020/2293** Officer: Gareth Prosser  
 Decision: PN NOT REQ Decision Date: 23/10/2020  
 Location: Alice Court Douglas Road N22 5RH  
 Proposal: Application to determine if prior approval is required for a proposed: New dwellinghouses on detached blocks of flats. Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 20, Class A

**PNE Applications Decided: 2**

Application No: **HGY/2020/2024** Officer: Laina Levassor  
 Decision: PN NOT REQ Decision Date: 28/09/2020  
 Location: 18 Cumberland Road N22 7TD  
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 4.5m, for which the maximum height would be 3.4m and for which the height of the eaves would be 3m.

Application No: **HGY/2020/2230** Officer: Laina Levassor  
 Decision: PN REFUSED Decision Date: 22/10/2020  
 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 4m and for which the height of the eaves would be 3m.

**Total Applications Decided for Ward: 7**

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**WARD: Crouch End (Pre 2\_5\_2002)**

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**CLDE Applications Decided: 1**Application No: **HGY/2020/2057**

Officer: Mercy Oruwari

Decision: GTD

Decision Date: 30/09/2020

Location: 37 Weston Park N8 9SY

Proposal: Certificate of Lawfulness for the existing works including rear extension with a roof terrace above, roof extension and basement works.

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**Total Applications Decided for Ward: 1**

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**WARD: Not Applicable - Outside Borough**

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**OBS Applications Decided: 1**Application No: **HGY/2020/2362**

Officer: Tania Skelli

Decision: RNO

Decision Date: 02/10/2020

Location: 83 Durham Road N2 9DR

Proposal: Roof extension including rear dormer with french doors and juliette balcony and 3no front facing rooflights (Observations to L.B. Barnet - their reference 20/4260/HSE)

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**Total Applications Decided for Ward: 1**

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**Total Number of Applications Decided: 244**

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