

## NOTICE OF MEETING

# PLANNING SUB COMMITTEE

**Monday, 11th January, 2021, 7.00 pm – 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. Although we ask members of the public recording, filming or reporting on the meeting not to include the public seating areas, members of the public attending the meeting should be aware that we cannot guarantee that they will not be filmed or recorded by others attending the meeting. Members of the public participating in the meeting (e.g. making deputations, asking questions, making oral protests) should be aware that they are likely to be filmed, recorded or reported on. By entering the meeting room and using the public seating area, you are consenting to being filmed and to the possible use of those images and sound recordings.

The Chair of the meeting has the discretion to terminate or suspend filming or recording, if in his or her opinion continuation of the filming, recording or reporting would disrupt or prejudice the proceedings, infringe the rights of any individual, or may lead to the breach of a legal obligation by the Council.

### 2. **PLANNING PROTOCOL**

The Planning Committee abides by the Council's Planning Protocol 2017. A factsheet covering some of the key points within the protocol as well as some of the context for Haringey's planning process is provided alongside the agenda pack available to the public at each meeting as well as on the Haringey Planning Committee webpage.

The planning system manages the use and development of land and buildings. The overall aim of the system is to ensure a balance between enabling development to take place and conserving and protecting the environment and local amenities. Planning can also help tackle climate change and overall seeks to create better public places for people to live, work and play. It is important that the public understand that the committee makes planning decisions in this context. These decisions are rarely simple and often involve balancing competing priorities. Councillors and officers

have a duty to ensure that the public are consulted, involved and where possible, understand the decisions being made.

Neither the number of objectors or supporters nor the extent of their opposition or support are of themselves material planning considerations.

The Planning Committee is held as a meeting in public and not a public meeting. The right to speak from the floor is agreed beforehand in consultation with officers and the Chair. Any interruptions from the public may mean that the Chamber needs to be cleared.

**3. APOLOGIES**

**4. URGENT BUSINESS**

The Chair will consider the admission of any late items of urgent business. Late items will be considered under the agenda item where they appear. New items will be dealt with at item 13 below.

**5. DECLARATIONS OF INTEREST**

A member with a disclosable pecuniary interest or a prejudicial interest in a matter who attends a meeting of the authority at which the matter is considered:

- (i) must disclose the interest at the start of the meeting or when the interest becomes apparent, and
- (ii) may not participate in any discussion or vote on the matter and must withdraw from the meeting room.

A member who discloses at a meeting a disclosable pecuniary interest which is not registered in the Register of Members' Interests or the subject of a pending notification must notify the Monitoring Officer of the interest within 28 days of the disclosure.

Disclosable pecuniary interests, personal interests and prejudicial interests are defined at Paragraphs 5-7 and Appendix A of the Members' Code of Conduct

**6. MINUTES (PAGES 1 - 6)**

To confirm and sign the minutes of the Planning Sub Committee held on 7 December 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/2020/2794 - LAND TO THE NORTH OF ERMINE ROAD N15 (PAGES 7 - 90)**

**Proposal:** Temporary planning permission for a period of 7 years to provide 38 modular residential homes for use as accommodation for people who have been street homeless, with associated cycle and refuse storage.

**Recommendation:** GRANT

**9. PRE-APPLICATION BRIEFINGS**

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

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

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

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

**10. PPA/2020/0024 - WEST INDIAN CULTURAL CENTRE (TO NOW BE KNOWN AS AFRICAN CARIBBEAN CULTURAL CENTRE) SITE, CLARENDON ROAD OFF HORNSEY PARK ROAD, N8 0DD (PAGES 91 - 118)**

**Proposal:** Demolition of the three existing buildings and construction of a part 12/14 and part 6/8/10 storey building incorporating a two storey base to provide a new cultural centre, co-workspace, gym and cafe, 85 residential units and 140 co-living units, with access, public realm improvements and landscaping and car and cycle parking.

**11. UPDATE ON MAJOR PROPOSALS (PAGES 119 - 132)**

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

**12. APPLICATIONS DETERMINED UNDER DELEGATED POWERS (PAGES 133 - 178)**

To advise the Planning Committee of decisions on planning applications taken under delegated powers for the period 20 November – 25 December 2020.

**13. NEW ITEMS OF URGENT BUSINESS**

To consider any items admitted at item 4 above.

**14. DATE OF NEXT MEETING**

8 February 2021

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

John Jones  
Monitoring Officer (Interim)  
River Park House, 225 High Road, Wood Green, N22 8HQ

Thursday, 31 December 2020

**MINUTES OF MEETING Planning Sub Committee HELD ON  
Monday, 7th December, 2020, 7.00 - 8.50 pm**

**PRESENT:**

**Councillors: Sarah Williams (Chair), Gina Adamou (Vice-Chair),  
John Bevan, Peter Mitchell, Reg Rice, Viv Ross, Yvonne Say, Liz Morris  
and Sheila Peacock**

**473. FILMING AT MEETINGS**

The Chair informed all present that the meeting would be streamed live on the Council's website.

**474. PLANNING PROTOCOL**

The Chair drew attention to item 2 of the agenda.

**475. APOLOGIES**

Apologies for absence were received from Councillors Basu, Cawley-Harrison and Stone.

Councillors Morris and Peacock were in attendance as substitutes.

**476. URGENT BUSINESS**

There was no urgent business.

**477. DECLARATIONS OF INTEREST**

None.

**478. MINUTES**

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

**479. HGY/2020/1724 - 7 CROSS LANE N8 7SA**

The Planning Officer introduced the application for the demolition of existing buildings and erection of two buildings of six storey (Block B) and five 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 (Amended Description).

There were no speakers in relation to the application. Officers responded to questions from the Committee:

- The parking spaces were considered to be tight in respect of vehicles reversing out of spaces. However, the size of the spaces met the space requirements for parking spaces. Each space had a buffer space between to allow for movement between vehicles.
- There was one main bin store and residents would be required to empty their own bins into the main bins in the store. The site management team would be responsible for moving the bins on collection days.
- Rent levels would be set at London Affordable rent. This approach would generate more units than if rent levels were set at Social rent.
- Discussions around viability had taken place for some time and a number of factors were taken into account when negotiating an appropriate profit margin. The agreed profit level was set out in the 2<sup>nd</sup> letter.
- The scheme provided 13 affordable units, plus a contribution of £65,000. This contribution would be added to the general housing programme fund to provide affordable units elsewhere in the Borough.
- The proposed space would potentially create 19 job, and a range of uses had been recommended in the report.
- The child play space was set apart from the parking spaces.
- The area currently had sufficient capacity for car club users. The capacity would be monitored and if demand were to increase then additional spaces for car club vehicles could be provided on local roads.
- There was a distance of 18m between buildings, which was considered a good window to window distance. Where there was a smaller distance of 9.6m, this was facing onto a secondary window in a room.

Richard Quelch, Planning Agent, responded to questions from the Committee:

- The blocks had not yet been named, but suggestions could be provided to the applicant.
- The Registered Housing Provider had been consulted on the layout of the units and was happy with the open plan kitchen / living areas.

Dean Hermitage, Head of Development Management, advised that the recommendation in the report was to grant the application, subject to the inclusion of conditions, informatives and Section 106 Heads of Terms as set out in the report and addendum.

The Chair moved that the application be granted and following a vote with 8 in favour and 1 abstention it was

### **RESOLVED that**

- i. **Planning permission be granted and the Head of Development Management or Assistant Director for Planning, Building Standards and Sustainability be authorised to issue the planning permission and impose conditions and informatives subject to the signing of a section 106 Legal Agreement providing for the obligation set out in the Heads of Terms below.**

- ii. **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. **The section 106 legal agreement referred to in resolution (i) above is to be completed no later than 22 December 2020 or within such extended time as the Head of Development Management or the Assistant Director Planning, Building Standards and Sustainability shall in their sole discretion allow; and**
- iv. **Following completion of the agreement(s) referred to in resolution (i) within the time period provided for in resolution (iii) above, planning permission be granted in accordance with the Planning Application subject to the attachment of the conditions.**
- v. **In the absence of the agreement referred to in resolution (i) above being completed within the time period provided for in resolution (iii) above, the planning permission be refused for the following reasons:**
  - 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.

**480. PRE/2019/0179 - WAT TYLER HOUSE, BOYTON ROAD, N8 7AU**

The Planning Officer and Applicant Team outlined the proposal for the construction of a part 4, part 5 and part 7 storey building that would adjoin the southernmost elevation of Wat Tyler House to provide 15 self-contained residential units with associated cycle, refuse storage and landscaping.

The Applicant Team responded to questions from the Committee:

- Discussions were taking place with the Police in relation to managing the alleyways and the potential for Anti-Social Behaviour.
- There would be the same number of storeys as currently in Wat Tyler House, however ceiling heights had increased in the ceiling height standards, so the overall height of the building would be increased.
- Officers were exploring parking demand and the impact of removing the car park. The scheme would seek to provide as much parking as possible within the estate.
- Homes for Haringey would be consulted with on the maintenance of landscaping.
- The bin store would be at the front of the building. Due to space constraints there was no other appropriate area to situate it.
- The scheme was out for public consultation and engagement.

**481. UPDATE ON MAJOR PROPOSALS**

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

**482. APPLICATIONS DETERMINED UNDER DELEGATED POWERS**

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

**483. NEW ITEMS OF URGENT BUSINESS**

None.



**484. DATE OF NEXT MEETING**

11 January 2021.

CHAIR: Councillor Sarah Williams

Signed by Chair .....

Date .....

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Planning Sub Committee

Item No.

**REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE****1. APPLICATION DETAILS****Reference No:** HGY/2020/2794**Ward:** Seven Sisters**Address:** Land to the North of Ermine Road N15

**Proposal:** Temporary planning permission for a period of 7 years to provide 38 modular residential homes for use as accommodation for people who have been street homeless, with associated cycle and refuse storage.

**Applicant:** Hill Residential**Ownership:** Council**Case Officer Contact:** Philip Elliott**Site Visit Date:****Date received:** 06/11/2020 **Last amended date:** 21/12/2020

1.1 This application has been reported to Planning Sub Committee as it is a major application on Council owned land, and significant material planning objections have been received during the consultation process.

**1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION**

- There is a significant need for homeless accommodation in Haringey, and this proposal provides 37 units of temporary accommodation specifically designed to meet the needs of people who have experienced homelessness. It would improve the life expectancy of residents and reduce the financial costs of temporary accommodation to the Council.
- The proposal would provide much needed temporary accommodation for 37 Haringey residents that have experienced homelessness;
- The modular construction enables the proposed homes to be built quickly so that interventions can be made as soon as possible to help those in need;
- The proposal would make a positive contribution to Ermine Road, improving the character of this vacant site.
- The proposed development would preserve the setting of the nearby Seven Sisters/Page Green Conservation Area and would have an acceptable appearance from within the Conservation Area and the locally listed Dutch House.
- There would be no material impact on parking in the area. Impacts on nearby properties would be suitably mitigated.

## 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

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

- 1) Temporary Permission
- 2) Approved Plans
- 3) Materials as indicated on approved plans
- 4) No Parking Permits for New Residents
- 5) All Parking Delivered as Approved
- 6) Construction Management/Logistics Plan
- 7) Energy Strategy
- 8) Carbon Offset Contribution
- 9) Land Contamination
- 10) Unexpected Contamination
- 11) CEMP
- 12) Drainage / Flooding (FRA)
- 13) Provision & Retention of SuDS
- 14) No Light Spill into SINC (Bats)
- 15) Tree protection (SINC/Bats)
- 16) Waste storage delivered and made accessible
- 17) Secured by Design
- 18) Culvert Protection

### **Informatives**

- 1) Co-operation
- 2) CIL liable
- 3) Hours of construction
- 4) Party Wall Act
- 5) Street Numbering
- 6) LFB
- 7) Thames Water Surface drainage
- 8) Thames Water Pressure
- 9) Thames Water Groundwater Risk Management Permit
- 10) Thames Water Within 15m
- 11) Crossrail 2 Safeguarding
- 12) Designing Out Crime

## **CONTENTS**

- 3) PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS
- 4) CONSULTATION RESPONSE
- 5) LOCAL REPRESENTATIONS
- 6) MATERIAL PLANNING CONSIDERATIONS
- 7) RECOMMENDATION
- 8) PLANNING CONDITIONS & INFORMATIVES

**APPENDICES:**

Appendix 1	Planning Conditions and Informatives
Appendix 2	Plans and Images
Appendix 3	Consultation Responses – Internal and External Consultees
Appendix 4	Representations

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

#### **3.1 Proposed development**

- 3.1.1. Planning permission is sought for three (3) two-storey modular buildings (Blocks A, B, & C) to provide 37 supported homes for people who have been street homeless and require a period of stabilisation and support; and one (1) ancillary office for a member of staff. There would be 9 homes in Block A and 1 office, 16 homes in Block B, and 12 homes in Block C.
- 3.1.2. The proposal would be delivered by Hill Residential Limited, a large housebuilder that builds around 2,000 homes a year, including more than 1,000 for clients and partners in the affordable housing sector. The proposal is part of a programme by the Hill Group Foundation to provide 200 modular homes for people who have been street homeless over the next five years, targeting smaller sites with easy access to a city centre where homes can be managed and monitored easily by their selected charity partners.
- 3.1.3. The proposal has been developed between the Council, a wide range of statutory and voluntary partners in the borough, and The Hill Group Foundation. The development would offer strengths-based support and trauma-informed care to enable people to move on with their lives after a period of homelessness.
- 3.1.4. The proposal seeks a temporary permission for 7 years until such time as there is greater clarity on the future of the site which is safeguarded for Crossrail 2.

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

- 3.2.1. The site is a parcel of land currently laid to hardstanding to the north side of Ermine Road and to the west of Tottenham High Road. The site sits within the Seven Sisters neighbourhood of Tottenham and is at the southern end of the Tottenham Area Action Plan area, set for long-term regeneration with thousands of new homes, better access to jobs and employment, and improved transport links.
- 3.2.2. To the south of the site is Ermine Road, characterised by two to three storey residential post war terraced houses. To the north east of the site on the east side of the High Road (approx. 35m) is the southern boundary of the Seven Sisters/Page Green Conservation Area. The nearest locally listed buildings are within this conservation area and include the locally listed Dutch House (on the corner of High Road / Crowland Road).
- 3.2.3. The site is bound to the north and west by green open space, designated as an Ecological Corridor (Seven Sisters east/west link) & a Site of Importance for Nature Conservation (SINC) Grade II [Tottenham RAILSIDES] that surrounds nearby railway lines. The site is designated as an Area of Surface Interest in the 2015 Crossrail 2

Safeguarding Direction to provide a worksite for the future delivery of the Crossrail 2 scheme.

- 3.2.4. To the east is a block with commercial on the ground floor and two storeys of residential above, beyond this is the High Road (A10) a principle A-road, providing north and south routes towards Central London and the North Circular (A406). The site sits between these commercial properties facing Tottenham High Road to the east, the Ermine Road estate (1970s council housing) to the south, and the Ermine Triangle green space to the north-west.
- 3.2.5. Ermine Road contains Cycle Superhighway 1 and although the road can be accessed by vehicles from the High Road, bollards prevent vehicles travelling beyond the western elevation of the building to the south of Ermine Road (which faces onto High Road to the east).
- 3.2.6. The site and the whole surrounding area falls within a critical drainage area (CDA). Historically the Stonebridge Brook could be found to the north/northeast of the site. This main river was historically culverted and is located at least 8m away from the northeast (rear) boundary of the site.
- 3.2.7. It is understood that the site is an area of leftover land originally intended, when the railways were built for a connecting rail loop between two crossing railways (both now parts of the London Overground passenger network); the Liverpool Street to Enfield Town line and the Gospel Oak to Barking line but this was never built and is no longer necessary

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

- There is no relevant planning or enforcement history.

## **4. CONSULTATION RESPONSE**

### **4.1. Application Consultation**

4.1.1. The following were consulted regarding the application:

- The following responses were received (Below is a summary of the received comments. Some responses have been received that are more comprehensive than what is shown below – these responses are shown in more detail in Appendix 3):

Internal:

#### **1) Design**

- *It provides an exemplary example of modular building design, in a form that is of gentle density and appearance – which is compatible with the varied but mostly residential context.*
- *There would be a secure, safe, and clearly defined boundary and definition of public, private communal, and private space, with active street frontage.*
- *Green landscaping proposed for the site will soften its appearance and be compatible with the neighbouring site of nature importance.*

**2) Conservation**

- *The proposed development would not have a negative impact on the significance of the conservation area and associated heritage assets, including the locally listed Dutch House.*

**3) Transportation**

- *The transport demands of this specialist form of housing is expected to be different from conventional housing. Flexibility could be exercised in provision for car parking and for servicing and deliveries.*
- *Conditions requiring a Construction Management/Logistics Plan (CMP/CLP); and a Delivery and Servicing Management Plan are recommended; as well as a s106 / s278 agreement for any highway works – to:*
  - *restrict occupiers from obtaining CPZ parking permits,*
  - *identify where the highway may be affected by proposals,*
  - *relocate / remove existing bollards,*
  - *allow for highway improvements / reinstatement of kerb over redundant crossovers, and*
  - *provide a public footway along the site frontage, in consultation with TfL.*

**4) Carbon Management (Energy, offset, overheating, sustainability)**

- *No objection subject to the development being constructed in strict accordance with the Carbon Reduction Statement, Technical Information Report, and Overheating Study; and subject to a carbon offset contribution of £7,454.65 being paid.*

**5) Carbon Management (Pollution – Contamination & Air Quality)**

- *No objection to the development in relation to Air Quality and Land Contamination but conditions relating to Land Contamination, Unexpected Contamination, & a Construction Environmental Management Plan (CEMP) are recommended should planning permission be granted.*

**6) Nature Conservation / Ecology**

- *The report and mitigating measures proposed are acceptable and should be conditioned into the development.*

**7) Waste**



- *This proposal will need 5 x 1100L waste receptacles for refuse and 3 x 1100L waste receptacles for dry recycling. Waste containers must be located no further than 10 metres from the point of collection.*

**8) Lead Local Flood Authority (LLFA) - Drainage / Flooding (SuDS)**

- *The LLFA are happy for the proposal to proceed at this stage subject to additional information about water network connection approval and delivery of SuDS solutions that are managed and maintained effectively for the lifetime for the development.*

**9) Noise ASB**

- *No response to date.*

**10) Building Control**

- *No response to date.*

External:

**11) Environment Agency (EA)**

- *The EA have reason to believe the site is within 3 metres of a culverted main river, the Stonebridge Brook, and have raised an objection given this close proximity. **[Officer Note: a survey has been conducted which has not located the culvert. Further information will be provided in an addendum report. A condition is also recommended (no.18)].***

**12) London Fire Brigade (LFB)**

- *The Commissioner is not satisfied with the proposals for fire fighting access as the plans do not confirm if it would be possible to get to within 45 meters of fire hose length to the farthest room on the farthest block. **[Officer Note: a further plan has been produced to seek to satisfy this concern. Further information will be provided in an addendum report].***

**13) Designing Out Crime Officer - Metropolitan Police Service**

- *The drawings take our concerns into consideration and provide a safer environment for the residents of the development to enjoy as well as the wider area. I cannot see any reason why the development cannot achieve accreditation according to SBD guidelines.*

**14) Transport for London (TfL)**

- *TfL have no objections to the proposal; they require further information on cycle parking and require a Construction Management/Logistics Plan (CMP/CLP) to be submitted.*

**15) Thames Water**

- *No objection regarding waste water network and sewage treatment works infrastructure capacity, based on the information provided; & No objection with regard to water network and water treatment infrastructure capacity.*

**16) GLAAS**

- *The proposal is unlikely to have a significant effect on heritage assets of archaeological interest. No further assessment or conditions are therefore necessary.*

**17) Natural England**

- *Natural England has no comment on this application with regards to designated sites.*

**18) Network Rail**

- *Network Rail have no objections to the proposals.*

**19) London Overground**

- *London Overground Infrastructure had no comments on the proposals.*

**20) Crossrail 2 (Safeguarding Direction)**

- *The site is an Area of Surface Interest in the 2015 Crossrail 2 Safeguarding Directions. In the event of a decision to progress the Crossrail 2 project the land may be subject to compulsory purchase to provide a worksite for the future delivery of the Crossrail 2 scheme.*

## **5. LOCAL REPRESENTATIONS**

### **5.1 The following were consulted:**

- 206 Neighbouring properties
- Ermine Road Residents Association
- 3 site notices were erected close to the site

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

#### **- Number of individual responses:**

- Objecting: 59
- Supporting: 1 (Summarised as - *Homeless people need somewhere to live*)
- Others: A petition against the proposal was received which indicates that residents from 54 local households wish to object to the proposals. It is understood that some of the signatories wish to remain anonymous, so their names and addresses were not displayed on the public register. Anonymous objections are generally considered to have less weight than those where names and addresses are provided.

5.3 The following local groups/societies made representations:

- No representations received from local groups/societies

5.4 The following Councillor made representations:

- Councillor Barbara Blake:
  - Residents who live near this site are concerned that there could be an increase in anti-social behaviour.
  - There appears to be no specific plan in place to ensure this does not happen other than the existing structures which are overstretched.
  - There is little confidence that the site will be managed well in terms of general maintenance - landscaping, refuse collection, car parking but also managing the day to day needs of vulnerable people who live in these units.
  - Very vulnerable people will be housed here yet there seems to be very little in the way of facilities.
  - Residents are also concerned about the proximity of the units and that some of them will be overlooked.

5.5 The issues raised in representations that are material to the determination of the application are set out in Appendix 4 and summarised as follows:

- **Potential for an increase in crime** (antisocial behaviour)
- **Noise & disturbance**
- **Impact on neighbouring amenity & parking**
  - light pollution; overshadowing; overlooking; and privacy
  - waste management
- **Design**
  - The orange colouring would be obtrusive
- **Scale/no. of units and the size of the units**
  - Too many units/people
  - The units are too small

5.6 The following issues raised are not material planning considerations:

- Loss of a private view (This is a private matter and therefore not a material planning consideration)
- Impact on property values (This is a private matter and therefore not a material planning consideration)

## 6 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of the development
2. Impact on the amenity of adjoining occupiers
3. Character and appearance and setting of the nearby conservation area

4. Design & Secured by Design
5. Quality of Residential Accommodation
6. Parking and highway safety
7. Energy and Climate Change
8. Pollution – Air quality & contamination
9. Flood risk & Drainage
10. The impact on the adjacent ecological asset
11. Waste & recycling

## 6.2 Principle of the development

### Policy Background

- 6.2.1 The National Planning Policy Framework NPPF was updated in July 2018 and minor clarifications to the revised version were published in February 2019. The NPPF establishes the overarching principles of the planning system, including the requirement of the system to “drive and support development” through the local development plan process.

### The Development Plan

- 6.2.2 For the purposes of S38(6) of the Planning and Compulsory Purchase Act 2004 the Local Plan comprises the Strategic Policies Development Plan Document (DPD), Development Management Policies DPD and Tottenham Area Action Plan (AAP) and the London Plan (2016).

### The London Plan

- 6.2.3 The London Plan is the overall strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London over the next 20–25 years. The consolidated London Plan (2016) sets several objectives for development through various policies. The policies in the London Plan are accompanied by a suite of Supplementary Planning Guidance (SPGs) that provide further guidance.
- 6.2.4 In December 2019, the Mayor published an ‘Intend to Publish London Plan’. On 13 March 2020 & 10 December 2020, the Secretary of State issued Directions to change several proposed policies. In response to the latest direction the Mayor has formally approved a new London Plan, the ‘**Publication London Plan**’. The Publication London Plan has been sent to the Secretary of State for his consideration.
- 6.2.5 In line with paragraph 48 of the NPPF, the weight attached to this Plan should reflect the stage of its preparation; the extent to which there are unresolved

objections to relevant policies; and the degree of consistency of the relevant policies in the emerging Plan to the NPPF.

- 6.2.6 Whilst the published London Plan (2016) remains part of Haringey's Development Plan, given the advanced stage that the Publication London Plan has reached, significant weight can be attached to it in the determination of planning applications (although there is greater uncertainty about those draft policies that are subject to the Secretary of State's Direction).

#### The Local Plan

- 6.2.7 The Strategic Policies DPD sets out the long-term vision of how Haringey, and the places within it, should develop by 2026 and sets out the Council's spatial strategy for achieving that vision. The Site Allocations development plan document (DPD) and Tottenham Area Action Plan (AAP) give effect to the spatial strategy by allocating sufficient sites to accommodate development needs.

#### Tottenham Area Action Plan (AAP)

- 6.2.8 The Tottenham AAP sets out a strategy for how growth will be managed to ensure the best quality of life for existing and future Tottenham residents, workers, and visitors. The plan sets area wide, neighbourhood and site-specific allocations.
- 6.2.9 The AAP indicates that development and regeneration within Tottenham will be targeted at four specific neighbourhood areas including Seven Sisters where this site is located.
- 6.2.10 Development proposals incorporating a housing element will be expected to provide the housing in accordance with the minimum capacities, set out in the Site Allocations in this AAP. Higher densities and capacities may be acceptable in appropriate locations, close to town centres, in areas with good local facilities and amenities and in areas well served by public transport, providing the other policies of this AAP and Haringey's Local Plan are not compromised. The application site meets the four listed criteria above.

#### Housing

- 6.2.11 To improve the diversity and choice of homes and to support sustainable communities in Tottenham, the Council will seek the delivery of 10,000 additional new homes across the Tottenham AAP area to meet housing needs, contribute to inclusive and mixed communities and to improve the quality of homes.

#### Assessment of the proposal

- 6.2.12 In Haringey, and across London, levels of homelessness and rough sleeping are unacceptably high. Emerging Policy H12 of the Publication London Plan notes that

the delivery of supported and specialised housing for rough sleepers should be supported in principle.

6.2.13 The Council is committed to reducing homelessness and rough sleeping. There is not enough social housing to meet demand from homeless people, and the increasing reliance on the private rented sector to offer solutions is costly and often provides unsatisfactory and unsuitable housing.

6.2.14 The Haringey Local Plan (DMDPD) recognised that secured accommodation can provide suitable temporary accommodation subject to appropriate management and safeguards and can help integrate vulnerable people into the community.

6.2.15 Homelessness is the symptom of a complex interaction between a person's specific situation and a range of structural and social factors that are often beyond their control. To successfully tackle homelessness, the Council must increase the supply of accommodation available and meet the needs of those already in temporary accommodation.

6.2.16 This proposal would deliver an ongoing reduction in rough sleeping and address the multiple harms it brings to individuals and communities. The proposed modular construction would enable a rapid delivery to offer a route off the street/out of unsuitable and expensive accommodation for Haringey residents. It would improve health, wellbeing and resilience and tackle street activity associated with rough sleeping.

6.2.17 There is strong Policy support for purpose built affordable housing to meet specific needs. Strategic Policy SP2 (Housing) of Haringey's Local Plan aims to provide high quality new residential development in Haringey by maximising housing for people whose circumstances makes them vulnerable and/or people with specific needs.

6.2.18 The site is a brownfield site within a residential area so there is policy support for residential development on the site.

6.2.19 Policy H12 Supported and specialised accommodation of the Publication London Plan states that the delivery of supported and specialised housing which meets an identified need should be supported. It goes on to state that the form this takes will vary, and it should be designed to satisfy the requirements of the specific use or group it is intended for. It then goes on to list what Supported and specialised accommodation could include. The list includes:

- accommodation for people leaving hostels, refuges, and other supported housing to enable them to live independently
- accommodation for rough sleepers.

6.2.20 Paragraph 4.12.2 of the Publication London Plan notes that Supported and specialised accommodation can include accommodation that incorporates support

for a particular group, sometimes until they are ready to move on. The proposed development would seek to do this.

6.2.21 Policy DM15: Specialist Housing of the Development Management DPD (DMDPD) supports proposals for new special needs housing. It sets out the criteria for considering special needs housing, which must show that:

- a) *There is an established local need for the form of special needs housing sought having regard also to the aims and recommendations of Haringey's Housing Strategy and Older People Strategy;*
- b) *The standard of housing and facilities are suitable for the intended occupiers in terms of:*
  - i. *The provision of appropriate amenity space, parking, and servicing;*
  - ii. *The level of independence; and*
  - iii. *Level of supervision, management, and care/support;*
- c) *There is a good level of accessibility to public transport, shops, services, and community facilities appropriate to the needs of the intended occupiers; and*
- d) *The impact of the proposed development would not be detrimental to the amenity of the local area or to local services.*

6.2.22 Each of these requirements is considered below.

a) Established Local Need

6.2.23 Haringey's Homelessness strategy (2018) notes that homelessness is a problem that affects Haringey particularly severely; with the second highest level of homelessness in the country it advocates a radical new approach to reduce the multiple harms that homelessness causes. The strategy is a material consideration.

6.2.24 It notes that rough sleeping is the most visible form of homelessness and the most damaging. It causes significant harm to individual physical and mental health, and general wellbeing and reduced life expectancy. A female sleeping on the streets has a life expectancy of 43 years and a male 47 years, the UK national average is approximately 83 years for females and 79 years for males.

6.2.25 There is a significant need within Haringey for supported housing for people who have been street homeless and require a period of stabilisation and support to regain their confidence, health, and independence. Haringey's Housing Strategy 2017-2022 (HS) notes (pg18) that it will seek to provide suitable and affordable temporary accommodation, while overall reducing its cost.

6.2.26 Like many other boroughs, Haringey Council finds it increasingly difficult to secure good quality, sustainable, and affordable temporary accommodation. Competition for private rented homes has driven up prices while the council is dealing with rising levels of homelessness meaning households spend longer in temporary accommodation.

6.2.27 The proposed development has been designed using relationships and expertise developed between the Council and a wide range of statutory and voluntary partners within Haringey. The service proposes to offer strengths-based support and trauma-informed care to enable people to move on with their lives after a period of homelessness.

6.2.28 This is in line with the approach advocated in the HS under section 6.2 (Taking new approaches to temporary accommodation) which states that in order for the Council to secure good quality, sustainable and affordable temporary accommodation they will:

- Forge new partnerships with investors offering long term investment to provide affordable, good quality, secure homes to help homeless households as well as additional, cheaper temporary accommodation.
- Maximise the supply of affordable high quality temporary accommodation inside the borough.
- Use innovative solutions, for example Modern Methods of Construction, for rapid provision of homes on sites suited to this use.

6.2.29 The proposal meets the preference of the HS (pg20) to provide temporary accommodation within Haringey. It is very difficult to secure the volume of homes needed at a cost that is affordable for the resident and will not require additional subsidy by the council. The method of construction also allows this to be delivered at the earliest opportunity.

6.2.30 The proposal would enable the Council to address the damage rough sleeping has had on the physical and mental health, and general wellbeing of Haringey residents that have been street homeless. It would help to provide coordinated shelter and support to increase life expectancies and break the cycle of suffering that the people affected can experience.

b) Standard of Housing

6.2.31 The proposal has been devised by those that deliver this type of supported housing for people who have been street homeless, as well as by former and prospective service users themselves.

6.2.32 It has been designed to meet the specific needs of residents through homes that provide an appropriate level of independence, supervision, management, and care/support to enable a period of stabilisation in combination with strengths-based



support and trauma-informed care to enable the residents to move on with their lives after a period of homelessness.

6.2.33 The proposal provides housing and support in one location, within Haringey, which engenders a solution that is likely to have better outcomes for the occupants at a lower cost than alternative temporary housing solutions that are available which is in line with the Council's Housing Strategy (2018) .

6.2.34 The proposed homes would be 24sqm which is smaller than the 37sqm recommended for a 1-bed flat with a shower room in the Technical housing standards produced by the Department for Communities and Local Government. They have been designed as specialist housing for temporary accommodation to support people who have been street homeless at a low cost.

6.2.35 The homes have been designed to be large enough to enable a good quality home for people that have experienced homelessness, while ensuring residents can manage the home and are not vulnerable to exploitation through 'cuckooing' (a practice where people take over a person's home and use the property to facilitate exploitation).

6.2.36 As such, the shortfall is considered acceptable in this instance, for it to provide specialist housing in a short time and at a low cost - to address a significant housing need. The residential quality is assessed in more detail in the residential amenity section below. This does not set a precedent for smaller self-contained flats in the borough as weight has been given to the very-specific circumstances of this case.

c) Accessibility to public transport, shops, services, and community facilities

6.2.37 The site has a high level of accessibility to public transport with a PTAL 6a one of the highest possible due to proximity to South Tottenham Station, Seven Sisters Underground Station, and numerous bus routes on the High Road. It is also close to Cycle Superhighway 1 which runs along Ermine Road. The site is in a location well served by shops, services, and community facilities – being on Tottenham High Road.

d) Impact on amenity of the local area or to services

6.2.38 The proposal would not be detrimental to the amenity of the area as set out in detail in the following sections of the report. It is on a vacant site within a residential area which has issues with fly tipping, illegal occupation, and antisocial behaviour. The proposal is relatively modest in scale so would not impact on neighbouring residents.

6.2.39 The proposal would not have a detrimental impact on local services – the residents would have access to on-site strengths-based support and trauma-informed care

during the day and a concierge at night; residents would largely be supported within the site.

### Crossrail 2 Safeguarding

- 6.2.40 The London Plan (2016) Policy 6.4 states that the Mayor will work with strategic partners to improve the public transport system in London and increase public transport capacity by developing Crossrail 2. This commitment is carried into the Publication London Plan Policy T3 which states that in development decisions, particular priority should be given to securing and supporting the delivery of Crossrail 2. The site is designated as an Area of Surface Interest in the 2015 Crossrail 2 Safeguarding Direction to provide a worksite for construction. The proposal is for a period year permission for the buildings. Due to their modular construction they are demountable and can be moved to another site in future if the site is required for the delivery of Crossrail 2.
- 6.2.41 TFL raise no objections. The proposal would therefore not hinder the delivery of Crossrail 2 and makes use of the site for housing in the interim before Crossrail is delivered.

### 6.3 Impact on the amenity of adjoining occupiers

- 6.3.1 The London Plan (2016) Policy 7.6 Architecture states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. Publication London Plan Policy D3 Optimising site capacity through the design-led approach states that the experience of development proposals should deliver appropriate outlook, privacy, and amenity; and achieve safe, secure and inclusive environments.
- 6.3.2 DMDPD 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.

#### Fear of crime

- 6.3.3 Several concerns have been raised by local residents in relation to a potential increase in crime from the new residents. All occupants would be referred to the service using a robust referral process, led by the Haringey Street Outreach Team and the Council's Homelessness Pathway Team.
- 6.3.4 There would be no direct access to the service without a prior referral and assessment of suitability. This ensures that vulnerabilities and support needs are explored with each person before they move in. This approach ensures the safety of the occupants as well as that of others.

6.3.5 The site design is intended to reduce opportunities for anti-social behaviour by creating a well-lit and visible environment with appropriate but not invasive CCTV. There would always be a member of staff on site. This would be a support worker in the daytime and a concierge at night. The staff office is positioned with good visibility across the site which would enable the management of visitors to the site at all times.

6.3.6 The scheme has also been reviewed by a Designing out Crime Officer at the Metropolitan Police who considers the development can achieve accreditation according to Secured by Design (SBD) guidelines. A number of the SBD Officer's recommendations have been discussed with the applicant. These include specific boundary / fencing requirements; removal of non-transparent panels on external stair landings (for natural surveillance); enclosure of space under stairwells (to prevent loitering); CCTV; lighting; and a postal strategy (to discourage unsolicited visits and postal theft).

#### Noise & disturbance

6.3.7 Objections have also been made relating to concerns that there would be an increase in noise and disturbance from the new occupants. As with the concerns relating to a potential increase in crime, there would always be a member of staff present who could deal with any issues in this regard.

#### Light spill

6.3.8 Concerns have been raised about light spillage and light pollution from the development. The site is opposite a residential area that is near to Tottenham High Road. There are several street lamps in the vicinity of the site and although there would be lighting in the scheme, this would be commensurate with what is in the locality and, as such, would not result in a material change that would result in harm to the amenity of nearby residents.

#### Impact on views from neighbouring buildings

6.3.9 Given the low height of the buildings and their siting and orientation away from neighbouring properties, there would be no overshadowing of adjacent properties. The closest block to properties on Ermine Road (Block A) would be largely face the highway and would appear as an obtrusive feature when viewed from nearby neighbouring properties.

6.3.10 The low height and siting of the buildings within the site would mean that they would not have an overbearing presence on nearby neighbouring properties and would not result in an undue sense of enclosure.

#### Privacy

6.3.11 The orientation of the buildings would limit overlooking from the site. Block C is orientated so that it faces west, and Block B is located at the back of the site behind Block A. Block A would be the closest block to the existing properties to the south

of Ermine Road. However, the distance between these properties would be commensurate with the character of the locality.

6.3.12 Block A would comprise a total of 10 units with 5 at ground floor and 5 above. 1 of the units would be the site office. Block A would be set back from the site boundary and would be orientated towards the southeast – facing the T-junction in this part of Ermine Road.

6.3.13 Block A would not directly face the properties to the south of Ermine Road and given the distances between them (approx. 12m), the level of overlooking would be commensurate with the character of the locality. The proposed units also have relatively modest windows and given the siting and orientation; the privacy of existing residents would not be adversely affected to a material degree by the proposal.

#### **6.4 Character and appearance and setting of the nearby conservation area**

6.4.1 London Plan Policy 7.8 and Policy HC1 of the Publication London Plan requires development affecting heritage assets and their settings to conserve their significance by being sympathetic to their form, scale, and architectural detail.

6.4.2 Policy SP12 ‘Conservation’ states that the Council shall ensure the conservation of the historic significance of Haringey’s heritage assets, their setting, and the wider historic environment. The policy states that the Historic Environment should be used as the basis for heritage-led regeneration and as the basis for good design and positive change and, where possible, development should help increase accessibility to the historic environment.

6.4.3 DMDPD Policy DM9 ‘Management of the Historic Environment’ states that development which conserves or enhances the significance of a heritage asset and its setting will be supported. Proposals affecting a designated or non-designated heritage asset and its setting will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance.

6.4.4 The proposed development falls within the setting of the Seven Sisters/Page Green Conservation Area. A rendered image has been submitted which shows the proposed development from the corner of Crowland Road and the High Road, opposite (south) of the locally listed Dutch House and just outside the Conservation Area.

6.4.5 The proposed development would only be partially visible from the southernmost part of the Conservation Area, as it would be mostly screened by the terrace on the western side of the High Road. Due to its modest mass and scale, it would be consistent with the surrounding townscape and would not detract from it.

- 6.4.6 Therefore, the proposed development would not result in material harm to the significance of the Conservation Area and associated heritage assets, including the locally listed Dutch House.
- 6.4.7 The Conservation Officer has noted that it would be desirable for the materials and colour palette of the development to reflect materials used in the local area, rather than contrast with them. However, this method of construction would not allow brick or a brick cladding panel to be used. Furthermore, the scale of the building would be modest and its siting (with the larger two blocks set back in the site) would mean that the building would have an acceptable appearance.

## **6.5 Design**

- 6.5.1 DMDPD Policy (2015) DM1 'Delivering High Quality Design' states that development proposals should relate positively to their locality, having regard to, building heights, form, scale & massing prevailing around the site, urban grain, sense of enclosure and, where appropriate, following existing building lines, rhythm of any neighbouring or local regular plot and building widths, active, lively frontages to the public realm, and distinctive local architectural styles, detailing and materials.
- 6.5.2 Local Plan (2017) Policy SP11 states that all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe, and easy to use. Development shall be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity which is supported by London Plan (2016) Policies 7.4 and 7.6 and Publication Policy D3.
- 6.5.3 The Council's design officer has been consulted and notes that the development provides an exemplary example of modular building design, in a form that is of gentle density and appearance – which is compatible with the varied but mostly residential context. The 2 storey scale of development would be within and below the prevailing height and bulk of the surroundings.
- 6.5.4 The rhythm of windows and doors, panels, and colours, would provide an attractive elevational / fenestration pattern of a comparable scale and proportion to the ordinary domestic surroundings, whilst being clearly of contemporary appearance expressing its progressive modern construction.
- 6.5.5 In terms of the layout, they note that the development would make a significant contribution to improving animation and liveliness to the street. There would be a secure, safe, and clearly defined boundary and definition of public, private communal, and private space, with active street frontage. Green landscaping proposed for the site will soften its appearance and be compatible with the neighbouring site of nature importance.

- 6.5.6 The rest of the site layout and enclosures would provide clear, secure boundaries, avoiding creating unobserved ambiguous corners and providing a clear pedestrian route from street to site entrance and site entrance to flat entrance, with stairs to access balconies to 1st floor flats all opening off and clearly visible from the central space.
- 6.5.7 In terms of residential quality, they note that the central space will provide a convivial communal meeting and amenity space, benefiting from grassed and paved areas to provide a variety of external amenity in addition to the private external amenity outside each flat's front door.
- 6.5.8 Overall, the proposal is considered a high quality design that is appropriate for the site.

### **Secured by Design**

- 6.5.9 Publication London Plan Policy D11 Safety, security and resilience to emergency states that Boroughs should work with their local Metropolitan Police Service 'Design Out Crime' officers to identify the community safety needs, policies and sites required for their area to support provision of necessary infrastructure to maintain a safe and secure environment and reduce the fear of crime.
- 6.5.10 Local Plan Policy Sp11 'Design' states that all new development should incorporate solutions to reduce crime and the fear of crime, such as promoting social inclusion; creating well-connected and high quality public realm that is easy and safe to use; and by applying the principles set out in 'Secured by Design'.
- 6.5.11 The Designing Out Crime Office of the Metropolitan Police has been consulted on the application and involved in the design process. They have no objections to the proposals on the site subject to conditions and an informative offering recommendations to minimise crime and the fear of crime within the development and the local community.
- 6.5.12 A Condition is recommended that a 'Secured by Design' accreditation shall be obtained for the development prior to occupation and the features that are agreed to be necessary for security are retained for the lifetime of the development. This would ensure that the development is safe and secure and would reduce crime and the fear of crime.

## **6.6 Quality of Residential Accommodation**

- 6.6.1 London Plan (2016) policy 3.5 and Publication Policy D6 requires the design of all new housing developments to enhance the quality of local places and for the dwellings to be of sufficient size and quality. Local Plan (2017) Strategic Policy SP2 and Policy DM12 of the Development Management DPD 2017 reinforce this

approach. The Mayor's Housing SPG sets out the space standards for new residential developments to ensure an acceptable level of living accommodation is offered.

- 6.6.2 The proposed homes would be smaller than the nationally described space standard for a 1-bed, 1-person self-contained home which has a shower room (37sqm). 37sqm is also the requirement within the London Plan (2016) and the Publication London Plan (2020). The proposed homes would be 24sqm.
- 6.6.3 The proposed housing has been specifically designed to enable people who have been street homeless to stabilise their situation for a temporary period whilst also being able to get access to support to regain their confidence, health, and independence. It is intended that the homes do not provide any additional or excess space over what is required to meet their needs.
- 6.6.4 This type of housing and the support services being offered are not being delivered within more traditional forms of housing given the high development costs. Essentially, the modular build type maximises the number of homes it can provide whilst still offering a good level of accommodation that would otherwise be delivered in a more spread out, unsuitable, and costly fashion through temporary accommodation rented from the private sector.
- 6.6.5 The modular building design would also enable the rapid provision of homes to enable support and accommodation to be provided for people who have experienced rough sleeping at the earliest opportunity. This could not be viably delivered in any other format given the capital expenditure involved.
- 6.6.6 As such, allowances should be made on the space standards as the public benefits in this regard outweigh any perceived harm.

## **6.7 Parking and highway safety**

- 6.7.1 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'.
- 6.7.2 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 (PTAL), a Controlled Parking Zone (CPZ) exists or will be provided prior to the occupation of the development, parking is provided for disabled people; and parking is designated for occupiers of

developments specified as 'car capped' which means that no parking other than the space on site is available to residents or staff.

- 6.7.3 The site is close to alternative and accessible means of transport, it has a high PTAL, and a Controlled Parking Zone (CPZ) exists near to the site. One parking space would be provided for disabled people in line with Publication London Plan standards. It is therefore acceptable for the scheme to be car capped.
- 6.7.4 Ordinarily a legal agreement would also be entered into which would restrict occupiers from obtaining CPZ parking permits. However, the temporary and specialist nature of the housing must be considered when assessing whether this is required by the development. These are homes would be steppingstones to help people transition from rough sleeping. The proposal would give residents time to adjust to living in their own place and to develop their independent living skills. Following this they will move on to their own permanent homes.
- 6.7.5 As such, it is highly unlikely given the above and the length of tenancy that residents would own a car. In any event, a condition is recommended which would ensure that the development would not be occupied other than through a lease/license that ensures that residents are obligated not to apply for a parking permit for any CPZ.

#### Deliveries & Servicing

- 6.7.6 This is a specialist form of supported housing that has been specifically designed to enable people who have been street homeless to stabilise their situation for a temporary period. It is intended that the homes do not provide any additional or excess space over what is required to meet their needs. Given the specialist nature of the housing, it is unlikely that the development would incur a similar level of delivery/servicing trips as a typical residential development with 37 homes.
- 6.7.7 In any event, the development has provided a parking space on site only for deliveries and emergency vehicles and a condition is recommended to ensure it is only used as such. Given the nature of the proposed use this level of provision would be appropriate to deal with the likely volume of deliveries and servicing. As such, a management plan to address these issues would be unnecessary.

#### Cycle Parking

- 6.7.8 The proposal would provide 38 cycle parking spaces that would all be secure, sheltered, & accessible. The total of 38 includes 36 Spaces for long stay which includes 4 spaces for larger cycles and 2 short stay spaces. This would result in a deficit of 1 space from the minimum required under Policy T5 of the Publication London Plan.
- 6.7.9 Another space could be accommodated within the site to meet the standard, but it would disrupt the layout and pedestrian movements within the site, and it would not be sheltered. Therefore, it would be less secure and, as a result, much less



likely to be used. It is also highly unlikely that all residents would always require a cycle parking space. Given these circumstances, the provision of an additional space to meet the standard would be unnecessary.

#### Construction Management/Logistics

- 6.7.10 Whilst the period of construction for modular developments is generally rapid compared to typical forms of development, there will still be disruption from the traffic movements associated with the delivery and craning onto the site of the buildings. A condition has been recommended (as advised by the Council's Transportation Officers and TfL) which would require a Construction Management/Logistics Plan (CMP/CLP) to be submitted for approval prior to these works being carried out to ensure that disruption is minimised.
- 6.7.11 The proposed development does not propose any highway works. The existing crossovers and footways are maintained. In the absence of any works being made to the highway, a s278 agreement would not be required.
- 6.7.12 A request has also been made for the development to deliver highway improvements and provide a public footway along the site frontage, so that the northern side of Ermine Road has a continuous footway connecting to the High Road. Given the temporary nature of the development the improvements could be superseded after the 7 year period, so it is unreasonable and unnecessary for the development to provide this.

### **6.8 Energy and Climate Change**

- 6.8.1 The NPPF and London Plan Policies 5.1, 5.2, 5.3, 5.7, 5.8, 5.9, 5.10 and 5.11, and Local Plan Policy SP4 sets out the approach to climate change and requires developments to meet the highest standards of sustainable design, including the conservation of energy and water; ensuring designs make the most of natural systems and the conserving and enhancing the natural environment.
- 6.8.2 The London Plan requires all new homes to achieve a zero carbon target beyond Part L 2013 of the Building Regulations. The Publication London Plan further confirms this in Policy SI2. The London Plan also sets a target of 25% of the heat and power used in London to be generated using localised decentralised energy systems by 2025. Where an identified future decentralised energy network exists near a site it will be expected that the site is designed so that it can easily be connected to the future network when it is delivered.
- 6.8.3 The applicant is not proposing any Be Clean measures. The site is not within reasonable distance of a proposed Decentralised Energy Network (DEN) and a Combined Heat and Power (CHP) plant would not be appropriate for this site.

#### Carbon Offset Contribution

6.8.4 New development is expected to achieve the necessary energy and CO2 requirements within the London Plan and Haringey Council's Local Plan or pay an offset payment at £95/tCO2 over 7 years. The applicant has submitted a Carbon Reduction Statement which states that the Carbon shortfall to offset is 11.21 tCO2 which requires a carbon offset contribution of £7,454.65. This will be required by Condition.

Adherence to submitted Energy Strategy

6.8.5 Conditions are attached to ensure that the development shall be constructed in strict accordance with the Carbon Reduction Statement, Technical Information Report, and Overheating Study. This shall ensure that the agreed carbon reduction of 59% beyond a Building Regulations 2013 compliant building (with SAP10 carbon factors) will be achieved. The condition would also ensure that the energy efficient materials and air source heat pumps are maintained for the lifetime of the development.

**6.9 Pollution – Air quality & contamination**

6.9.1 Policy 5.21 (Contaminated land) of the London Plan (2016) highlights the Mayor's support for the remediation of contaminated sites and commits him to work with strategic partners to ensure that development of brownfield land does not result in significant harm to human health or the environment and to bring contaminated land to beneficial use.

6.9.2 DMDPD Policy DM23: Environmental Protection notes that proposals for new development will only be permitted where it is demonstrated that any risks associated with land contamination, including to human health and the environment, can be adequately addressed in order to make the development safe.

6.9.3 It goes on to state that all proposals for new development on land which is known to be contaminated, or potentially contaminated, will be required to submit a preliminary assessment to identify the level and risk of contamination and, where appropriate, a risk management and remediation strategy.

Land Contamination

6.9.4 The applicant has submitted information in this regard which has been assessed by the Council's Lead Officer – Pollution. They have no objection to the development in relation to Land Contamination but recommend a condition which would require a site investigation to be designed for the site which would enable a risk assessment to be undertaken and a Method Statement to be developed which details remediation requirements. The condition would then require these to be carried out should they be required.

- 6.9.5 A further condition is recommended which would require development works to stop should any contamination not previously identified be found to be present at the site. A remediation strategy detailing how this contamination would be dealt with would then need to be submitted and approved in writing by the Local Planning Authority and implemented as approved.

#### Air Quality

- 6.9.6 Policy SI 1 Improving air quality sets out several criteria to tackle poor air quality, protect health and meet legal obligations. Policy DM23: Environmental Protection of the DMDPD requires all development proposals to consider air quality and be designed to improve or mitigate the impact on air quality in the Borough; and improve or mitigate the impact on air quality for the occupiers of the building or users of the development.
- 6.9.7 The Council's Lead Officer – Pollution has no objection to the development in relation to air quality. However, to safeguard residential amenity, reduce congestion, and mitigate obstruction to the flow of traffic, protect air quality and the amenity of the locality a condition is recommended which would require a Construction Environmental Management Plan (CEMP) to be submitted and approved in writing by the local planning authority.

### **6.10 Flood Risk and Drainage**

- 6.10.1 Publication London Plan Policies SI 12, SI 13 and Local Plan (2013) Policy SP5 (Water Management and Flooding) require developments to utilise Sustainable Urban Drainage Systems (SUDS) unless there are practical reasons for not doing so, and aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible in line with the drainage hierarchy.
- 6.10.2 Policy also requires drainage to be designed and implemented in ways that deliver other policy objectives, including water use efficiency and quality, biodiversity, amenity, and recreation. Further guidance on implementing Policy 5.13 is provided in the Mayor's Sustainable Design and Construction SPG (2014) including the design of a suitable SUDS scheme.
- 6.10.3 The site is located within Flood Zone 1 (low risk) but is within a Critical Drainage Area. The applicant has submitted a Drainage and Flood Risk Design Note and a Below Ground Drainage Layout drawing that includes an attenuation system and permeable paving throughout the site.
- 6.10.4 The Council's SuDS Officer has been consulted and has advised that the LLFA, accept the proposed SuDS solutions. They are satisfied with the proposal in terms of drainage subject to a condition to ensure a revised FRA is submitted that meets all of the requirements of the Haringey guidance as well as evidence that Thames

Water have given consent to connect to their network and capacity exists to receive the surface water.

- 6.10.5 A comprehensive management maintenance schedule has been provided that will see the system function effectively for the duration of the site. Conditions are attached to ensure these drainage solutions are delivered and maintained accordingly
- 6.10.6 The Environment Agency have reason to believe the site is within 3 metres of a culverted main river, the Stonebridge Brook, and have raised an objection given this close proximity.
- 6.10.7 The applicant has employed consultants to survey the area who have only located a Thames Water surface water sewer network which is 23.9m away at its closest point. The survey information indicates that no other subterranean waterways have been located closer to the boundary. The applicant has contacted Thames Water to see if they can confirm that the sewer is the adopted watercourse – A response to this has not yet been received.
- 6.10.8 At the time of drafting the report the EA have not retracted their objection. However, the applicant has surveyed the area and cannot locate any waterways. Given the nature of the development – which requires little in the way of excavation and foundations; and given the lack of evidence to counter the applicant’s position – there is no evidence to show that the units would be placed within 8m of a culvert. Further information will be provided in an addendum report.

## **6.11 The impact on the adjacent ecological asset**

- 6.11.1 Policy G5 of the Publication London Plan states that major development proposals should contribute to the greening of London by including urban greening as a fundamental element of building design. Policy G6 of the same document states that SINC’s should be protected.
- 6.11.2 Policy SP13 of the Local Plan states that all development shall protect and enhance sites of biodiversity and nature conservation. Policy DM19 Part A of the DM DPD states that development proposals which are on or adjacent to a SINC or an ecological corridor should protect and enhance the nature conservation value of the site.
- 6.11.3 Part B of the same policy states that development that has a direct or indirect adverse impact upon important ecological assets will only be permitted where: (a) the harm cannot be reasonably avoided, and; (b) it has been suitably demonstrated that appropriate mitigation can address the harm caused.
- 6.11.4 Policy DM21 of the DM DPD states that proposals should maximise opportunities to enhance biodiversity on site, including through appropriate landscaping, living

roofs and green walls. Policy DM1 states that development proposals will be expected to respond to trees on or close to the site.

- 6.11.5 The Council's Nature Conservation Officer has been consulted and is satisfied with the proposal noting that an ecological review of the site has been carried out which has highlighted that there is negligible ecological interest on the site and no remaining scope for protected species to use the site in any significant way.
- 6.11.6 Adjacent to the site bats are known to be present foraging within the Tottenham Railsides SINC. As such, ensuring the risk of light spill onto the SINC is minimised by careful placement of any external lighting and directional shading would help to protect this European protected species. A condition is attached to ensure harmful light spill into/onto the SINC would not occur.
- 6.11.7 The Nature consideration officer also notes that the SINC is also directly adjacent and young and semi-mature trees are close to the site. Care must therefore be taken not to damage the root zones or the canopies of these trees (including through soil compaction and disturbance).
- 6.11.8 They recommend conditions that would ensure that tree root zones and canopies are protected. They note that a robust fence has been incorporated into the scheme which would ensure access to the SINC is restricted. This would help to preserve and safeguard the ecological asset.
- 6.11.9 The proposal would therefore protect the ecology of the area subject to the imposition of the conditions mentioned above.

## **6.12 Waste and Recycling**

- 6.12.1 London Plan Policy 5.16 indicates the Mayor is committed to reducing waste and facilitating a step change in the way in which waste is managed. Local Plan Policy SP6 Waste and Recycling and DPD Policy DM4 require development proposals to make adequate provision for waste and recycling storage and collection.
- 6.12.2 The proposal provides sufficient waste storage through the provision of a refuse store which holds 5 x 1100L waste receptacles for refuse & 3 x 1100L waste receptacles for dry recycling. The plans indicate that the waste containers would be located no further than 10 metres from the point of collection (which would be on Ermine Road).
- 6.12.3 The plans also show the route from the waste storage point to the collection point to be as straight as possible with no kerbs or steps. The gradient would also be close to 1:20 and surfaces would be smooth and sound, & concrete rather than flexible. A dropped kerb is already installed, in the location where they would be placed onto the street for collection.

6.12.4 Generally, major schemes with this many units would provide for waste collection vehicles to enter and exit the development using forward motion gears. The proposed development would have a modest floorspace and would be on a small site at the end of what is effectively a cul-de-sac. The specialist nature of the housing and the characteristics of the locality do not require this. Provision would be made for waste receptacles to be collected by a refuse vehicle in Ermine Road.

6.12.5 A condition is attached which would require the codes, keys, transponders or any other type of access equipment to be provided to the Council and for the access to the waste storage to remain unobstructed and within 10m from Ermine Road on collection day. This would ensure suitable provision is provided.

### **6.13 Conclusion**

6.13.1 The proposals would provide much needed housing for a section of the community where the need is amongst the greatest. The site is suitable for residential development, but this would be unlikely to come forward in another form due to it being safeguarded for Crossrail 2. The proposal would provide an exemplary modular building, in a form that is of gentle density and appearance that would be compatible with the varied but mostly residential context.

6.13.2 These homes would be steppingstones to help people transition from rough sleeping. The proposals would give prospective residents time to adjust to living in their own place and to develop their independent living skills. Following this they will move on to their own permanent homes. The units are thoughtfully designed through consultation with individuals who have slept rough or have had experiences of homelessness.

6.13.3 The GLA, through the Rough Sleeping Accommodation Programme (RSAP), has awarded Haringey Council funding for the scheme, based on the current size of the proposed units. The sizes not only aid delivery but prevent cuckooing and the renting out of bedrooms for other antisocial purposes.

6.13.4 The proposal and the recommended conditions ensure the proposal delivers much needed temporary housing in a way that complies with the development plan. The concerns of residents are noted but the submission outlines how these issues would be minimised and addressed to ensure the safety of new and existing residents.

6.13.5 All other relevant policies and considerations have been taken into account.

#### Equalities

6.13.6 In determining this planning application, the Council is required to have regard to its obligations under equalities legislation including obligations under the Equality

Act 2010. In carrying out the Council's functions due regard must be had, firstly to the need to eliminate unlawful discrimination, and secondly to the need to promote equality of opportunity and to foster good relations between persons who share a protected characteristic and persons who do not share it.

6.13.7 As discussed above, the development provides accommodation and access to support for people who are street-homeless. This will also likely provide other opportunities that street-homeless people may not currently have equal access to. It is also noted that street-homelessness is more likely to affect groups with a protected characteristic such as individuals with disabilities, those experiencing mental health issues, LGBTQ+ persons, and young men. The proposal would support equality of opportunity and may also benefit specific priority groups.

6.13.8 Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

## **6.14 CIL**

6.14.1 Based on the information given on the plans, the Mayoral CIL charge will be £54,720 (912sqm x £60.55) and the Haringey CIL charge will be £19,061 (912sqm x £20.90). This would be charged in accordance with the CIL Charging Schedule and any eligible relief and includes indexation in line with the RICS CIL Index.

## **7 RECOMMENDATIONS**

GRANT PERMISSION subject to conditions in Appendix 1

Applicant's drawing No.(s)

Location Plan 109-08-PS-001; Proposed Site Plan 109-08-PS-002 K; Proposed Ground Floor Plan 109-08-PS-010 K; Proposed First Floor Plan 109-08-PS-011; Block A Elevations / Street Section 109-08-PS-020 Rev: C; Block B Elevations / Site Section A 109-08-PS-021 Rev: C; Block C Elevations / Site Section B 109-08-PS-022 Rev: C; GA Elevations (Colour) 0000-HF-000-00-DR-BC-0002 REV C03; ROOF PLAN CHM-D-18 D04; GENERAL PLAN CHM-D-01 D05

## **Appendix 1**

Subject to the following condition(s)

### **Temporary Permission**

- 1) This permission shall be for a limited period expiring on 15/01/2028 when the building hereby approved shall be removed and the land reinstated.

Reason: The permanent retention of the building may prejudice the future development of the site thus preventing the optimal use of the site inconsistent with Policy 3.4 of the London Plan 2016.

### **Approved Plans**

- 2) The approved plans comprise drawing numbers (Location Plan 109-08-PS-001; Proposed Site Plan 109-08-PS-002 K; Proposed Ground Floor Plan 109-08-PS-010 K; Proposed First Floor Plan 109-08-PS-011; Block A Elevations / Street Section 109-08-PS-020 Rev: C; Block B Elevations / Site Section A 109-08-PS-021 Rev: C; Block C Elevations / Site Section B 109-08-PS-022 Rev: C; GA Elevations (Colour) 0000-HF-000-00-DR-BC-0002 REV C03; ROOF PLAN CHM-D-18 D04; GENERAL PLAN CHM-D-01 D05). The development shall be completed in accordance with the approved plans and retained as such thereafter for the lifetime of the development 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 and good planning.

### **Materials as indicated on approved plans**

- 3) The external materials to be used for the proposed development shall match the colour, size, shape, and texture of the materials indicated on the approved plans except where conditions attached to this planning permission indicate otherwise.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy 7.6 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2013 and Policy DM1 of The Development Management DPD 2017.

### **No Parking Permits for New Residents**

- 4) The development shall not be occupied other than through a lease/license/agreement between the operator and each resident that ensures that occupants of the development hereby approved are obligated not to apply for a parking permit for any Controlled Parking Zone (CPZ).



Reason: In order to ensure car parking is restricted in line with levels of existing and future public transport accessibility and connectivity and to comply with Policy T6 of the Publication London Plan (2020) & Policy DM32 of The Development Management DPD 2017.

**All Parking Delivered as Approved**

- 5) The vehicular and cycle parking spaces shown on the approved plans shall be laid out and installed as approved and retained for the lifetime of the development. The hatched parking space indicated on drawing '109-08-PS-010 K' shall only be used for deliveries & servicing; or in/for emergencies 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 sufficient space is given over within the development to facilitate safe, clean, and efficient deliveries and servicing and to comply with Policies T5, T6, T6.1, & T7 of the Publication London Plan (2020).

**Construction Management/Logistics Plan**

- 6) Prior to above ground works, a Construction Management/Logistics Plan shall be submitted to and approved in writing by the local planning authority. The CLP shall be in accordance with Transport for London's Construction Logistics Plan Guidance (July 2017) and shall provide details on:
- i. Details of key phases of the construction programme, corresponding site layout, number of staff including modes of travel, parking provision (vehicles and cycles);
  - ii. Arrangements for management of construction material deliveries / removal, material storage, skip storage;
  - iii. Daily number and size of construction vehicles expected, vehicular swept paths (with 300mm error margins) to demonstrate largest construction vehicles arriving, parking in loading/unloading area, manoeuvring and departing in forward gear;
  - iv. Details of all temporary traffic management and parking restrictions required;
  - v. Details of any highway licences required due to the crane oversailing the public highway;
  - vi. Wheel washing facilities to keep highway clean of mud etc;
  - vii. Arrangements for management of Health and safety;
  - viii. Arrangements for dealing with complaints;
  - ix. Hours of operations;
  - x. Monitoring and joint working arrangements, where appropriate;
  - xi. Site access and car parking arrangements;
  - xii. Delivery booking systems (allocated delivery slots for site management);

- xiii. A swept path analysis for crane vehicles carrying the necessary equipment;
- xiv. Agreed routes to/from the site;
- xv. Confirmation that all vehicles are recognised in the Fleet Operators Recognition Scheme (FORS) or similar;
- xvi. Timing of deliveries to and removals from the site by construction vehicles (to avoid peak times, as agreed with Highways Authority, 07.00 to 9.00 and 16.00 to 18.00, where possible); and
- xvii. Travel plans for staff/personnel involved in construction works to detail the measures to encourage sustainable travel to the site during the construction phase; and
- xviii. Joint arrangements with neighbouring developers for staff parking, Lorry Parking, and consolidation of facilities such as concrete batching; and
- xix. Temporary obstructions during the construction and delivery must be kept to a minimum and should not encroach on the clear space needed to provide safe passage for pedestrians or obstruct the flow of traffic on the TLRN.

Reason: In order to ensure that the proposal is consistent with Publication London Plan Policy T7 and to safeguard residential amenity, reduce congestion and mitigate obstruction to the flow of traffic, protect air quality and the amenity of the locality and to comply with DMDPD Policy DM23: Environmental Protection.

### **Energy Strategy**

- 7) The development shall be constructed in accordance with:
- the Carbon Reduction Statement – ModulHaus Ermine Road prepared by Volumetric Modular Ltd (dated December 2020);
  - Overheating, MVHR, ASHP Technical Information Report prepared by Hill (dated 5 October 2020); and
  - the TM59 Overheating Study prepared by The Richards Design Partnership (dated November 2020).

and

the energy efficient materials and air source heat pumps shall be maintained for the lifetime of the development 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: To ensure the development can comply with the Energy Hierarchy in line with London Plan 2016 Policy 5.2, Publication London Plan Policy SI 2 and Local Plan Policy SP4.

### **Carbon Offset Contribution**

- 8) The development hereby approved shall not be occupied until a payment of £7,454.65 towards carbon reduction measures in Haringey has been paid to the

Council's Carbon Management Team to bring the level of carbon reduction from the site in line with the London Plan Policies 5.1, 5.2, 5.3, 5.7, 5.8, 5.9, 5.10, and 5.11; The Publication London Plan (2020) Policy SI 2; and Local Plan Policy SP4.

Reason: To ensure the development can comply with Publication London Plan Policy SI2 and Local Plan Policy SP4.

### **Land Contamination**

- 9) Prior to any further work on site:
- a) Using the information already acquired from the submitted Phase I Geo-Environmental Assessment with reference DS-21906G-20-420 proposed by IDOM Merebrook Limited dated October 2020, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. The site investigation must be comprehensive enough to enable; a risk assessment to be undertaken, refinement of the Conceptual Model, and the development of a Method Statement detailing the remediation requirements.
  - b) The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority which shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.
  - c) Where remediation of contamination on the site is required, completion of the remediation detailed in the method statement shall be carried out and;
  - d) A report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety and to comply with London Plan (2016) policy 5.21 (Contaminated land) and DMDPD Policy DM23.

### **Unexpected Contamination**

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

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

### **CEMP**

- 11) Prior to above ground works, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the local planning authority.

The following applies to above:

- a) The CEMP shall include an Air Quality and Dust Management Plan (AQDMP).
- b) The CEMP shall provide details of how construction works are to be undertaken respectively and shall include:
  - i. A construction method statement which identifies the stages and details how works will be undertaken;
  - ii. Details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays;
  - iii. Details of plant and machinery to be used during demolition/construction works;
  - iv. Details of an Unexploded Ordnance Survey;
  - v. Details of the waste management strategy;
  - vi. Details of community engagement arrangements;
  - vii. Details of any acoustic hoarding;
  - viii. A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);
  - ix. Details of external lighting; and,
  - x. Details of any other standard environmental management and control measures to be implemented.
- c) The AQDMP will be in accordance with the Greater London Authority SPG Dust and Emissions Control (2014) and shall include:
  - i. Mitigation measures to manage and minimise demolition/construction dust emissions during works;
  - ii. Details confirming the Plot has been registered at <http://nrmm.london> where applicable;
  - iii. Evidence of Non-Road Mobile Machinery (NRMM) and plant registration shall be available on site in the event of Local Authority Inspection;
  - iv. An inventory of NRMM currently on site (machinery should be regularly serviced, and service logs kept on site, which includes proof of emission limits for equipment for inspection);
  - v. A Dust Risk Assessment for the works; and
  - vi. Lorry Parking, in joint arrangement where appropriate.

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

and to comply with Policy 5.21 (Contaminated land) of the London Plan (2016) and DMDPD Policy DM23: Environmental Protection.

**Drainage / Flooding (FRA)**

- 12) Prior to above ground works, a revised FRA shall be submitted to and approved in writing by the local planning authority. The revised FRA shall provide new rainfall data using Flood Estimation Handbook (FEH) rainfall theory, in accordance with Haringey guidance.

The FRA shall include a completed London Sustainable Drainage pro-forma, as well as evidence that Thames Water have given consent to connect to their network and capacity exists to receive the surface water.

Reason: In order to comply with Policies DM24, 5, 6, & 9 of the Haringey Development Management DPD (2017), policy SP5 of the Local Plan.

**Provision & Retention of SuDS**

- 13) Prior to above ground works, Section 4 (Sustainable Drainage Maintenance Strategy) & Appendix B (Proposed Drainage Strategy Drawings) of 'Design Note – Ermine Rd Drainage & Flood Risk 16/12/2020' and the SuDS options it proposes (namely Below Ground Cellular Attenuation & Permeable Paving) shall be provided, maintained in accordance with the associated Maintenance Schedules, and retained for the lifetime of the development 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.

For the avoidance of doubt, all hardstanding areas shall be permeable.

Reason: In order to ensure a satisfactory provision for drainage on site and ensure suitable drainage provision for the development and comply with Policies DM24, 5, & 6 of the Haringey Development Management DPD (2017), policy SP5 of the Local Plan.

**No Light Spill into SINC (Bats)**

- 14) Light from external lighting in the development shall not spill to a harmful extent into the adjacent ecological asset (Tottenham Railsides SINC). Any lighting located near the northwest boundary of the site shall have directional shading to ensure that light spillage into the SINC does not have an undue impact on foraging bats and their habitats.

Reason: In order to ensure bats and their habitats are suitably protected and comply with Policies DM19 (Nature Conservation) of the Haringey Development Management DPD (2017), policy 7.19 of the London Plan, and Policy G6 of the Publication London Plan.

**Tree protection (SINC/Bats)**

- 15) The existing trees adjacent to the northwest boundary of the site shall not be lopped, felled or otherwise affected in any way (including raising and lowering soil levels under the crown spread of the trees) and no excavation shall be cut under the crown spread of the trees without the prior written permission of the Local Planning Authority.

Reason: In order to ensure bats and their habitats are suitably protected and to safeguard trees in the interest of visual amenity of the area consistent with Policy 7.21 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2017 and Policies DM1 and DM19 of The Development Management DPD (2017).

**Waste storage delivered and made accessible**

- 16) The waste storage shown on the approved plans shall be delivered and retained for the lifetime of the development 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.

On occupation of the development - the codes, keys, transponders or any other type of access equipment to the waste store shall be provided to the Council and access to the waste store shall remain unobstructed and within 10m from Ermine Road on collection day.

Reason: In order to ensure waste storage is suitably accessible and to comply with Policy DM4 of The Development Management DPD (2017).

**Secured by Design**

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

Reason: To ensure safe and secure development and reduce crime and to comply with Publication London Plan Policy D11 and DMDPD Policy DM2.

**Culvert protection**

- 18) If, during development, a culverted main river previously not identified is found to be present under, or within 4m of, the site then no further development shall be carried out until a condition survey has been completed and a strategy put in place to protect the culvert. The strategy will be submitted to and approved in writing by, the local planning authority (in consultation with the Environment Agency), and shall be implemented as approved. The strategy will include the following components;

- Details of the location, depth, and structural condition of the culvert.
- Plans to repair any damage the culvert to ensure structural stability for the lifetime of the development.
- Details of how work will be carried out on site without damaging the structure, or impeding the function of, the culvert (including loading calculations).

Reason: To reduce the risk of flooding to the proposed development and future occupants, ensure the structural integrity of the existing flood defences and reduce the risk of flooding from blockages to any existing culvert in accordance with Policy DM28: Protecting and Enhancing Watercourses and Flood Defences.

**Informatives:**

- 1) **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.
- 2) **INFORMATIVE :** CIL  
Based on the information given on the plans, the Mayoral CIL charge will be £54,720 (912sqm x £60.55) and the Haringey CIL charge will be £19,061 (912sqm x £20.90). This would be charged in accordance with the CIL Charging Schedule and any eligible relief and includes indexation in line with the RICS CIL Index.
- 3) **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.
- 4) **INFORMATIVE :** Party Wall Act: The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.
- 5) **INFORMATIVE :** The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.
- 6) **INFORMATIVE :** The London Fire Brigade strongly recommends that sprinklers are considered for new developments. Sprinkler systems installed in buildings can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life. The Brigade opinion is that there are opportunities for developers and building owners to install sprinkler systems in order to save money, save property and protect the lives of occupier.
- 7) **INFORMATIVE :** With regards to surface water drainage, it is the responsibility of a developer to make proper provision for drainage to ground, water course, or a suitable sewer. In respect of surface water, it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the

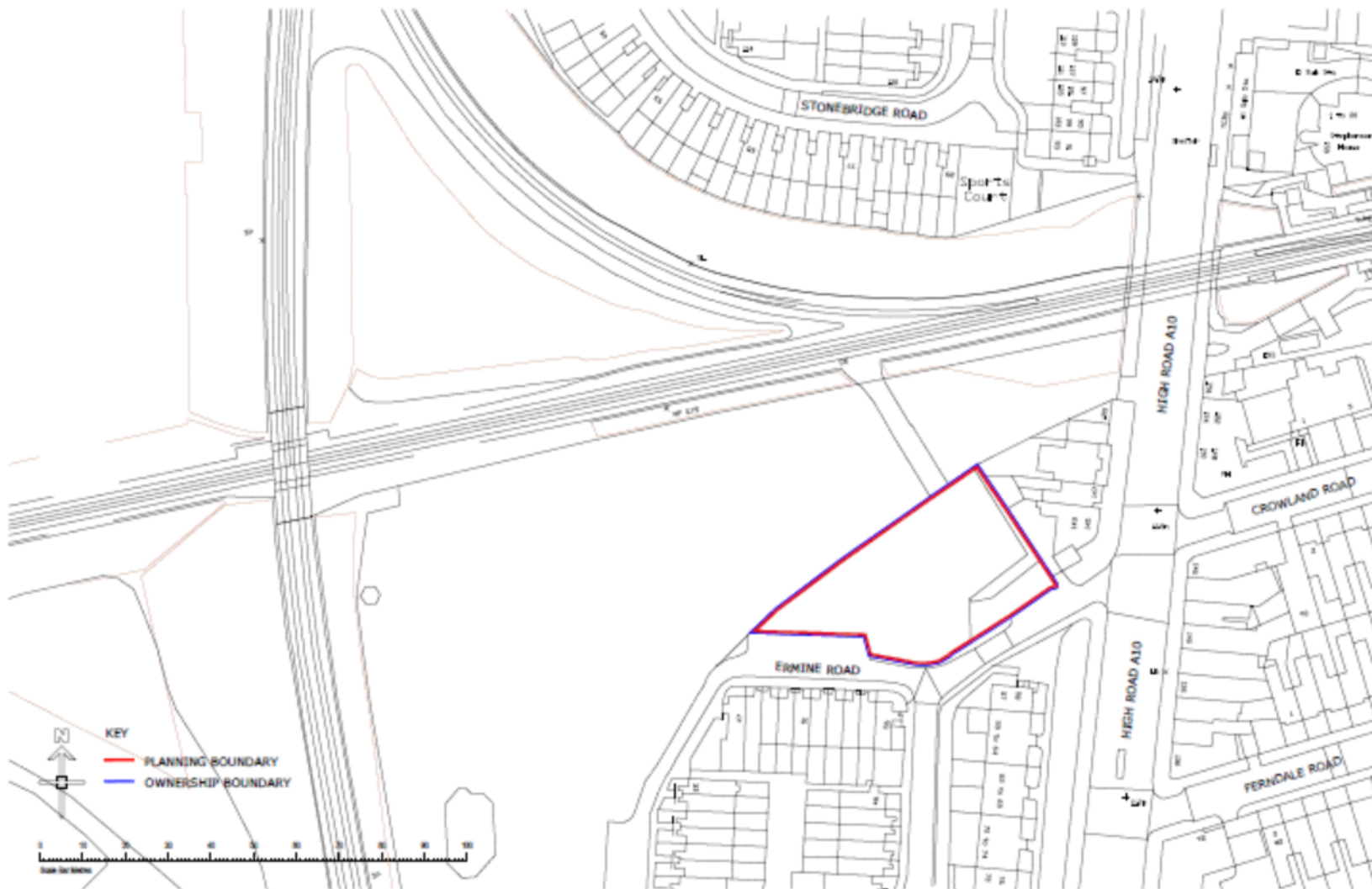


final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

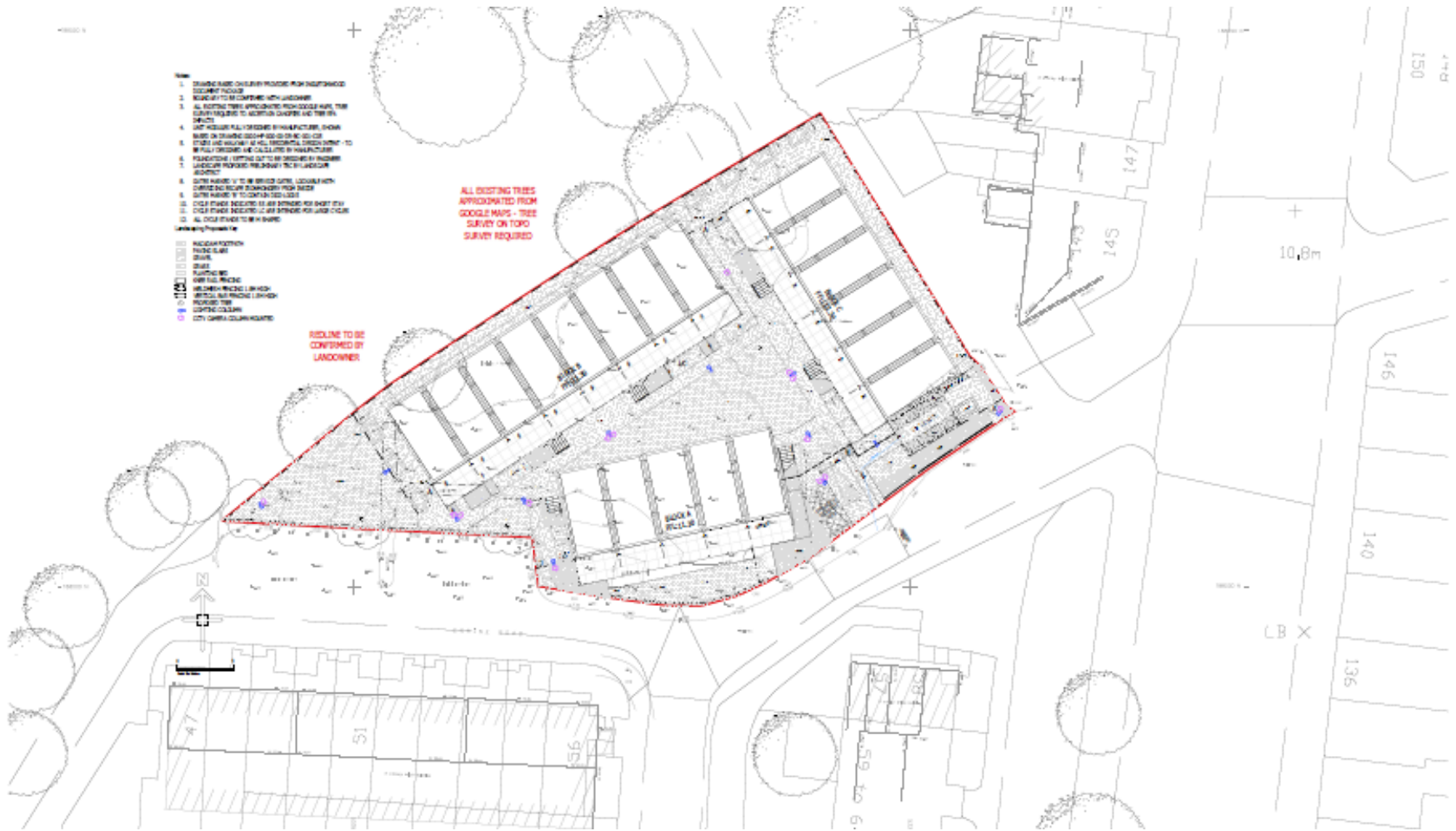
- 8) INFORMATIVE : Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
- 9) INFORMATIVE : A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing [trade.effluent@thameswater.co.uk](mailto:trade.effluent@thameswater.co.uk) . Application forms should be completed on line via [www.thameswater.co.uk](http://www.thameswater.co.uk). Please refer to the Wholesale; Business customers; Groundwater discharges section.
- 10)INFORMATIVE : The proposed development is located within 15 metres of Thames Waters underground assets and as such, the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures (<https://developers.thameswater.co.uk/Developing-a-large-site/Planning-yourdevelopment/Working-near-or-diverting-our-pipes>). Should you require further information please contact Thames Water. Email: [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk) Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB
- 11)INFORMATIVE : The applicant should be aware that the application site is identified as an Area of Surface Interest in the 2015 Crossrail 2 Safeguarding Directions. In the event of a decision to progress the Crossrail 2 project the land may be subject to compulsory purchase in order to provide a worksite for the future delivery of the Crossrail 2 scheme.
- 12)INFORMATIVE : The applicant must seek the continual advice of the Metropolitan Police Service Designing Out Crime Officers (DOCOs) to achieve accreditation. The services of MPS DOCOs are available Free of Charge and can be contacted via [docomailbox.ne@met.police.uk](mailto:docomailbox.ne@met.police.uk) or 0208 217 3813.

## Appendix 2 Plans and Images

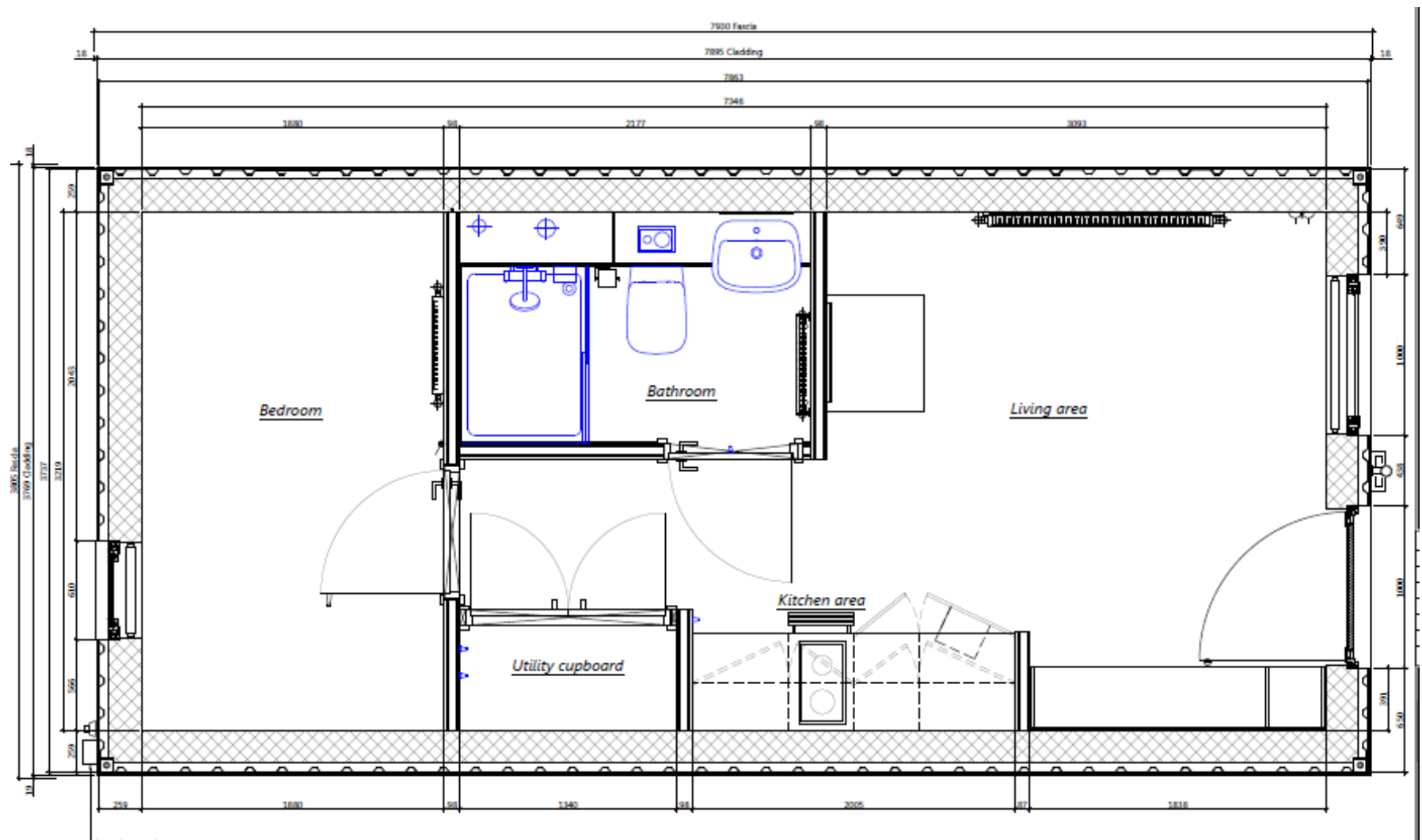
### Location Plan



# Site Plan



# Indicative room layout



# Block A Elevation



① Block A Front Elvation / Ermine Rd Section  
1 : 100



② Block A Right Elevation  
1 : 100



③ Block A Rear Elevation  
1 : 100



④ Block A Left Elevation  
1 : 100



Client:  
443 Bayswater Hill Imbue

# Block B



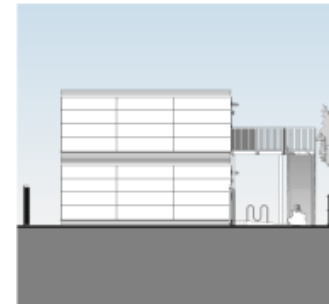
① Block B Front Elevation / Site Section A  
1 : 100



② Block B Right Elevation  
1 : 100



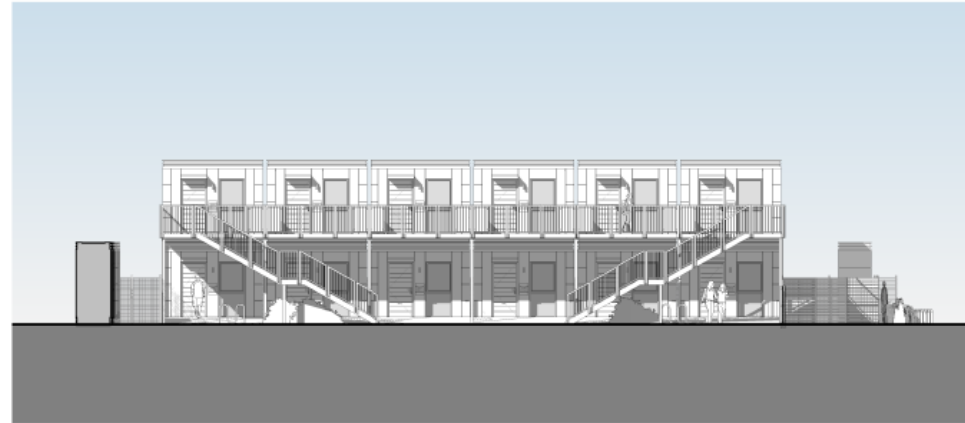
③ Block B Rear Elevation  
1 : 100



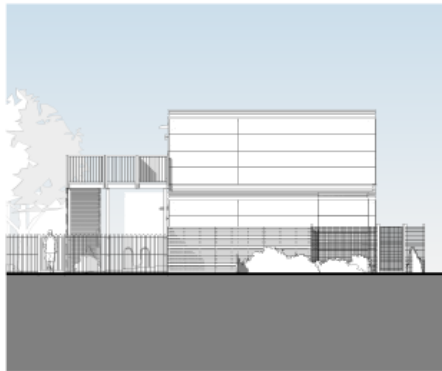
④ Block B Left Elevation  
1 : 100



# Block C



① Block C Front Elevation / Site Section B  
1 : 100



② Block C Right Elevation  
1 : 100



③ Block C Rear Elevation  
1 : 100



④ Block C Left Elevation  
1 : 100



Render of view from Crowland Road / High Road





View from Ermine Road looking East





View from Ermine Road looking North





View from High Road looking northwest



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

Stakeholder	Question/Comment	Response
INTERNAL		
Design	<p><u>HGY/2020/2794</u> - Land to the North of Ermine Road, London N15  <i>Temporary planning permission for a period of 7 years to provide 38 modular residential homes for use as accommodation for the homeless with associated cycle storage and refuse storage.</i></p> <p>Thank you for asking me for my comments on the above. I have been included in discussions on this proposal since the pre-app stage and am familiar with the site after discussing earlier proposals including the outline permission granted for residential development on the neighbouring green space.</p> <p>The site is an area of hardstanding located between commercial properties facing Tottenham High Road to the east, the Ermine Road estate, 1970s council housing, to the south, and the Ermine Triangle green space to the north-west. This is an area of leftover land originally intended, when the railways were built in the late nineteenth century, for a connecting rail loop between two crossing railways (both now parts of the London Overground passenger network); the Liverpool Street to Enfield Town line about 100m to the west and the Gospel Oak to Barking line about 40m to the north. No proposals have ever been made for constructing such a loop, nor are any likely, as such a link would not be necessary. There is already a link from the Barking line to the Enfield Town line, used for only occasional freight.</p> <p><b><u>Principle of Development</u></b></p> <p>The green space adjoining the application site to the north-west, along with the railway tracks and similar green triangles on the other sides of both tracks, have been designated for nature conservation in Haringey's Local Plan, as Ecological Corridor and Site of Importance for Nature Conservation (SINC) Grade II, but these designations do not apply to this application site, merely to the land adjoining its north-western boundary. There are also no other</p>	<ul style="list-style-type: none"> <li>• Noted</li> </ul>

Stakeholder	Question/Comment	Response
	<p>planning designations applicable to this site or any of its immediate surroundings, not is the site designated for development. It is, however, considered a potentially developable piece of brownfield land subject to normal planning policies applicable to any other developable plot. The neighbouring greenspace is privately owned and is in principle developable, provided the biodiversity value can be maintained, and outline planning permission has previously been granted (on appeal) for a modest residential development on the part of the site near this application site. There is also a small plot of land, currently in use as a vehicle mechanics, at the back of the nearest property on Tottenham High Road, immediately adjoining the north-eastern side of the application site, separating it from the shops, with flats above, in Victorian three storey sopping parade buildings facing the High Road.</p> <p>The proposals are for temporary housing using units manufactured off-site, in modular, self contained, single bedroom, single person units. The proposed housing will act as a first step for homeless people, with on site management, advice and assistance. The site is suitable for residential development in principle, adjoining existing housing to the south, and has the facilities and connections available on Tottenham High Road just to the east with Seven Sisters Station and the West Green Road town centre a short walk to the north, and South Tottenham Overground Station an even shorter walk just across the High Road, which make it particularly suited to specialist, supported housing of this sort. However, the site is only available for temporary development, being safeguarded for future use to construct Crossrail 2, and the modular, off-site manufactured design is suitable for dismantling and relocating to another site should Crossrail (or another proposal) go ahead requiring access to the development. Off-site manufactured buildings are probably the only sorts of technology that could be used to build on this site whilst allowing for its to be vacated in only a short number of years, with the investment in essential housing not being lost.</p> <p><b><u>Form &amp; Pattern of Development</u></b></p>	

Stakeholder	Question/Comment	Response
	<p>The form of the proposal is in many ways driven by the progressive construction concept of Off-Site Manufacture and Assembly, with the development designed to be largely manufactured as a series of “pods” in a factory, each the size of the individual one bedroom units. These will be delivered to site and joined together in three, two storey rows of five, six and eight units each, giving 37 one-bed flats and one office. Each has a balcony access to the upper floor flats; that also provide a sheltered outdoor threshold space to the ground floor flats beneath them. The rows are laid out around the edge of the site, creating a central communal amenity and outdoor meeting place, well overlooked by two storeys of flats on two sides; the rows on the north-east and north-west side (Blocks B and C respectively) back onto their boundaries with the private sides of these neighbours, whilst the front Block A faces the street, Ermine Road, with its’ back facing the central communal space.</p> <p>Paths, entrances and site enclosure reinforce this simple layout to create a clear and logical spatial hierarchy, from the public street frontage, with just four of the flats opening off this, as well as the site office, but with the five upper floor flats of Block A also looking onto this, with a clear single gate-controlled entrance, located between Blocks A ad B, beside the site office. Block A is modestly set back from the pavement edge along Ermine Road (which itself would be improved from the narrow, inconsistent present pavement), with a zone of defensible space between the flats and the street, but this will make a significant contribution to improving animation and liveliness to the street. The rest of the site layout and enclosure will provide clear, secure boundaries, avoiding creating unobserved ambiguous corners and providing a clear pedestrian route from street to site entrance and site entrance to flat entrance, with stairs to access balconies to 1<sup>st</sup> floor flats all opening off and clearly visible from the central space. Services, storage and refuse are located conveniently but unobtrusively to reinforce the clear, logical and secure site layout.</p> <p><b><u>Bulk, Massing &amp; Landscaping</u></b></p> <p>The proposals’ height is limited to two storeys and the length of the three blocks limited to five, six and eight units, broken down by a</p>	

Stakeholder	Question/Comment	Response
	<p>clear rhythm into short units, make it clearly within and below the prevailing height and bulk of the surroundings. The central space will provide a convivial communal meeting and amenity space, benefiting from grassed and paved areas to provide a variety of external amenity in addition to the “stoop” private external amenity outside each flat’s front door. The western edge of the site, where it narrows down to an acute angle, will in contrast be landscaped with trees and bushes to compliment and extend the more wild, natural landscaping of the green space of the railway triangle to the north-west.</p> <p><b><u>Elevational Treatment, Fenestration, including Balconies</u></b></p> <p>The three rows will have a strongly rhythmic appearance to their main long front and back elevations, formed by their repeating module of windows, and blocks of coloured panels representing each individual flat, contrasting with darker panels between and above flats, which are also used for the whole of the much shorter, blank, end elevations. The rhythm of windows and doors, panels and colours, will provide an attractive elevational / fenestration pattern of a comparable scale and proportion to the ordinary domestic surroundings, whilst being clearly of contemporary appearance expressing its progressive modern construction.</p> <p>Balconies providing access to the first floor flats, as well as their outdoor amenity space, will form an important part of the developments’ appearance and add to the liveliness and animation of the scheme. The balconies are over 2m deep, providing space for both circulation and private outdoor amenity. On design officer advice, solid panels have been added to the balcony balustrading, in the same material as the side panelling, to break up the length of the balconies, provide some privacy to first floor residents and hide any clutter on those balconies.</p> <p><b><u>Conclusions</u></b></p> <p>The proposals will provide much needed housing for a section of the community where the need is amongst the greatest, in a site for which residential development is suitable, but that is otherwise in</p>	

Stakeholder	Question/Comment	Response
	<p>danger of being blighted by its Crossrail 2 Safeguarding. It also provides an exemplary example of Modern Methods of Construction, off site manufacture and pre-fabrication, in a form that is of gentle density and appearance, compatible with the varied but mostly residential context. The design will provide a secure, safe and clearly defined boundary and definition of public, private communal and private space, with active street frontage. Green landscaping proposed for the site will soften its appearance and be compatible with the neighbouring site of nature importance.</p>	
<p><b>Conservation</b></p>	<p><b><u>HGY/2020/2794 - Land north of Ermine Road, N15 6DD - Update</u></b></p> <p>The proposed development falls within the setting of the Seven Sisters/Page Green Conservation Area. The submitted image shows the proposed development from the corner of Crowland Road and the High Road, opposite (south) of the locally listed Dutch House and just outside the conservation area.</p> <p>The proposed development will only be partially visible from the southernmost part of the conservation area, as it will be mostly screened by the terrace on the western side of the High Road. Due to its mass and scale, it will be consistent with the surrounding townscape and will not detract from it. Therefore, it will not have a negative impact on the significance of the conservation area and associated heritage assets, including the locally listed Dutch House.</p> <p>There is no objection from a conservation perspective. However, it would be desirable the materials and colour palette of the development to reflect materials used in the local area, rather than contrast with them. In addition, there is an opportunity to create an</p>	<ul style="list-style-type: none"> <li>• No harm has been identified and the scheme is therefore acceptable in this regard.</li> <li>• The Conservation Officer has noted that it would be desirable for the materials and colour palette of the development to reflect materials used in the local area, rather than contrast with them. However, this method of construction would not allow brick or a brick cladding panel to be used. Furthermore, the scale of the building would be modest and its siting (with the larger two blocks set back in the site) would mean that the building would have an acceptable appearance.</li> </ul>



Stakeholder	Question/Comment	Response
	attractive and carefully designed frontage onto Ermine Road and that could be further explored.	
<b>Transportation</b>	<p>I would suggest condition for the following:</p> <ol style="list-style-type: none"> <li>a. Construction Management Plan (CMP) – this will help resolve issues raised in my comments regarding CLP in email below.</li> <li>b. Deliver and Servicing Management Plan – this will help formalise arrangement informed by appropriate vehicular swept paths, accurate location of bollards including arrangements for refuse collection as agreed by Martin Lester.</li> <li>c. S106 / s278 agreement for highway works – this would help resolve issues raised in my email dated 18/12/20 regarding: <ol style="list-style-type: none"> <li>i. Car free / car capped s106 agreement to restrict eligibility of all occupiers from obtaining CPZ parking permits and payment (£4000) for amending the CPZ TMO accordingly.</li> <li>ii. highway boundaries – to clearly identify where highway including CS1 may be affected by proposals,</li> </ol> </li> </ol>	<ul style="list-style-type: none"> <li>• A condition is recommended which would ensure that the development would not be occupied other than through a lease/license that ensures that residents are obligated not to apply for a parking permit for any CPZ.</li> <li>• A parking space is provided for deliveries and emergency vehicles and a condition is recommended to ensure it is only used as such.</li> <li>• There would be a deficit of 1 space from the minimum which is acceptable given the specialist nature of the housing and given any further provision would not be sheltered and usable.</li> </ul>

Stakeholder	Question/Comment	Response												
	<p>iii. status of road along site frontage (Red Route / Highway Authority),</p> <p>iv. relocation / removal of existing bollards (if necessary for parking spaces to operate),</p> <p>v. allowing for highway improvements / reinstatement of redundant crossovers and</p> <p>vi. provision of public footway along site frontage to be designed, funded and implemented, in consultation with TfL.</p> <p>Transport demands and provision for the proposed housing scheme for homeless people are expected to be different from those associated with conventional housing. I also appreciate that there are funding constraints that limit scope of highway works. Under these circumstance, some flexibility could be exercised in provision for car parking, and provision for servicing and deliveries, however, I consider that the proposed development warrants improved provision for footways along the site frontage and this should allow for reinstatement of existing redundant crossovers / dropped kerbs.</p>	<ul style="list-style-type: none"> <li>• Construction Management/Logistics Plan required by Condition</li> <li>• The proposed development does not propose any highway works. In the absence of any works being made to the highway, a s278 agreement would not be required.</li> <li>• A request has also been made for the development to deliver highway improvements and provide a public footway along the site frontage, so that the northern side of Ermine Road has a continuous footway connecting to the High Road. Given the temporary nature of the development the improvements could be superseded after the 7 year period, so it is unreasonable and unnecessary for the development to provide this.</li> </ul>												
<p><b>Carbon Management (Energy, offset, overheating, sustainability)</b></p>	<p><b>Carbon Management Response 16/12/2020</b></p> <p>On 15/12/2020, the applicant submitted a revised Carbon Reduction Statement – ModulHaus Ermine Road (dated December 2020).</p> <p>It confirms:</p> <ul style="list-style-type: none"> <li>- The use of SAP10 and SAP10.1 carbon factors; only SAP10 carbon factors will be used within the reporting.</li> <li>- Based on SAP10, the energy hierarchy is:</li> </ul> <table border="1" data-bbox="569 1274 1360 1399"> <thead> <tr> <th></th> <th colspan="2">Residential</th> </tr> <tr> <th></th> <th>tCO<sub>2</sub></th> <th>%</th> </tr> </thead> <tbody> <tr> <td><b>Baseline emissions</b></td> <td>27.43</td> <td></td> </tr> <tr> <td><b>Be Lean savings</b></td> <td>4.6</td> <td>16.81%</td> </tr> </tbody> </table>		Residential			tCO <sub>2</sub>	%	<b>Baseline emissions</b>	27.43		<b>Be Lean savings</b>	4.6	16.81%	<ul style="list-style-type: none"> <li>• Conditions have been recommended which require this.</li> </ul>
	Residential													
	tCO <sub>2</sub>	%												
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<b>Be Lean savings</b>	4.6	16.81%												

Stakeholder	Question/Comment			Response
	<b>Be Clean savings</b>	0	0%	
<b>Be Green savings</b>	11.6	42.3%		
<b>Cumulative savings</b>	16.2	59.1%		
<b>Carbon shortfall to offset (tCO<sub>2</sub>)</b>	11.21			
<b>Carbon offset contribution</b>	£95 x 7 years x 11.21 tCO <sub>2</sub> /year = £7,454.65			
<ul style="list-style-type: none"> <li>- A carbon offset contribution of <b>£7,454.65</b></li> <li>- Energy demand of the development at 22.26 MWh/year</li> <li>- MVHR efficiency of 81%</li> <li>- The ASHPs will not be used for active cooling</li> <li>- ASHP with a SCoP 2.6</li> </ul> <p><b>Proposed Planning Condition</b></p> <p><b><u>Energy Strategy</u></b>  The development shall be constructed in strict accordance with the Carbon Reduction Statement – ModulHaus Ermine Road prepared by Volumetric Modular Ltd (dated December 2020), Overheating, MVHR, ASHP Technical Information Report prepared by Hill (dated 5 October 2020), and the TM59 Overheating Study prepared by The Richards Design Partnership (dated November 2020). This shall include the agreed carbon reduction of 59% beyond a Building Regulations 2013 compliant building (with SAP10 carbon factors). The energy efficient materials and air source heat pumps shall be maintained for the period of 7 years.</p> <p>Confirmation of this must be submitted to the local authority at least 6 months of completion on site for approval and the applicant must allow for site access if required to verify delivery.</p> <p>The Council should be notified if the applicant alters any of the measures and standards set out in the approved energy strategy. Any alterations should be presented with justification and new standards for approval by the Council. Should the agreed target not be able to be achieved on site through energy measures as set out</p>				

Stakeholder	Question/Comment	Response
	<p>in the aforementioned strategy, then any shortfall should be offset at the cost of £2,850 per tonne of carbon.</p> <p><b>Reason:</b> To ensure the development can comply with the Energy Hierarchy in line with London Plan 2016 Policy 5.2, draft New London Plan (Intend to Publish) Policy SI2 and Local Plan Policy SP4.</p>	
<p><b>Carbon Management (Pollution – Contamination &amp; Air Quality)</b></p>	<p><b><u>Re: Planning Application HGY/2020/2794 on Land to the North of Ermine Road N15</u></b></p> <p>Thanks for contacting the Carbon Management Team (Pollution) regarding the above planning application for temporary planning permission for a period of 7 years to provide 38 modular residential homes for use as accommodation for the homeless with associated cycle storage and refuse storage and I will like to comment as follows.</p> <p>Having considered all the submitted supportive information most especially, the planning statement prepared by Sphere 25 Planning Consultancy Ltd dated November 2020 taken note of the fact that (the site is bordered by a designated ecological corridor with plan for some landscaped amenity area in the centre overlooked by all units with grassed areas/soft landscaping including a new central grassed areas and the fact that the warranty of the modular buildings will not allow the provision of PV panels), Overheating, MVHR, ASHP Technical Information Report dated 5<sup>th</sup> October 2020 taken note of the (use of community heating) and Phase I Geo-Environmental Assessment with reference DS-21906G-20-420 prepared by IDOM Merebrook Limited dated October 2020 taken note of (Sections 2.2.3, 2.2.7, 2.2.10, 2.3.2, 2.3.3, 2.13.3 and 3 (Conclusions) as well as Table 2: Summary of the key features shown on historic maps and Table 4: Preliminary Conceptual Model), <b>please be advise that we have no objection to the development in relation to AQ and Land Contamination but the following planning conditions and</b></p>	<ul style="list-style-type: none"> <li>• Conditions have been recommended which require this.</li> </ul>

Stakeholder	Question/Comment	Response
	<p>informative are recommend should planning permission be granted.</p> <p><b>1. <u>Land Contamination</u></b>  Before development commences other than for investigative work:</p> <ol style="list-style-type: none"> <li>a. Using the information already acquired from the submitted Phase I Geo-Environmental Assessment with reference DS-21906G-20-420 proposed by IDOM Merebrook Limited dated October 2020, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. The site investigation must be comprehensive enough to enable; a risk assessment to be undertaken, refinement of the Conceptual Model, and the development of a Method Statement detailing the remediation requirements.</li> <li>b. The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority which shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.</li> <li>c. Where remediation of contamination on the site is required, completion of the remediation detailed in the method statement shall be carried out and;</li> <li>d. A report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.</li> </ol> <p><b><u>Reason:</u></b> To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.</p> <p><b>2. <u>Unexpected Contamination</u></b>  If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this</p>	

Stakeholder	Question/Comment	Response
	<p>contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.</p> <p><b>Reasons:</b> To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution from previously unidentified contamination sources at the development site in line with paragraph 109 of the National Planning Policy Framework.</p> <p><b>3. <u>Construction Environmental Management Plans</u></b></p> <p><b>a.</b> Development shall not commence (other than demolition) where applicable until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority.</p> <p>The following applies to above:</p> <p>a) The DEMP/CEMP shall include a Construction Logistics Plan (CLP) and Air Quality and Dust Management Plan (AQDMP).</p> <p>b) The DEMP/CEMP shall provide details of how demolition/construction works are to be undertaken respectively and shall include:</p> <p>i. A construction method statement which identifies the stages and details how works will be undertaken;</p> <p>ii. Details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays;</p> <p>iii. Details of plant and machinery to be used during demolition/construction works;</p> <p>iv. Details of an Unexploded Ordnance Survey;</p> <p>v. Details of the waste management strategy;</p> <p>vi. Details of community engagement arrangements;</p> <p>vii. Details of any acoustic hoarding;</p>	

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

Stakeholder	Question/Comment	Response
	<p><b>Reason:</b> To safeguard residential amenity, reduce congestion and mitigate obstruction to the flow of traffic, protect air quality and the amenity of the locality.”</p>	
<p><b>Nature Conservation / Ecology</b></p>	<p>Report has highlighted:</p> <ol style="list-style-type: none"> <li>1. There is negligible ecological interest on the site and no remaining scope for protected species to use the site in any significant way. However, bats are known to be present foraging within the Tottenham Railsides SINC and ensuring the risk of light spill onto the SINC is minimised by careful placement of any external lighting and ensuring directional shading. The SINC is though directly adjacent and young and semi-mature trees are close to the site. Care should be taken not the damage the root zones or the canopies of these trees.</li> <li>2. The report has already set out measures required to ensure protection of the existing adjacent trees safeguarding the Root Protection Zones from disturbance and compaction. The external lighting design along the northern boundary needs to minimise light spill into the adjacent SINC.</li> </ol> <p>Mitigating measures necessary to protect the adjacent SINC, namely:</p> <ul style="list-style-type: none"> <li>• Establish root protection zones and canopy protection for boundary trees within the SINC;</li> <li>• Ensure light spill onto the SINC is minimised by controlling light placement and design;</li> <li>• Provide a robust fence for the SINC to ensure access is restricted.</li> </ul>	<ul style="list-style-type: none"> <li>• Conditions have been recommended which require this.</li> </ul>



Stakeholder	Question/Comment	Response
	<p>I am happy with the report and mitigating measures proposed and would suggest these are conditioned into the development.</p>	
<p><b>Waste</b></p>	<p>RE: Planning Application HGY/2018/2794</p> <p>LOCATION: Land to the North of Ermine Road N15</p> <p>Further to your request concerning the above planning application I have the following comments to make:</p> <p style="padding-left: 40px;">Street-based households receiving kerbside collection services require space for the 'Standard kerbside collection full set' to be left for collection within the area of the property as close as possible to the access point to the property for collection teams. Details of the 'Standard kerbside collection full set' are given below.</p> <p><b>x</b> Wheelie bins or bulk waste containers must be provided for household collections.</p> <p style="padding-left: 40px;">Wheelie bins must be located no further than 25 metres from the point of collection.</p> <p><b>x</b> Bulk waste containers must be located no further than 10 metres from the point of collection.</p> <p><b>x</b> Route from waste storage points to collection point must be as straight as possible with no kerbs or steps. Gradients should be no greater than 1:20 and surfaces should be smooth and sound,</p>	<ul style="list-style-type: none"> <li>• A condition is attached which would require the codes, keys, transponders or any other type of access equipment to be provided to the Council and for the access to the waste storage to remain unobstructed and within 10m from Ermine Road on collection day. This would ensure suitable provision is provided.</li> </ul>

Stakeholder	Question/Comment	Response
	<p>concrete rather than flexible. Dropped kerbs should be installed as necessary.</p> <p><b>x</b> If waste containers are housed, housings must be big enough to fit as many containers as are necessary to facilitate once per week collection and be high enough for lids to be open and closed where lidded containers are installed. Internal housing layouts must allow all containers to be accessed by users. Applicants can seek further advice about housings from Waste Management if required.</p> <p><b>x</b> Waste container housings may need to be lit so as to be safe for residents and collectors to use and service during darkness hours.</p> <p><b>x</b> All doors and pathways need to be 200mm wider than any bins that are required to pass through or over them.</p> <p><b>x</b> If access through security gates/doors is required for household waste collection, codes, keys, transponders or any other type of access equipment must be provided to the council. No charges will be accepted by the council for equipment required to gain access.</p> <p>Waste collection vehicles require height clearance of at least 4.75 metres. Roads required for access by waste collection vehicles must be constructed to withstand load bearing of up to 26 tonnes.</p> <p><b>x</b> Adequate waste storage arrangements must be made so that waste does not need to be placed on the public highway other than immediately before it is due to be collected. Further detailed advice can be given on this where required.</p> <p><b>x</b> Other comments as follows:</p> <p>Proposal: Temporary planning permission for a period of 7 years to provide 38 modular residential homes for use as accommodation for the homeless with associated cycle storage and refuse storage.</p>	

Stakeholder	Question/Comment	Response
	<p>This application will need the following</p> <p>5 x 1100L waste receptacle for refuse 3 x 1100L waste receptacle for dry recycling</p> <p>This application does not confirm the following points.</p> <ul style="list-style-type: none"> <li>• Bulk waste containers must be located no further than 10 metres from the point of collection.</li> <li>• Route from waste storage points to collection point must be as straight as possible with no kerbs or steps. Gradients should be no greater than 1:20 and surfaces should be smooth and sound, concrete rather than flexible. Dropped kerbs should be installed, as necessary.</li> <li>• Waste collection vehicles must be able to enter and exit the development using forward motion gears.</li> <li>• Also check all comments provide above and below are followed.</li> </ul> <p>The above planning application has been given a RAG traffic light status of AMBER for waste storage and collection.</p>	
<p><b>Lead Local Flood Authority (LLFA) - Drainage / Flooding (SuDS)</b></p>	<p>We've now reviewed the drawing and the FRA, for this proposed site, the LLFA, have a couple of points to make. The rainfall data in the Micro-drainage report needs to be FEH, and not FSR, as this doesn't provide the most up to date data, this will need to be updated as per the Haringey, guidance and re-submitted.</p> <p>A completed pro-forma will need to be provided in due course, and evidence that Thames Water, have given consent to connect to their network and capacity exists to receive the surface water.</p> <p>Confirmation will need to be provided with regards to the units not being placed within 8m, of the culvert as per the advice given by the EA.</p> <p>The LLFA, accept in principal the proposed controlled discharge rate of 5 l/s, and the proposed SuDS, solutions that include an</p>	<ul style="list-style-type: none"> <li>• Conditions have been recommended which require this.</li> </ul>

Stakeholder	Question/Comment	Response
	<p>attenuation system and permeable paving throughout the site. A comprehensive management maintenance schedule has been provided that will see the system function effectively for the duration of the site.</p> <p>The LLFA, are happy for the proposal to proceed at this stage.</p>	
<b>EXTERNAL</b>		
<b>Environment Agency (EA)</b>	<p>Based on our review of the submitted documents we object to this application due to its proximity (within 3 metres) to a culverted main river, the Stonebridge Brook. As submitted, it is unlikely that we would grant a flood risk activity permit for this application.</p> <p><i>Since this initial objection discussions between the applicant and the EA have been ongoing. Condition 18 has been drafted to resolve the issue but at the time of drafting the report the EA have not yet confirmed if it meets their requirements.</i></p>	<ul style="list-style-type: none"> <li>• The applicant has employed consultants to survey the area who have only located a Thames Water surface water sewer network which is 23.9m away at its closest point. The survey information indicates that no other subterranean waterways have been located closer to the boundary. The applicant has contacted Thames Water to see if they can confirm that the sewer is the adopted watercourse – A response to this has not yet been received.</li> <li>• This has been provided to the EA who expect to withdraw their objection and impose a condition if necessary.</li> <li>• Condition 18 is recommended as a fallback.</li> <li>• An update on this matter will be provided as an addendum to this report.</li> </ul>

Stakeholder	Question/Comment	Response
<p><b>London Fire Brigade</b></p>	<p>The London Fire Commissioner (the Commissioner) is the fire and rescue authority for London. The Commissioner is responsible for enforcing the Regulatory Reform (Fire Safety) Order 2005 (The Order) in London.</p> <p>The Commissioner has been consulted with regard to the above-mentioned premises and makes the following observations: The Commissioner is not satisfied with the proposals for fire fighting access.as access does not meet the requirements of part B5 of the building regulations.</p> <p>---</p> <p>We need to get to within 45 meters of fire hose length to the farthest room on the farthest block and from the plans we can not or they may have to provide sprinklers throughout all blocks</p>	<ul style="list-style-type: none"> <li>• The applicant has provided a drawing which indicates that this would be possible, and this has been provided to the LFB for further comment</li> <li>• An update on this matter will be provided as an addendum to this report.</li> </ul>
<p><b>Designing out Crime Officer (Metropolitan Police)</b></p>	<p>With reference the above application we have now had an opportunity to examine the details submitted and would like to offer the following comments, observations and recommendations. These are based on relevant information to this site (Please see Appendices), including my knowledge and experience as a Designing Out Crime Officer and as a Police Officer.</p> <p>It is in our professional opinion that crime prevention and community safety are material considerations because of the mixed use, complex design, layout and the sensitive location of the development. To ensure the delivery of a safer development in line with L.B. Haringey DMM4 and DMM5 (See Appendix), we have highlighted some of the main comments we have in relation to Crime Prevention (Appendices 1).</p> <p>We have met with the project Architects and Haringey Team regarding the development to discuss Crime Prevention and Secured by Design (SBD) for the overall site and are satisfied that the development aims to achieve SbD accreditation ensuring the safety and security of the occupants of the development. At this point it can be difficult to design out any issues identified. At best</p>	<ul style="list-style-type: none"> <li>• A Condition is recommended that a 'Secured by Design' accreditation shall be obtained for the development prior to occupation and the features that are agreed to be necessary for security are retained for the lifetime of the development. This would ensure that the development is safe and secure and would reduce crime and the fear of crime.</li> </ul>

Stakeholder	Question/Comment	Response
	<p>crime can only be mitigated against, as it does not fully reduce the opportunity of offences.</p> <p>In principle we have no objections to the site as long as proportionate measures are placed to satisfy any concerns over the overall layout of the development and its effect on the local community and the residents of the development.</p> <p>We have recommended the attaching of suitably worded conditions and an informative offering recommendations to minimize crime and the fear of crime within the development and the local community.</p> <p>The comments made can be easily mitigated if the Architects or Managing Agency were to maintain and open dialogue regarding the project prior to completion, throughout its build and by following the advice given. This can be achieved by the below Secured by Design conditions being applied (Section 2). If the Conditions are applied, we request the completion of the relevant SBD application forms at the earliest opportunity. The project has the potential to achieve a Secured by Design Accreditation if advice given is adhered to.</p> <p>Section 2 - Secured by Design Conditions and Informative: In light of the information provided, we request the following Conditions and Informative:</p> <p>Conditions: Prior to the first occupation of each building or part of a building or use, a 'Secured by Design' accreditation shall be obtained for such building or part of such building or use and thereafter all features are to be permanently retained.</p> <p>Informative: The applicant must seek the continual advice of the Metropolitan Police Service Designing Out Crime Officers (DOCOs) to achieve accreditation. The services of MPS DOCOs are available Free of Charge and can be contacted via docomailbox.ne@met.police.uk or 0208 217 3813.</p>	

Stakeholder	Question/Comment	Response
	<p>Section 3 - Conclusion:</p> <p>We would ask that our department's interest in this planning application is noted and that we are advised of the final Decision Notice, with attention drawn to any changes within the development and subsequent Condition that has been implemented with crime prevention, security and community safety in mind.</p> <p>Should the Planning Authority require clarification of any of the recommendations/comments given in the appendices please do not hesitate to contact us at the above office.</p> <p>Yours sincerely,</p> <p>Lee Warwick 463TP          Designing Out Crime Officer          Metropolitan Police Service</p>	

Stakeholder	Question/Comment	Response
<p><b>Transport for London</b></p>	<ul style="list-style-type: none"> <li>• TfL have no objections to the proposal; they require further information as set out below:</li> </ul> <p><u>Cycle Parking</u></p> <ul style="list-style-type: none"> <li>• 1 cycle parking space should be provided for each home (Total = 37). The applicant should provide at least 2 short-stay cycle parking spaces and at least 5% (2) will need to be provided for larger and adapted cycles.</li> </ul> <p><u>Construction Management/Logistics Plan (CMP/CLP)</u></p> <ul style="list-style-type: none"> <li>• TfL will require a construction logistics plan which highlights: <ul style="list-style-type: none"> <li>- the timeline of construction and</li> <li>- the highway safety strategy along the access roads. And includes:</li> <li>- the delivery times of the construction vehicles and a swept path analysis for crane vehicles carrying the necessary equipment.</li> <li>- construction deliveries outside peak times with allocated delivery slots for site management and vehicles which are recognised in the FORS or similar.</li> <li>- Temporary obstructions during the construction and delivery must be kept to a minimum and should not encroach on the clear space needed to provide safe passage for pedestrians or obstruct the flow of traffic on the TLRN.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• There is a shortfall of 1 cycle parking space which is due to insufficient room being available to place another cycle stand beneath the covered walkways. An additional stand would affect accessibility and would not be covered so would not be useable. The shortfall is considered acceptable given the specialist nature of the use which should not require maximum provision and due to it being only a deficiency of 1.</li> <li>• A condition requiring a Construction Management/Logistics Plan (CMP/CLP) to be submitted and approved prior to the craning of the buildings on to the site is recommended.</li> </ul>



Stakeholder	Question/Comment	Response
<p><b>Thames Water</b></p>	<p>Re: LAND TO THE NORTH OF , ERMINE ROAD, LONDON, N15 6DQ</p> <p>Waste Comments  With regard to SURFACE WATER drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website. <a href="https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewaterservices">https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewaterservices</a></p> <p>We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission: "A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing <a href="mailto:trade.effluent@thameswater.co.uk">trade.effluent@thameswater.co.uk</a> . Application forms should be completed on line via <a href="http://www.thameswater.co.uk">www.thameswater.co.uk</a>. Please refer to the Wholesale; Business customers; Groundwater discharges section.</p> <p>The proposed development is located within 15 metres of our underground waste water assets and as such we would like the following informative attached to any approval granted. "The</p>	<ul style="list-style-type: none"> <li>• Informatives Added</li> </ul>

Stakeholder	Question/Comment	Response
	<p>proposed development is located within 15 metres of Thames Waters underground assets and as such, the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.<a href="https://developers.thameswater.co.uk/Developing-a-large-site/Planning-yourdevelopment/Working-near-or-diverting-our-pipes">https://developers.thameswater.co.uk/Developing-a-large-site/Planning-yourdevelopment/ Working-near-or-diverting-our-pipes</a>. Should you require further information please contact Thames Water. Email: <a href="mailto:developer.services@thameswater.co.uk">developer.services@thameswater.co.uk</a> Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB</p> <p>There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <a href="https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-nearor-diverting-our-pipes">https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-nearor-diverting-our-pipes</a>.</p> <p>Thames Water would recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses.</p> <p>Thames Water would advise that with regard to WASTE WATER NETWORK and SEWAGE TREATMENT WORKS infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.</p> <p>Water Comments There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development</p>	

Stakeholder	Question/Comment	Response
	<p>doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes.  <a href="https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-nearor-diverting-our-pipes">https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-nearor-diverting-our-pipes</a></p> <p>If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at <a href="https://thameswater.co.uk/buildingwater">thameswater.co.uk/buildingwater</a>.</p> <p>On the basis of information provided, Thames Water would advise that with regard to water network and water treatment infrastructure capacity, we would not have any objection to the above planning application.</p> <p>Thames Water recommends the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.</p>	

Stakeholder	Question/Comment	Response
<p><b>The Greater London Archaeological Advisory Service (GLAAS)</b></p>	<p><b>Land to the North of Ermine Road London N15</b>  Temporary planning permission for a period of 7 years to provide 38 modular residential homes for use as accommodation for the homeless with associated cycle storage and refuse storage.</p> <p><b>Recommend No Archaeological Requirement</b></p> <p>Thank you for your consultation dated 10 November 2020.</p> <p>The Greater London Archaeological Advisory Service (GLAAS) gives advice on archaeology and planning. Our advice follows the National Planning Policy Framework (NPPF) and the GLAAS Charter.</p> <p>NPPF section 16 and the Draft London Plan (2017 Policy HC1) make the conservation of archaeological interest a material planning consideration.</p> <p>Having considered the proposals with reference to information held in the Greater London Historic Environment Record and/or made available in connection with this application, I conclude that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest.</p> <p>In view of the limited groundworks connected with the modular scheme, I do not advise archaeological measures in this case. No further assessment or conditions are therefore necessary.</p> <p>This response relates solely to archaeological considerations. If necessary, Historic England's Development Advice Team should be consulted separately regarding statutory matters.</p>	<ul style="list-style-type: none"> <li>• Noted</li> </ul>

Stakeholder	Question/Comment	Response
<p><b>Natural England</b></p>	<p>Thank you for getting in touch about the above consultation, please find Natural England's response below.</p> <p>Natural England has no comment on this application with regards to designated sites. However, Natural England notes the importance of Sustainable Urban Drainage Systems (SuDS) and that there may be opportunities for green infrastructure and biodiversity enhancements on the development site.</p> <p>This application may provide opportunities to incorporate features into the design which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes. The authority should consider securing measures to enhance the biodiversity of the site from the applicant, if it is minded to grant permission for this application. This is in accordance with Paragraph 118 of the NPPF.</p> <p>Natural England is supportive of the inclusion of living roofs where they are appropriate to developments. Research indicates that the benefits of green roofs include reducing run-off and thereby the risk of surface water flooding; reducing the requirement for heating and air-conditioning; and providing habitat for wildlife. We would advise your council that some living roofs, such as sedum matting, can have limited biodiversity value in terms of the range of species that grow on them and habitats they provide. Natural England would encourage you to consider the use of bespoke solutions based on the needs of the wildlife specific to the site and adjacent area.</p> <p>We also highlight paragraphs 163 and 165 of the NPPF which relate to sustainable drainage systems. We encourage use of Sustainable urban Drainage Systems (SuDS) on site, and it may be possible for SuDS measures to provide multifunctional benefits such as biodiversity improvements.</p> <p>Natural England has not assessed this application for impacts on protected species. Natural England has published Standing Advice which you can use to assess impacts on protected species or you may wish to consult your own ecology services for advice.</p>	<ul style="list-style-type: none"> <li>• Noted – Ecology conditions recommended</li> </ul>

Stakeholder	Question/Comment	Response
	<p>It is for the local planning authority to determine whether or not this application is consistent with national and local policies on the natural environment. Other bodies and individuals may be able to provide information and advice on the environmental value of this site and the impacts of the proposal to assist the decision making process. We advise LPAs to obtain specialist ecological or other environmental advice when determining the environmental impacts of development.</p> <p>Your authority has a duty to have regard to conserving biodiversity as part of your decision making. Conserving biodiversity can also include restoration or enhancement to a population or habitat. Further information is available here.</p> <p>Kind regards, Isabella Jack</p> <p>Isabella Jack – Sustainable Development Adviser Thames Solent Team   Natural England</p>	

Stakeholder	Question/Comment	Response
<p data-bbox="201 233 268 256"><i>[Rail]</i></p> <p data-bbox="201 261 365 284"><b>Network Rail</b></p> <p data-bbox="201 326 464 349"><b>London Overground</b></p> <p data-bbox="201 415 527 470"><b>Crossrail 2 (Safeguarding Direction)</b></p>	<ul data-bbox="615 266 1360 570" style="list-style-type: none"> <li>• Network Rail have no objections to the proposals.</li> <li>• London Overground Infrastructure had no comments on the proposals.</li> <li>• The site is an Area of Surface Interest in the 2015 Crossrail 2 Safeguarding Directions. In the event of a decision to progress the Crossrail 2 project the land may be subject to compulsory purchase to provide a worksite for the future delivery of the Crossrail 2 scheme.</li> </ul>	<ul data-bbox="1436 266 1944 997" style="list-style-type: none"> <li>• Noted</li> <li>• Noted</li> <li>• London Plan (2016) Policy 6.4 requires the Mayor will work with strategic partners to improve the public transport system in London by developing Crossrail 2. Publication London Plan Policy T3 under para. D also requires development decisions to give priority to securing and supporting the delivery of Crossrail 2. As the site is safeguarded – only temporary solutions would be realistic on the site given the capital expenditure for any longer term installations. This limits the opportunity for optimising the site and delivering housing. The proposal responds to these constraints with a modular build that provides specialist housing for a specific need.</li> </ul>

#### **Appendix 4 Representations from Neighbours**

- 206 Neighbouring properties were notified of the application and 59 letters of objection have been received. The main objections are listed below with Officer responses listed in the right hand column.
- 1 letter of support has been received which stated the following:
  - *Despite the propaganda from neighbours which includes a note through the door urging all local residents to reject this application, I am pleased to support it. Homeless people need somewhere to live. As the Lord Jesus Himself said 'it is more blessed to give than receive'.*
- A petition against the proposal was also received which indicates that residents from 54 local households wish to object to the proposals. It is understood that some of the signatories wish to remain anonymous, so their names and addresses were not displayed on the public register. Anonymous objections are generally considered to have less weight than those where names and addresses are provided.

<b>Potential for an increase in crime (antisocial behaviour)</b>	
<b><u>Objection</u></b>	<b><u>Response</u></b>
<ul style="list-style-type: none"> <li>• Residents who live near this site are concerned that there could be an increase in anti-social behaviour.</li> <li>• There appears to be no specific plan in place to ensure this does not happen other than the existing structures which are overstretched.</li> </ul>	<ul style="list-style-type: none"> <li>• All occupants would be referred to the service using a robust referral process, led by the Haringey Street Outreach Team and the Council's Homelessness Pathway Team.</li> <li>• There would be no direct access to the service without a prior referral and assessment of suitability. This ensures that vulnerabilities and support needs are explored with each person before they move in. This approach ensures the safety of the occupants as well as that of others.</li> <li>• The site design is intended to reduce opportunities for anti-social behaviour by creating a well-lit and visible environment with appropriate but not invasive CCTV. There would always be a member of staff on site. This would be a support worker in the daytime and a concierge at night. The staff office is positioned with good visibility</li> </ul>



	<p>across the site which would enable the management of visitors to the site at all times.</p> <ul style="list-style-type: none"> <li>• The scheme has also been reviewed by a Designing out Crime Officer at the Metropolitan Police who has stated that they cannot see any reason why the development cannot achieve accreditation according to Secured by Design (SBD) guidelines.</li> <li>• Condition 17 has also been recommended which requires SBD accreditation to be achieved prior to occupation.</li> </ul>
<ul style="list-style-type: none"> <li>• There is little confidence that the site will be managed well in terms of general maintenance - landscaping, refuse collection, car parking but also managing the day to day needs of vulnerable people who live in these units.</li> <li>• Very vulnerable people will be housed here yet there seems to be very little in the way of facilities.</li> </ul>	<ul style="list-style-type: none"> <li>• The homes would be steppingstones to help people transition from rough sleeping. The proposal would give them time to adjust to living in their own place and to develop their independent living skills. Following this they will move on to their own permanent homes.</li> <li>• The service would operate year round and would be staffed 24 hours per day by a combination of specialist support workers and night concierge. The support workers would help to manage the day to day needs of residents whilst also be present to report any issues that may occur in relation to general maintenance.</li> <li>• The homes were designed by Hill architects who worked closely with several leading homeless charities including The Connection at St Martins in the Field on Trafalgar Square. Hill undertook several stakeholder and user group forums to discuss the design in depth.</li> <li>• The units are thoughtfully designed through consultation with individuals who have slept rough or have had experiences of homelessness. They would feel homely and the space would be well utilised.</li> </ul>

<b>Noise &amp; disturbance</b>	
<b><u>Objection</u></b>	<b><u>Response</u></b>
<ul style="list-style-type: none"> <li>• There would be undue noise from the new residents.</li> </ul>	<ul style="list-style-type: none"> <li>• There would always be a member of staff present who could deal with any issues in this regard.</li> </ul>
<ul style="list-style-type: none"> <li>• The build will undoubtedly cause disruption and inconvenience to residents if it commences.</li> </ul>	<ul style="list-style-type: none"> <li>• The construction method would be one of modular build which is significantly quicker than traditional construction and takes a few days.</li> <li>• Condition 6 requires a Construction Management Plan/Logistics Plan to be submitted which would ensure that disruption resulting from construction is minimised.</li> <li>• This will safeguard residential amenity, reduce congestion, and mitigate obstruction to the flow of traffic, protect air quality and the amenity of the locality.</li> </ul>
<b>Impact on neighbouring amenity &amp; parking</b>	
<b><u>Objection</u></b>	<b><u>Response</u></b>
<ul style="list-style-type: none"> <li>• I am concerned for the privacy of my property - said units are facing and directly overlook my house and bedroom windows.</li> </ul>	<p>The orientation of the buildings would minimise overlooking. Block A would be the closest block to the existing properties to the south of Ermine Road.</p> <ul style="list-style-type: none"> <li>• Block A would not directly face the properties to the south of Ermine Road and given the distances between them, the level of overlooking would be commensurate with the character of the locality. The proposed units also have relatively modest windows and given the siting and orientation; the privacy of existing residents would not be adversely affected to a material degree by the proposal.</li> </ul>

<ul style="list-style-type: none"> <li>This area is too small for more properties and with the parking situation at present</li> </ul>	<ul style="list-style-type: none"> <li>The site is close to alternative and accessible means of transport, it has a high PTAL, and a Controlled Parking Zone (CPZ) exists near to the site. One parking space would be provided for disabled people in line with Publication London Plan standards. It therefore provides a policy compliant level of parking.</li> <li>It is highly unlikely given the above and the length of tenancy that residents would own a car. In any event, Condition 4 is recommended which would ensure that the development would not be occupied other than through a lease/license that ensures that residents are obligated not to apply for a parking permit for any CPZ.</li> </ul>
<ul style="list-style-type: none"> <li>There are already problems with waste management and the proposal would make this worse.</li> </ul>	<ul style="list-style-type: none"> <li>The proposal provides sufficient waste storage through the provision of a refuse store which holds 5 x 1100L waste receptacles for refuse &amp; 3 x 1100L waste receptacles for dry recycling. The plans indicate that the waste containers would be located no further than 10 metres from the point of collection (which would be on Ermine Road).</li> <li>The site would also have staff on site 24 hours a day who can respond to any issues relating to missed waste collections or problems related to waste on the site.</li> </ul>
<ul style="list-style-type: none"> <li>There will be issues with light pollution and overshadowing</li> </ul>	<ul style="list-style-type: none"> <li>There would be lighting in the scheme, that would be commensurate with what is in the locality and, as such, would not result in a material change that would result in harm to the amenity of nearby residents.</li> <li>Given the low height of the buildings ( 2 storeys) and the distance to neighbours there would be no overshadowing of adjacent properties.</li> </ul>

## Design

<u>Objection</u>	<u>Response</u>
<ul style="list-style-type: none"><li>• The units are not in coordination with the properties on the estate and would stand out and be an eyesore.</li><li>• Modular Homes of a bright Orange appearance how do they fit into the character and appearance of the Estate.</li></ul>	<ul style="list-style-type: none"><li>• The Council's design officer has been consulted and notes that the development provides an exemplary example of modular building design, in a form that is of gentle density and appearance – which is compatible with the varied but mostly residential context. The 2 storey scale of development would be within and below the prevailing height and bulk of the surroundings.</li><li>• The rhythm of windows and doors, panels, and colours, would provide an attractive elevational / fenestration pattern of a comparable scale and proportion to the ordinary domestic surroundings, whilst being clearly of contemporary appearance expressing its progressive modern construction.</li><li>•</li></ul>

## Scale/no. of units & the size of the units

<u>Objection</u>	<u>Response</u>
<ul style="list-style-type: none"><li>• There are too many units on a small site.</li></ul>	<ul style="list-style-type: none"><li>• In line with Publication London Plan Policy D3 Optimising site capacity through the design-led approach – the development makes the best use of land by following a design led approach that optimises the capacity of the site.</li><li>• This is specialist housing that meets the specific needs of the prospective residents.</li><li>• The maximum number of homes are being delivered so that housing and support can be provided for as many people as possible.</li></ul>

	<ul style="list-style-type: none"> <li>• The site layout and design has been carefully considered so that it meets planning requirements as well as the specific needs of prospective residents.</li> </ul>
<ul style="list-style-type: none"> <li>• It would be inhuman to cram up 38 modular houses in a small space, for people, who are already facing traumatic challenges in life.</li> </ul>	<ul style="list-style-type: none"> <li>• The proposed homes would be 24sqm which is smaller than the 37sqm recommended for a 1-bed flat with a shower room in the Technical housing standards produced by the Department for Communities and Local Government. They have been designed as specialist housing for temporary accommodation to support people who have been street homeless at a low cost.</li> <li>• The homes have been designed to be large enough to enable a good quality home for people that have experienced homelessness, while ensuring residents can manage the home and are not vulnerable to exploitation through 'cuckooing' (a practice where people take over a person's home and use the property to facilitate exploitation).</li> </ul>

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

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

**Reference No:** PPA/2020/0024

**Ward:** Noel Park Ward

**Address:** West Indian Cultural Centre (to now be known as African Caribbean Cultural Centre) site, Clarendon Road off Hornsey Park Road, N8 0DD

**Proposal:** Demolition of the three existing buildings and construction of a part 12/14 and part 6/8/10 storey building incorporating a two storey base to provide a new cultural centre, co-workspace, gym and cafe, 85 residential units and 140 co-living units, with access, public realm improvements and landscaping and car and cycle parking.

**Applicant:** Paul Simon Homes

**Agent:** Frances Young, DLP Planning Ltd

**Ownership:** Public (Council) and Private

**Case Officer Contact:** Tobias Finlayson

### **2. BACKGROUND**

- 2.1. The proposed development is being reported to Planning Sub-Committee to enable members to view it ahead of a full planning application submission. Any comments made are of a provisional nature only and will not prejudice the final outcome of any formally submitted planning application.
- 2.2. It is anticipated that the planning application, once received, would be presented to the Planning Sub-Committee in summer 2021. The applicant has engaged in pre-application discussions with Council Planning Officers as well as presenting the scheme to the Quality Review Panel (QRP) on two occasions.

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

- 3.1. The site is located to the south west of Clarendon Road and north of Turnpike Lane. Shaped like an inverted, upside down letter L, the site wraps around the northern and eastern flanks of the Westpoint Apartments (1-69 Turnpike Lane).
- 3.2. The site is neither listed nor within a conservation area. However, the site is within the southernmost part of the Clarendon Road South Site Allocation (SA23) and the emerging draft Wood Green Area Action Plan Site Allocation (WGSA27).

### **4. PROPOSED DEVELOPMENT**

- 4.1. The proposal is for demolition of the three existing buildings and construction of a part 12/14 and part 6/8/10 storey building incorporating a two storey base to provide a new cultural centre, co-workspace, gym and cafe, 85 residential units and 140 co-living units, with access, public realm improvements and landscaping and car and cycle parking.

## **5. PLANNING HISTORY**

### **30-36 Clarendon Road (Jessica buttons factory site):**

- 5.1. 2019: Planning permission (HGY/2019/2664) granted for change of use to D1 non-residential institution use (church and nursery) for a temporary period of three years only.
- 5.2. 2002: Planning application (HGY/2002/0340) refused for change of use of property from textile storage to community social club.
- 5.3. 1973: Planning permission (OLD/1973/0214) granted for erection of 2 storey industrial building.

### **20 Clarendon Road ('Day Centre' site) and West Indian Cultural Centre site:**

- 5.4. No relevant planning history.

## **6. CONSULTATIONS**

### **Public Consultation**

- 6.1. This scheme is currently at pre-application stage and therefore no formal consultation has been undertaken by the Local Planning Authority at this stage.

### **Applicant's Consultation**

- 6.2. The applicant has been advised of the requirements of the National Planning Policy Framework (NPPF) and the Council's Statement of Community Involvement (SCI), which set out that a developer should engage with and consult the local community in planning and development issues on major developments prior to submitting an application.



- 6.3. Given the Covid pandemic, in lieu of in-person consultation events, the applicant held online consultation events on 14 and 16 November 2020. Any feedback/comments resulting from the applicant's own consultation will be included within its SCI submitted with any forthcoming planning application.

### **Development Management Forum**

- 6.2 Due to the Covid pandemic, an in-person Development Forum (DMF) has not been held. It is anticipated that in lieu of the standard format DMF, an online version will be held before submission and likely early 2021. Should a formal planning application be submitted and brought to this Committee, feedback from the DMF will be included within the written report to the Planning Sub-Committee.

### **Quality Review Panel**

- 6.4. The proposal has been reviewed twice by the Quality Review Panel (QRP), the first on 12 August 2019 and the second on 18 November 2020. The most recent QRP report is attached at **Appendix 1**. The summary of the QRP views is:

*The panel welcomes the opportunity to review the proposals for the African Caribbean Cultural Centre as they continue to evolve. Overall, the panel applauds the work that the design team has done and feels that the revised scheme has responded well to previous feedback. The proposals promise a high-quality development subject to some further refinements. The distribution and mix of uses within the development are supported, and the panel feels that work to rationalise the configuration of the scheme has been successful. The architectural expression and landscape design are well-mannered, but there remains some scope for some further refinements. In addition, further work on the layout of the co-living accommodation, the co-working spaces, the residential entrances and the cycle parking is required, in order to improve the quality and liveability of the proposals.*

*Next steps*

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

## **7. MATERIAL PLANNING CONSIDERATIONS**

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

## **Principle of Development**

- 7.2. The principle of a proposed mixed-use development broadly aligns with the longer-term land-use objectives for the site and the strategic land use designations in the Local Plan Strategic Policies, Site Allocations DPD, and the emerging Wood Green Area Action Plan.

*Employment, community and residential uses:*

- 7.3. The site allocation requirements include re-provision of the existing cultural centre as well as maintaining employment floor space provision, both of which the proposal does. In line with the site allocation, the scheme also includes conventional residential units to increase the viability of the new workspace. The residential units including affordable housing will also contribute to meeting the borough's housing provision targets.

*Co-living:*

- 7.4. The scheme proposes 140 co-living rooms with associated communal facilities and amenity space. This type of accommodation can provide an alternative to traditional flat shares and includes additional services and facilities, such as room cleaning, bed linen, on-site gym and concierge service. Appropriate conditions could be imposed on a planning consent ensuring that these units could not be rented out as short term accommodation such as AirBnB and other such type land uses.
- 7.5. The council does not have a specific land use planning policy on co-living. However, the Mayor's 'Publication London Plan' Policy H16 (Large-scale purpose-built shared living) is therefore the prevailing policy for co-living schemes and can be given significant weight. The scheme should align with Policy H16 (in full below) and would also need to comply with other policies such as, but not necessarily limited to, an appropriate housing mix that supports balanced communities.

### ***Policy H16 Large-scale purpose-built shared living***

*A Large-scale purpose-built shared living development<sup>81</sup> must meet the following criteria:*

- 1) it is of good quality and design*
- 2) it contributes towards mixed and inclusive neighbourhoods*
- 3) it is located in an area well-connected to local services and employment by walking, cycling and public transport, and its design does not contribute to car dependency*
- 4) it is under single management*
- 5) its units are all for rent with minimum tenancy lengths of no less than three months*
- 6) communal facilities and services are 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.
- 7) the private units provide adequate functional living space and layout, and are not self-contained homes or capable of being used as self-contained homes
- 8) a management plan is provided with the application
- 9) it delivers 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
- 10) In both cases developments are expected to provide a contribution that is equivalent to 35 per cent of the units, or 50 per cent where the development is on public sector land or industrial land appropriate for residential uses in accordance with Policy E7 Industrial intensification, co-location and substitution, to be provided at a discount of 50 per cent of the market rent. All large-scale purpose-built shared living schemes will be subject to the Viability Tested Route set out in Policy H5 Threshold approach to applications, however, developments which provide a contribution equal to 35 per cent of the units at a discount of 50 per cent of the market rent will not be subject to a Late Stage Viability Review.

## **Design and Appearance**

- 7.6. Adopted Local Plan policies identifies the site as being suitable for a tall building. In that policy context, whilst the detailed design is still to be finalised and assessed, at this stage, the proposed height, bulk and massing of the scheme could be considered acceptable. Further, during pre-application discussions, as part of the process, the scheme has been presented to the Quality Review Panel (refer to Appendix 2) which is broadly supportive of the scheme.
- 7.7. However, in addition to the required further detailed design, the above position is contingent on the scheme being acceptable with regard to other policy requirements such as impact on neighbouring residential amenity and microclimate, which would be fully assessed in detail should a formal planning application be submitted.

## **Density, Residential Mix and Quality**

- 7.8. At this stage, the final density of the scheme is not yet known. However, it is noted that the London Plan density matrix is not taken forward in the new Publication London Plan, which instead takes a design led approach to site optimisation. Until formal adoption of policy, however, the density will be required to be taken into consideration as part of any scheme for the site.

*Conventional residential units (C3):*

- 7.9. As this stage, the mix of units would consist of 85 residential units, which would consist of 5% studio, 27% 1 bedroom, 55% 2 bedroom and 13% 3 bedroom. As the site is within an area identified in the draft Wood Green Area Action Plan as being more suitable for family sized units, the percentage of family sized units is considered low, especially when taking into account the co-living units in the overall mix. All conventional residential units will meet the space requirements set out in Policy D6 (Housing quality and standards) of the Publication London Plan and the Mayor's Housing SPG, having individual access to amenity space in the form of balconies and communal terraces. 56% of the units will be dual aspect and where only single aspect can be achieved, these units would be east or west facing.
- 7.10. On-site child play space will be provided for ages 0-11 years with the remaining age (12+) provision being met offsite by way of financial contribution.

*Co-living:*

- 7.11. The size of the scheme's co-living rooms ranges from 21-35m<sup>2</sup> (average 22.5m<sup>2</sup>) and the average amenity area per person is 9.5m<sup>2</sup> (6.4m<sup>2</sup> internal and 3m<sup>2</sup> external). The amenity areas are provided within the internal co-living communal facilities such as kitchen/dining, TV/cinema room, library and club room. Additional to these areas, co-living residents will have access to the co-work café and gym. The co-living external amenity is provided in dedicated roof terraces at 6<sup>th</sup> and 8<sup>th</sup> floors. Communal areas are located on the ground floor.
- 7.12. Unlike conventional residential units (C3), there is currently no Local Llan policy standards or guidelines for co-living minimum room sizes or amenity areas. However, the proposed room and amenity sizes both compare reasonably favourably to recently approved co-living schemes in other London Boroughs.

***Affordable Housing***

- 7.13. The scheme proposes 40% affordable housing within the conventional residential (C3) block of 85 units, which equates to 27 units overall. The tenure split is proposed to be 59% affordable rented (16 units) and 41% intermediate (11 units).
- 7.14. Regarding the co-living element of the scheme, the London Plan Policy advocates a cash in lieu contribution towards conventional C3 affordable housing off-site. The applicant has indicated that due to cross-subsidising others parts of the scheme such as the replacement community facility (The African Caribbean Cultural Centre), the co-living aspect of the scheme will be unable to provide any financial contribution for off-site affordable housing provision. However, in accordance with the London Plan, as the scheme includes co-living, it must be subject to the Viability Test Route and not the Fast Track Route. Therefore, whether or not it is viable for the co-living element of the scheme to provide a

contribution towards off site affordable housing provision, the proposal will be subject to further detailed scrutiny upon assessment of a planning application.

### **Impacts on Amenity of Surrounding Residents**

- 7.15. Residential properties border the site to the west and are adjacent to the north, north east and east. Whilst the site is identified in the Development Management DPD as being suitable for a tall building, this needs to be considered against other relevant policies including those related to impact on neighbouring residential amenity. Furthermore, Site Allocation SA23 states that heights should be restricted where they adjoin the properties on Hornsey Park Road.
- 7.16. The applicant has advised initial daylight/sunlight testing indicates that the proposed scheme would meet the BRE Guidelines. Any forthcoming planning application will be required to include both a full daylight/sunlight report and a microclimate report, which will be fully scrutinised as part of the planning application assessment process. The views of nearby residents will also be sought via the DM Forum and formal planning application notifications.

### **Transportation and Parking**

- 7.17. In line with policy, given the good accessibility level (PTAL 5), to promote sustainable modes of transport, in addition to compliant levels of cycle parking, both the conventional residential units and co-living use will be 'car free' aside from the appropriate number of 'blue badge' disabled spaces. Also, in line with current policy, the co-working use will not have any car parking but will have compliant levels of cycle parking. Given the existing community use parking, the scheme proposes retaining an appropriate number of spaces so as not to result in parking stress on the surrounding area.
- 7.18. Delivery and servicing will be accommodated to the rear of the site away from close proximity to the junction where there may be conflict with other vehicles.
- 7.19. These matters will be detailed further within the Transport Statement required to be submitted with any forthcoming planning application.

### **Landscaping**

- 7.20. The scheme proposes to improve the public realm interface at the most important 'public' frontages to the north, east and south. This improvement will be aided through keeping servicing to the rear or back of the site. Indicative landscaping and planting plans show an increase in planting to the footway as well as wider pavements and a colonnade to the south in close proximity to the at grade play space. Detailed plans and specifications for such provision will be submitted with any forthcoming planning application.

### **Sustainability**

7.21. The applicant is currently working with officers on ensuring carbon reduction and overheating targets are met. It is also expected that the proposed development be able to connect to the Wood Green District Energy Network (DEN). These matters will be detailed further within the energy and overheating assessments required to be submitted with any forthcoming planning application.

**Appendix 1: Plans and Images**

Location plan:

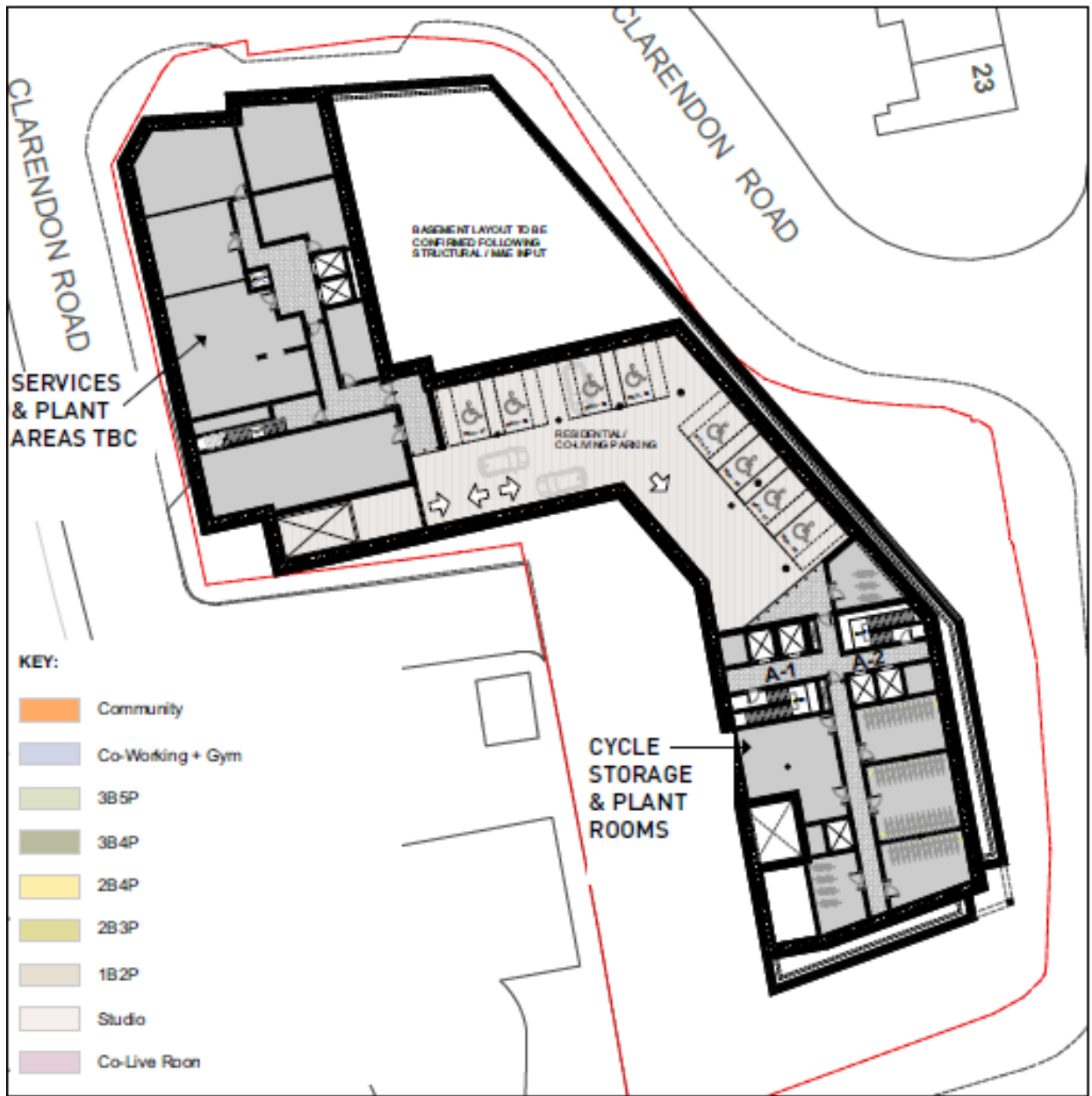


Aerial view from south:





Proposed Basement Plan:





Proposed Ground Floor Plan:



PROPOSED GROUND FLOOR PLAN

Proposed First Floor Plan:



Proposed Typical Upper Floor Plan:







Proposed massing and indicative masterplan proposal:



Proposed offset distances:



Proposed Computer Generated (CGI) image looking north west from Turnpike Lane:



CGI – View from Wightman Road:



CGI – View from Turnpike Lane looking east:



CGI – View from Turnpike Lane looking west:



CGI – View from the Avenue:



CGI – View from Hornsey Park Avenue:





CGI – View from Clarendon Road:



CGI – View from Clarendon Square:



## Appendix 2: Quality Review Panel Report

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### Haringey Quality Review Panel

Report of Formal Review Meeting: African Caribbean Cultural Centre

Wednesday 18 November 2020  
Video conference

#### Panel

Peter Studdert (chair)  
Phil Armitage  
Marie Burns  
Tim Pitman  
Wen Quek

#### Attendees

Dean Hermitage	London Borough of Haringey
John McRory	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Shamiso Oneka	London Borough of Haringey
Tobias Finlayson	London Borough of Haringey
Sarah Carmona	Frame Projects
Kyriaki Ageridou	Frame Projects

#### Apologies / report copied to

Rob Krzyszowski	London Borough of Haringey
Robbie McNaugher	London Borough of Haringey
Deborah Denner	Frame Projects

#### Confidentiality

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

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2

**1. Project name and site address**

The African Caribbean Cultural Centre, Clarendon Road, London N8 0DD

**2. Presenting team**

John Woolstencroft	Stockwool Architects
Deborah Wartenberg	Stockwool Architects
Warren Standerwick	Standerwick Land Design
Frances Young	DLP Planning
Scarlett Franklin	XCO2 Energy
Ransford Stewart	ACLC

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

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

**4. Planning authority briefing**

The proposed development is for the construction of a new African Caribbean Cultural Centre, B1 office space, gym floor space, 100 residential units, 100 co-living rooms, along with a new public square and amenity areas and improved access and parking. The site is located to the south west of Clarendon Road and north of Turnpike Lane. The site wraps around the northern and eastern flanks of Westpoint Apartments (1 - 69 Turnpike Lane). The site is within the southernmost part of the Wood Green Library Site Allocation and the emerging Wood Green Area Action Plan as Site Allocation 27. The site is suitable for a tall building in line with Development Management Policy DM6: Building Heights and emerging Wood Green Area Action Plan Policy WG6: Tall Buildings and Local Views Policy.

Integral to the site allocations is Development Management Policy DM55: Regeneration and Masterplanning. This policy requires that a masterplan for the wider site is produced that demonstrates that the proposal will not prejudice future, adjacent development. The site allocation provisions seek to secure and maximise the amount of employment floor space provided. The scheme is expected to provide 50% affordable housing and provide replacement community floor space to meet the existing need on site. The site is PTAL 5, so aside from the requirement to provide 10% 'blue badge' spaces, limited or no on-site car parking for the residential element of the development will be supported. Officers welcome the panel's views on the quality of the scheme's design overall.



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3

**5. Quality Review Panel's views***Summary*

The panel welcomes the opportunity to review the proposals for the African Caribbean Cultural Centre as they continue to evolve. Overall, the panel applauds the work that the design team has done and feels that the revised scheme has responded well to previous feedback. The proposals promise a high-quality development subject to some further refinements. The distribution and mix of uses within the development are supported, and the panel feels that work to rationalise the configuration of the scheme has been successful. The architectural expression and landscape design are well-mannered, but there remains some scope for some further refinements. In addition, further work on the layout of the co-living accommodation, the co-working spaces, the residential entrances and the cycle parking is required, in order to improve the quality and liveability of the proposals. Subject to the comments outlined in detail below, the panel offers warm support for the scheme.

*Scale and massing*

- In general, the amendments to the massing and distribution of uses have been successful, and the rationalisation of how the uses are stacked has benefitted the proposals. The panel welcomes the relocation of Block B to the west and its reduction in depth, which gives more breathing space to the scheme overall.
- It considers that the scale of the scheme is acceptable but notes that it is at the limit of what is appropriate within the location. A building of 14 storeys on the corner (as proposed) would be visually commanding and would provide a strong edge to the open space of the wide corner.

*Landscape and public realm*

- The panel welcomes the revised landscape proposals for the scheme; the relocation of the street trees and the reconfiguration of the courtyard are both very positive improvements.
- It will be important to retain the ambition for quality in the materials, detailing and execution of the landscape proposals. The panel would like to see the ongoing involvement of a landscape architect in the project to help ensure that quality is protected.
- It welcomes the landscaped roof gardens and podium. However, adequate structure and anchoring details will be required to accommodate the types of planting proposed, and to ensure the robustness and longevity of the landscape scheme.



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4

- The panel would encourage the design team to identify and understand the desire lines and levels of footfall locally to the scheme. A greater definition – through design - of what is 'front' and 'back' (or what is public and private/semi-private) will help to curate how people will move around and through the site and should avoid the scheme becoming too permeable.
- Lighting will contribute significantly to the character of the scheme and will be particularly important within the courtyard space.
- Catenary lighting could be used to differentiate the character of different areas and could be very attractive within the spill-out space for the cultural centre. The panel notes that careful consideration of siting would be required to ensure that service vehicles would not damage the catenary wire.

*Plan, layout and use*

- The panel understands the desire for the co-working facility to have a prominent entrance at the southern end of the building, but it wonders whether it may be beneficial to locate the entrance more centrally. This would avoid a very long and deep floor plan, which will create a restricted 'bottle-neck' as the co-working circulation runs through the primary core. It notes that the current layout may prove difficult in use and management.
- The panel recognises that the design team have worked hard to increase the generosity of the individual co-living rooms. However, it thinks that further consideration – and generosity – of the communal facilities is also required. To avoid the accommodation feeling very institutional with long, narrow corridors, an approach that establishes and reinforces smaller clusters of rooms should be adopted that will underpin the hierarchies of living, which will be extremely important for sociability. Informal social spaces are also needed, which will provide for a richness of interactions; for example, when a resident steps out of the lift.
- Other schemes for co-living are coming forward within London and further afield. It remains an emerging typology, and more thought needs to be given to avoiding potential management problems, while creating a new environment for living that will endure.
- The panel has concerns about the separation of residential entrances, with the affordable accommodation entrance located at the rear. It feels this should be rethought, with both tenures accessed directly from the street. This would avoid negative perceptions and ensure that all of the residential accommodation has a clear 'address' on the street.





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5

*Architectural expression*

- The panel welcomes the crispness and quality of the detailing and of the materials proposed. This quality needs to be maintained, however, if the desired high standard for the site is to be achieved and the panel would support planning officers in securing this through planning conditions.
- The architectural language and the rhythm of brick and framed openings works well. The double order system used within the elevation is convincing and could potentially be explored further.
- The panel would encourage further thought on how the elevational treatment of the different faces of the building could vary in order to better respond to the different microclimate challenges (discussed in further detail, below).
- Further exploration of how the junction between the 14-storey element and the 12-storey element of Block A is visually conceived would also be supported. The panel would like to see a confident approach to the break in mass at the corner. For example, special folded/faceted bricks or recessed amenity spaces could help reinforce this break.
- The elevation of Block B onto Clarendon Road could be further developed and differentiated, to express its position as a 'turning point' within the form of the building.
- The lift is a significant vertical element on the west side of the scheme and will be highly visible across the railway and from Alexandra Park. The lift lobby and lightwell therefore need to be well-detailed.

*Environmental design and sustainability*

- The panel welcomes the general approach to sustainable environmental design but notes that the technical detailed design will be critical in ensuring that these ambitions are realised.
- While the provision of a district-wide heating network is anticipated within the London Plan, the current scheme should be designed to operate effectively and sustainably prior to establishment of this network as well as ready to connect to it in the future.
- While the fabric improvement standards proposed are acceptable, the panel would encourage the design team to look at how the energy efficiency of the building's envelope could be enhanced through passive design features. It notes that the four faces of the building are similar, yet all have different orientations and micro-climate challenges. Potential exists to refine the



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6

detailed design of the different elevations in order to make them more responsive to climate and orientation.

- As there are different uses within different areas of the building, it will be important to integrate user-type profiles to enhance the energy efficiency approach across the whole development. For example, deep floor plans can be improved through careful design to increase access to light.
- Heat pumps have only been relatively recently adopted within commercial development, and a careful understanding of how to optimise their use within this setting could make a difference to the overall performance of the building.
- The panel notes that there is often a tension between the goals of biodiversity and solar energy generation through the inclusion of photovoltaic panels at roof level, as overshadowing can significantly reduce performance. In this regard, it is more realistic to adopt either photovoltaic panels or a living roof, rather than both in tandem.

*Cycle strategy*

- The panel would encourage further consideration of the arrangements for cycle parking, to ensure that it is convenient, accessible, and secure, for both the co-living and residential accommodation, ideally at ground or basement level. Providing a ramp or a lift to the basement would improve access and convenience.

*Next steps*

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





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7

**Appendix: Haringey Development Management DPD****Policy DM1: Delivering high quality design****Haringey Development Charter**

- A All new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. The Council will support design-led development proposals which meet the following criteria:
- a Relate positively to neighbouring structures, new or old, to create a harmonious whole;
  - b Make a positive contribution to a place, improving the character and quality of an area;
  - c Confidently address feedback from local consultation;
  - d Demonstrate how the quality of the development will be secured when it is built; and
  - e Are inclusive and incorporate sustainable design and construction principles.

**Design Standards**

## Character of development

- B Development proposals should relate positively to their locality, having regard to:
- a Building heights;
  - b Form, scale & massing prevailing around the site;
  - c Urban grain, and the framework of routes and spaces connecting locally and more widely;
  - d Maintaining a sense of enclosure and, where appropriate, following existing building lines;
  - e Rhythm of any neighbouring or local regular plot and building widths;
  - f Active, lively frontages to the public realm; and
  - g Distinctive local architectural styles, detailing and materials.



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<b>Report for:</b>	<b>Planning Sub Committee Date: 11 January 2021</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>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>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.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement.  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	Resolution to grant given at July 2020 Committee.  Negotiations on the legal agreement are ongoing.	Chris Smith	Robbie McNaugher

	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.			
<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>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.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement.  Legal agreement to be signed.	Valerie Okeiyi	John McRory
<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</b>	Erection of replacement dwelling	Under assessment	Gareth Prosser	John McRory

<b>42 Oakleigh Hampstead Lane London N6 4LL</b>				
<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.	Consultation expired. No objections.  S106 negotiations underway.  Expected to be a delegated decision.	Tania Skelli	Robbie McNaugher
<b>Units 1-6 Unicorn works, 21-25 Garman Road N17 HGY/2020/3186</b>	Reconstruction of the industrial unit (to replace that of a previously destroyed in the fire)	Out to consultation	Tania Skelli	Robbie McNaugher
<b>109 Fortis Green VOID/2020/3396</b>	Demolition of all existing structures and redevelopment of the site to provide 10 residential units (use class C3) comprising of 6 x residential flats and 4 mews houses and 131m2 of flexible retail/ office unit (use class A1/A3/B1) including basement car parking and other associated works.	Invalid  Planning permission expired September 2019 with no implementation taking place  This scheme is the same scheme approved by the S73 material amendment that was granted in 2017	Roland Sheldon	Matthew Gunning
<b>IN PRE-APPLICATION DISCUSSIONS</b>				
<b>Ashley House (Levenes)</b>	Demolition and rebuild as 20 storey tower for 90 units, with office space	Pre-app meetings held and advice note to be issued soon.	Samuel Uff	John McRory

<b>Wood Green Corner Masterplan</b>	Masterplan for Wood Green Corner, as defined in draft Wood Green AAP as WG SA2 (Green Ridings House), SA3 (Wood Green Bus Garage) and SA4 (Station Road Offices)	Pre-app advice issued	Samuel Uff	John McRory
<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. QRP expected in Jan 2021.	Chris Smith	Robbie McNaugher
<b>Mecca Bingo</b>	250-300 residential units, replacement bingo hall and other commercial uses	Pre-app advice note issued.	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>	Demolition of the three existing buildings and construction of a part 12/14 and part 6/8/10 storey building incorporating a two storey base to provide a new cultural centre, co-workspace, gym and cafe, 85 residential units and 140 co-living units, with access, public realm improvements and landscaping and car and cycle parking.	Pre-application discussions ongoing.	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>	Redevelopment of four storey residential development of 19 units.	Pre-app advice note issued.	Chris Smith	John McRory
<b>48-54 High Road, Wood Green</b>	Redevelopment of the site to create a part 6 storey and part 8 storey mixed use development over the existing retail units at ground floor to provide 76 residential dwellings, 2,800sqm of ground floor retail, 868sqm of first floor retail and office space.	Pre-application letter issued. Revised scheme to be submitted.	Chris Smith	John McRory
<b>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.	Valerie Okeiyi	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	Phil Elliott	Robbie McNaugher
<b>Warehouse living proposal - Omega</b>	Warehouse Living and other proposals.	Pre-application discussions taking place.	Phil Elliott	Robbie McNaugher

<b>Works Haringey Warehouse District</b>		QRP 23 Sept 2020		
<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 0PS</b>	Erection of 9 residential flats and commercial space at ground floor. (major as over 1000 square metres) (The Demolition of the existing structure and the erection of four-storey building with part commercial/residential on the ground floor and self-contained flats on the upper floors.)	Pre-application report issued.	Tania Skelli	John McRory
<b>1 Farrer Mews London N8 8NE</b>	Proposed development to Farrer Mews to replace existing residential, garages & Car workshop into (9 houses & 6 flats)	Second pre-application meeting arranged following revised scheme	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

<p><b>Osborne Grove Nursing Home/ Stroud Green Clinic</b></p> <p><b>14-16 Upper Tollington Park N4 3EL</b></p>	<p>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.</p>	<p>Pre-app advice issued No update – nov 20</p>	<p>Tania Skelli</p>	<p>John McRory</p>
<p><b>Partridge Way, N22</b></p>	<p>Council development of garages and adjoining land for block of 17 residential units and associated landscaping, play space, cycling and refuse stores</p>	<p>Pre-application discussions ongoing.  QRP – 18<sup>th</sup> March 2020</p>	<p>Conor Guilfoyle</p>	<p>John McRory</p>
<p><b>Wat Tyler House, Boyton Road, N8</b></p>	<p>Council development of car park for block of 14 residential units and associated landscaping, play space, cycling and refuse stores.</p>	<p>First pre-application discussions ongoing discussions</p>	<p>Laurence Ackrill</p>	<p>John McRory</p>
<p><b>356-358 St. Ann's Road - 40 Brampton Road</b></p>	<p>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 with increased commercial and 9 self-contained homes.</p>	<p>Pre-application meeting held 30/07.</p>	<p>Phil Elliott</p>	<p>Robbie McNaugher</p>
<p><b>29-33 The Hale</b></p>	<p>'Shoulder' of 7 storeys and a 23-storey tower. Commercial at ground floor with residential above. Residential would comprise 366 co-</p>	<p>Pre-application meeting to be held 19/08.  PPA agreed.</p>	<p>Phil Elliott</p>	<p>Robbie McNaugher</p>

	living rooms or 435 rooms of student accommodation.			
<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 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	1 <sup>st</sup> pre-app advice issued. PPA in negotiations to include 2 <sup>nd</sup> pre-app – Nov 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 issued  Change of use application to be submitted with Listed Building works.	Valerie Okeiyi	Robbie McNaugher
<b>(Part Site Allocation SA49) Lynton Road London, N8 8SL</b>	Demolition/Part Demolition of existing commercial buildings and mixed use redevelopment to provide 75 apartments and retained office space	Pre-app meeting to be held 26/11/20	Tobias Finlayson	John McRory

<b>Cross House, 7 Cross Lane</b>	Demolition of existing building and replacement with new build building consisting of 810sqm commercial space and 9 apartments.	Pre-app advice to be issued	Valerie Okeiyi	John McRory
<b>Brunel Walk and Turner Avenue</b>	Council development - Preliminary meeting to discuss matters of principle in relation to the siting, scale, massing of the proposed new development on Brunel Walk (c. 45 units) and the associated and comprehensive improvement/reconfiguration of the public realm/landscaping treatment on the Turner Avenue Estate.	Pre-app meeting held 17/12/20	Valerie Okeiyi	Robbie McNaugher

### Major Application Appeals

<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. Decision expected soon.	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 procedure changed to a Hearing. Process to be re-started. Awaiting confirmation from Planning Inspectorate.	Chris Smith Manager: Robbie McNaugher

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# HARINGEY COUNCIL

## PLANNING COMMITTEE

### APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 20/11/2020 AND 25/12/2020

#### BACKGROUND PAPERS

For the purpose of the Local Government (Access to Information) Act 1985, the background papers in respect of the following items comprise the planning application case file.

In addition application case files are available to view print and download free of charge via the Haringey Council website:  
[www.haringey.gov.uk](http://www.haringey.gov.uk)

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

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

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

#### Application Type codes:

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

#### Recomendation Type codes:

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

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

Application No: **HGY/2020/2906** Officer: Laurence Ackrill  
 Decision: REF Decision Date: 15/12/2020  
 Location: Maid of Muswell 121 Alexandra Park Road N10 2DP  
 Proposal: Certificate of lawfulness for existing use of rear area to pub as part of the licensed establishment.

**FUL Applications Decided: 18**

Application No: **HGY/2020/2372** Officer: Fatema Begum  
 Decision: GTD Decision Date: 26/11/2020  
 Location: Ground Floor Flat 66 Palace Gates Road N22 7BL  
 Proposal: Erection of single storey addition to existing single storey extension to rear of ground floor flat.

Application No: **HGY/2020/2537** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 27/11/2020  
 Location: 66-68 Dukes Avenue N10 2PU  
 Proposal: Replace all existing, single glazed, timber sash windows with double glazed softwood timber sash windows of the same appearance.

Application No: **HGY/2020/2547** Officer: Fatema Begum  
 Decision: GTD Decision Date: 09/12/2020  
 Location: 23 Rosebery Road N10 2LE  
 Proposal: The removal of an existing chimney stack to the rear.

Application No: **HGY/2020/2578** Officer: Samuel Uff  
 Decision: GTD Decision Date: 24/11/2020  
 Location: 150 Albert Road N22 7AH  
 Proposal: Erection of rear dormer roof extension to main roof and roof of rear outrigger and installation of front rooflights.

Application No: **HGY/2020/2581** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 01/12/2020  
 Location: Flat A 36 Alexandra Park Road N10 2AD  
 Proposal: Construction of a single storey rear extension, excavation to extend existing basement area involving lightwells to the front and rear.

Application No: **HGY/2020/2666** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 18/12/2020  
 Location: Rosedale Muswell Avenue N10 2EG  
 Proposal: Front, side and rear extensions and roof extensions to existing semi-detached house with conversion into 3 self contained flats (AMENDED DESCRIPTION & AMENDED PLANS).

Application No: **HGY/2020/2674** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 08/12/2020  
 Location: 105 Rosebery Road N10 2LD

Proposal: Demolition of existing single storey rear projections, erection of replacement single storey rear extensions, extension to footprint and height of existing basement, creation of front lightwell, creation of first floor terrace and first floor Juliette balcony, alterations to rear fenestration, erection of rear roof extensions with inset balcony, rear rooflight, insertion of 2 side casement windows and door.

Application No: **HGY/2020/2703** Officer: Conor Guilfoyle

Decision: REF Decision Date: 16/12/2020

Location: 1 Rosebery Road N10 2LE

Proposal: Hip to gable conversion and rear roof extension to create habitable space.

Application No: **HGY/2020/2728** Officer: Samuel Uff

Decision: GTD Decision Date: 16/12/2020

Location: 170 Dukes Avenue N10 2QB

Proposal: Removal of existing garage and replacement with rear garden studio and enclosed car port.

Application No: **HGY/2020/2738** Officer: Laurence Ackrill

Decision: GTD Decision Date: 07/12/2020

Location: 52 Grasmere Road N10 2DJ

Proposal: Construction of rear dormer, following removal of existing rear dormer and installation of two no. additional rooflights to front roof slope.

Application No: **HGY/2020/2773** Officer: Conor Guilfoyle

Decision: REF Decision Date: 18/12/2020

Location: 119 Dukes Avenue N10 2QD

Proposal: Erection of single storey 'wraparound' rear extension to the side and rear of the rear projection and formation of mansard roof extension at loft level; installation of replacement timber windows

Application No: **HGY/2020/2784** Officer: Samuel Uff

Decision: GTD Decision Date: 15/12/2020

Location: 5-7 Cranbourne Road N10 2BT

Proposal: Rear dormer roof extensions to both properties and 2 x front rooflights and ground floor rear & infill extensions (joint application).

Application No: **HGY/2020/2786** Officer: Samuel Uff

Decision: REF Decision Date: 17/12/2020

Location: 96 Dukes Avenue N10 2QA

Proposal: Excavation of basement with associated front and rear lightwells with associated front screening; re-landscaping of front garden to provide external stairs and balustrade; rear landscaping to replace decking and external stairs.

Application No: **HGY/2020/2791** Officer: Samuel Uff

Decision: GTD Decision Date: 18/12/2020

Location: Flat B 80 Coniston Road N10 2BN

Proposal: Erection of single storey rear extension

Application No: **HGY/2020/2803** Officer: Fatema Begum

Decision: GTD Decision Date: 18/12/2020

Location: 26 Thirlmere Road N10 2DN

Proposal: Formation of dormer to rear outrigger

Application No: **HGY/2020/2901** Officer: Samuel Uff  
 Decision: REF Decision Date: 18/12/2020  
 Location: 18 The Avenue N10 2QL  
 Proposal: Rear dormer and alterations to existing roof extension

Application No: **HGY/2020/2933** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 18/12/2020  
 Location: 70 Grove Avenue N10 2AN  
 Proposal: Alterations to existing single storey side-to-rear garage to form habitable room and erection of adjoining single storey rear extension

Application No: **HGY/2020/2936** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 18/12/2020  
 Location: 5 Kendalmere Close N10 2DF  
 Proposal: Conversion of existing garage to form a habitable space in connection with the dwelling house and associated works including the installation of rooflights, replacement garage doors and glazing, and insertion of additional glazing

**NON Applications Decided: 4**

Application No: **HGY/2020/2101** Officer: Samuel Uff  
 Decision: GTD Decision Date: 01/12/2020  
 Location: Flat B 60 Colney Hatch Lane N10 1EA  
 Proposal: Non-Material Amendment - Alteration to permission granted under HGY/2019/0041 for roof extension to replace the approved roof level side windows with a Juliet balcony.

Application No: **HGY/2020/2947** Officer: Tania Skelli  
 Decision: GTD Decision Date: 02/12/2020  
 Location: Alexandra Park Secondary School Bidwell Gardens N11 2AZ  
 Proposal: Non-material amendments to planning permission ref. HGY/2020/0110 granted on 1/4/2020 for the extension of the existing science building to provide two additional storeys of classrooms and an escape stair in association with existing school; namely to reduce the amount of sun shades / Brise Soleil from that shown on the approved plans to a smaller amount.

Application No: **HGY/2020/2948** Officer: Tania Skelli  
 Decision: GTD Decision Date: 03/12/2020  
 Location: Alexandra Park Secondary School Bidwell Gardens N11 2AZ  
 Proposal: Non-material amendments to planning permission ref. HGY/2020/0110 granted on 1/4/2020 for the extension of the existing science building to provide two additional storeys of classrooms and an escape stair in association with existing school; namely to amend the profile of the new staircase.

Application No: **HGY/2020/3190** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 22/12/2020  
 Location: 8 Donovan Avenue N10 2JX  
 Proposal: Non-material amendment following a grant of planning permission HGY/2020/0940 involving front boundary alterations including new front boundary wall, gate, hedging and utilities store.

**RES Applications Decided: 5**

Application No: **HGY/2020/1884** Officer: Tania Skelli  
 Decision: GTD Decision Date: 08/12/2020  
 Location: Alexandra Park Secondary School Bidwell Gardens N11 2AZ  
 Proposal: Approval of Details pursuant to Condition 6 (a) and 6 (c)(Carbon emissions) and Condition 7 (Energy Statement) attached to permission HGY/2020/0110.

Application No:	<b>HGY/2020/2627</b>	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	26/11/2020
Location:	2 Cranbourne Road N10 2BT		
Proposal:	Approval of details reserved by a condition 5 (landscaping) of planning permission HGY/2019/0983 for retrospective application to partially demolish the rear facade, a chimney stack, and roof, remove front windows; demolition and replacement of front facade and roof; conversion from 2 x flats into a single dwellinghouse; and proposed erection of part ground, first and second floor rear extensions; enlargement of the existing basement and lightwells.		
Application No:	<b>HGY/2020/2673</b>	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	04/12/2020
Location:	48 Winton Avenue N11 2AT		
Proposal:	Approval of details reserved by a condition 5 (forecourt layout) and 6 (tree root trial pits) of planning permission HGY/2020/1482		
Application No:	<b>HGY/2020/2785</b>	Officer:	Conor Guilfoyle
Decision:	REF	Decision Date:	21/12/2020
Location:	308 Alexandra Park Road N22 7BD		
Proposal:	Approval of details reserved by condition 5 (bin and cycle stores) attached to planning permission reference HGY/2020/1837		
Application No:	<b>HGY/2020/2941</b>	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	22/12/2020
Location:	62 Dukes Avenue N10 2PU		
Proposal:	Discharge of condition 4 (soft/hard landscaping scheme) of planning permission HGY/2018/0308.		

**Total Applications Decided for Ward: 28**

**WARD: Bounds Green**

**CLUP Applications Decided: 2**

Application No:	<b>HGY/2020/2620</b>	Officer:	Laina Levassor
Decision:	PERM DEV	Decision Date:	02/12/2020
Location:	45 Maidstone Road N11 2TR		
Proposal:	Certificate of Lawfulness for proposed hip to gable and rear dormer extensions to facilitate loft conversion and addition of hard surface to front garden.		
Application No:	<b>HGY/2020/3096</b>	Officer:	Samuel Uff
Decision:	PERM DEV	Decision Date:	09/12/2020
Location:	16 Richmond Road N11 2QR		
Proposal:	Certificate of lawfulness for proposed rear roof extensions		

**FUL Applications Decided: 10**

Application No:	<b>HGY/2020/2129</b>	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	11/12/2020
Location:	Land accessed from Oak Lane at the rear of 24 Maidstone Road N11 2TL		
Proposal:	Erection of three x 3-storey terraced dwellinghouses with associated boundary walls, gates and car parking spaces.		

Application No:	<b>HGY/2020/2231</b>	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	20/11/2020
Location:	125 Myddleton Road N22 8NG		
Proposal:	Change of shopfront and fenestration as part of change of use from A1 (retail) to A2 (financial office - employment agency) (Class E as amended).		
Application No:	<b>HGY/2020/2388</b>	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	23/11/2020
Location:	First Floor Flat 44 Whittington Road N22 8YD		
Proposal:	Formation of rear dormer roof extension, installation of 3 front rooflights.		
Application No:	<b>HGY/2020/2459</b>	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	23/11/2020
Location:	24 Trinity Road N22 8LB		
Proposal:	Change of use of a single-dwelling-house into a 6-bed house of multiple occupancy (HMO), demolition of single storey rear extensions and rebuild and new rear dormer window.		
Application No:	<b>HGY/2020/2589</b>	Officer:	Samuel Uff
Decision:	REF	Decision Date:	15/12/2020
Location:	28 Eastern Road N22 7DD		
Proposal:	Retrospective application for conversion of single dwelling to 4 x self-contained flats, in conjunction with single storey rear extension; rear dormer roof extensions to main roof and rear outrigger; alterations to existing windows; installation of front rooflights; subdivision of rear garden; and erection of bike and refuse stores (deviation from approved drawings under HGY/2015/2073).		
Application No:	<b>HGY/2020/2641</b>	Officer:	Conor Guilfoyle
Decision:	REF	Decision Date:	08/12/2020
Location:	Garwoods Lodge 421 High Road N22 8JU		
Proposal:	Change of use of undeveloped land adjacent to 421 High Road containing advertisements to Class E(c) (formerly A2) use as an office, with associated erection of single storey building and provision of cycle parking.		
Application No:	<b>HGY/2020/2668</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	30/11/2020
Location:	45 Maidstone Road N11 2TR		
Proposal:	Ground floor rear infill extension, partial first floor rear extension and associated alterations to existing rear extension.		
Application No:	<b>HGY/2020/2714</b>	Officer:	Laurence Ackrill
Decision:	REF	Decision Date:	18/12/2020
Location:	73-77 Clarence Road N22 8PG		
Proposal:	Demolition of the existing buildings and erection of two linked-blocks supporting eight self-contained residential flats (Use Class C3) with associated access, amenity and parking provision		
Application No:	<b>HGY/2020/2789</b>	Officer:	Samuel Uff
Decision:	REF	Decision Date:	17/12/2020
Location:	77 Myddleton Road N22 8LZ		
Proposal:	Change of use of existing ancillary storage area for a residential (C3 use) and installation of 4 x rooflights and altered door to window		

Application No: **HGY/2020/2927** Officer: Emily Whittredge  
 Decision: GTD Decision Date: 18/12/2020  
 Location: 4 Durnsford Road N11 2EH  
 Proposal: New single storey rear extension

**NON Applications Decided: 1**

Application No: **HGY/2020/3183** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 21/12/2020  
 Location: 43 Finsbury Road N22 8PA  
 Proposal: Non material amendment to planning permission ref: HGY/2019/3281 for the omission of the single storey side extension and provision of associated landscaping works including hard landscaping and a new fence and gate to front elevation

**PNE Applications Decided: 1**

Application No: **HGY/2020/2621** Officer: Laina Levassor  
 Decision: PN GRANT Decision Date: 07/12/2020  
 Location: 99 Truro Road N22 8DH  
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 6.5m, for which the maximum height would be 4m and for which the height of the eaves would be 3m.

**Total Applications Decided for Ward: 14**WARD: **Bruce Grove****CLDE Applications Decided: 2**

Application No: **HGY/2020/2651** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 14/12/2020  
 Location: Ground Floor Rear Flat 122 Philip Lane N15 4JL  
 Proposal: Certificate of lawfulness for existing use of the rear ground floor flat (Flat D).

Application No: **HGY/2020/2956** Officer: Laina Levassor  
 Decision: GTD Decision Date: 03/12/2020  
 Location: Flat 2 79 Bruce Grove N17 6UZ  
 Proposal: Certificate of Lawfulness for the existing use of second floor, 79 Bruce Grove as 1 x 1 bedroom self-contained flat.

**CLUP Applications Decided: 1**

Application No: **HGY/2020/2967** Officer: Gareth Prosser  
 Decision: PERM DEV Decision Date: 24/11/2020  
 Location: 88 Woodside Gardens N17 6UW  
 Proposal: Certificate of lawfulness for erection rear roof extension and front rooflights.

**FUL Applications Decided: 6**

Application No: **HGY/2020/2383** Officer: Emily Whittredge  
 Decision: GTD Decision Date: 25/11/2020  
 Location: 9 Eve Road N17 6YD  
 Proposal: Erection of single storey side infill and rear extensions.

Application No: **HGY/2020/2519** Officer: Mercy Oruwari  
 Decision: REF Decision Date: 25/11/2020  
 Location: 48 Napier Road N17 6YE  
 Proposal: Erection of a single-storey infill side extension and a small rear extension.

Application No: **HGY/2020/2667** Officer: Emily Whittredge  
 Decision: REF Decision Date: 11/12/2020  
 Location: 49 Fairbourne Road N17 6TP  
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2020/2764** Officer: Gareth Prosser  
 Decision: REF Decision Date: 11/12/2020  
 Location: Flat B 318 Mount Pleasant Road N17 6HA  
 Proposal: 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; - Dormer extension to the rear; and - Insertion of three roof lights to the front (revision to the existing planning permission HGY/2018/0466).

Application No: **HGY/2020/2817** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 14/12/2020  
 Location: First and Second Floor Flat 270 Philip Lane N15 4AD  
 Proposal: Restrospective planning application for the retention of first and second floor as HMO(sui generis) on 270 PHILIP LANE N15 4AD with 6 rooms up to 8 occupants.

Application No: **HGY/2020/2857** Officer: Emily Whittredge  
 Decision: GTD Decision Date: 03/12/2020  
 Location: 9 Arnold Road N15 4JF  
 Proposal: Erection of single storey rear and side infill extension.

**NON Applications Decided: 1**

Application No: **HGY/2020/2978** Officer: Gareth Prosser  
 Decision: GTD Decision Date: 25/11/2020  
 Location: Construction House 579C High Road N17 6SB  
 Proposal: Alteration of the ground floor layout to utilise external space at the rear of the building to enhance staff welfare facilities and simplify the building form to provide for easier ongoing building maintenance.

**Total Applications Decided for Ward: 10**WARD: **Crouch End****CLUP Applications Decided: 1**

Application No: **HGY/2020/2624** Officer: Fatema Begum  
 Decision: PERM DEV Decision Date: 11/12/2020  
 Location: 125 Park Road N8 8JN  
 Proposal: Certificate of lawfulness: proposed rear dormer with juliet balcony and doutrigger dormer with x 2 rooflight to front roofslope.

**COND Applications Decided: 1**



Application No: **HGY/2020/2631** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 04/12/2020  
 Location: 6 Broughton Gardens N6 5RS  
 Proposal: Variation of condition 2 (approved plans) attached to planning permission HGY/2020/1588 to omit external spiral staircase, first floor terrace, and new window (no.25) on south side elevation, retaining existing instead, and amend approved roof lights

**FUL Applications Decided: 11**

Application No: **HGY/2020/2478** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 26/11/2020  
 Location: 37 Claremont Road N6 5DA  
 Proposal: Erection of rear roof dormer extension and installation of front roof lights.

Application No: **HGY/2020/2555** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 09/12/2020  
 Location: 25 Landrock Road N8 9HR  
 Proposal: Erection of single storey side and rear 'infill' extension along side return passage

Application No: **HGY/2020/2562** Officer: Tania Skelli  
 Decision: GTD Decision Date: 23/11/2020  
 Location: 33 Claremont Road N6 5DA  
 Proposal: Erection of side/ rear single storey side infill extension.

Application No: **HGY/2020/2577** Officer: Tania Skelli  
 Decision: GTD Decision Date: 23/11/2020  
 Location: 39 Topsfield Parade Tottenham Lane N8 8PT  
 Proposal: Alterations to existing shopfront.

Application No: **HGY/2020/2643** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 07/12/2020  
 Location: 12 Sandringham Gardens N8 9HU  
 Proposal: Loft conversion and extension with side and rear dormer windows.

Application No: **HGY/2020/2644** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 08/12/2020  
 Location: 59 Cecile Park N8 9AX  
 Proposal: Change of use from 1 x 3 bedroom Flat and 1 x 1 bedroom flat with consulting room, to single dwelling house and associated works comprising; Demolition of existing single storey rear extension and external spiral staircase; Demolition of existing single storey rear/side conservatory extension in side return passage and replacement with larger single storey rear extension to match rear elevation depth; Associated alterations to rear windows and doors, including installation of first floor juliet balcony to existing french doors; Erection of roof extension over rear outrigger projection; Insertion of additional front and rear roof lights; Erection of single storey extension to side of property frontage, partially infilling side return passage; Associated alterations to front elevation, including insertion of additional first floor window.

Application No: **HGY/2020/2662** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 27/11/2020  
 Location: Flat 1 9 Clifton Road N8 8HY  
 Proposal: Demolition of existing single storey rear projection and erection of single storey ground floor rear extension to ground floor flat.

Application No: **HGY/2020/2704** Officer: Conor Guilfoyle  
 Decision: REF Decision Date: 14/12/2020  
 Location: Eton Court 6 Shepherds Hill N6 5AF  
 Proposal: Erection and installation of rooftop telecommunications equipment and associated works comprising; 6 no. Antennas on new braced climbable support poles (4 no. of which are to be fixed to a proposed steel support grillage); 3 no. radio cabinets on new steel support grillage on the roof; Ancillary development equipment thereto, including but not limited to, 1 no. GPS module, 2 no. combiners and 12 no. RRU's, to facilitate the need for continuous mobile coverage and new technology in the area.

Application No: **HGY/2020/2726** Officer: Tania Skelli  
 Decision: GTD Decision Date: 09/12/2020  
 Location: Flat 3 111 Crouch Hill N8 9RD  
 Proposal: Alterations to existing flat to include new and replacement windows and modification of the rear dormer to form a balcony

Application No: **HGY/2020/2863** Officer: Christopher Smith  
 Decision: GTD Decision Date: 21/12/2020  
 Location: 1 Topsfield Parade Tottenham Lane N8 8PR  
 Proposal: Change of use from E class office to E class coffee shop with erection of extraction flue system.

Application No: **HGY/2020/2884** Officer: Samuel Uff  
 Decision: GTD Decision Date: 16/12/2020  
 Location: 51 Crouch Hall Road N8 8HG  
 Proposal: Erection of front bin and bicycle store and associated re-landscaping of the front garden.

**NON Applications Decided: 3**

Application No: **HGY/2020/2717** Officer: Tobias Finlayson  
 Decision: GTD Decision Date: 23/11/2020  
 Location: Hornsey Town Hall The Broadway N8 9JJ  
 Proposal: Non-material amendment following a grant of planning permission HGY/2017/2220 to make changes to Block B Balcony Slab between Apartments B01, B02, B03, B04 & B13, B14, B15, B16 respectively.

Application No: **HGY/2020/3013** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 30/11/2020  
 Location: Ground Floor Flat 185 Ferme Park Road N8 9BP  
 Proposal: Non-material amendment following a grant of planning permission HGY/2019/2529 involving alterations to the rear window arrangement.

Application No: **HGY/2020/3121** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 10/12/2020  
 Location: 16 Glasslyn Road N8 8RH  
 Proposal: Non-material amendment to Planning Application (Ref: HGY/2020/2270) to inset the rear extension wall from the party boundary.

**PNC Applications Decided: 1**

Application No: **HGY/2020/2731** Officer: Roland Sheldon  
 Decision: PN REFUSED Decision Date: 23/12/2020  
 Location: Morriss House 23 Coolhurst Road N8 8EP  
 Proposal: An application to determine if prior approval is required for a proposed: Change of Use of the building from care home premises (Use Class C2) to a Registered Nursery (Use Class D1) under The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class T.

**RES Applications Decided: 2**

Application No: **HGY/2020/2630** Officer: Tobias Finlayson  
 Decision: GTD Decision Date: 09/12/2020  
 Location: 163 Tottenham Lane N8 9FD  
 Proposal: Approval of details pursuant to condition 16 (Thermal Modelling) attached to planning permission HGY/2019/0748

Application No: **HGY/2020/2940** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 24/11/2020  
 Location: 13 Cecile Park N8 9AX  
 Proposal: Approval of details pursuant to condition 4 (appointment of chartered engineer) attached to planning permission HGY/2020/1618.

**TPO Applications Decided: 4**

Application No: **HGY/2020/1064** Officer: Janey Zhao  
 Decision: GTD Decision Date: 23/12/2020  
 Location: 42 Weston Park N8 9TJ  
 Proposal: Works to tree protected by a TPO: 2 Sycamore trees: Reduce the crowns of both trees to previous pruning points removing up to 2.5 metres branch length and all deadwood

Application No: **HGY/2020/2610** Officer: Janey Zhao  
 Decision: GTD Decision Date: 04/12/2020  
 Location: 24 Elm Grove N8 9AJ  
 Proposal: Works to tree protected by a TPO.  
 T3: Mulberry (7m): Crown reduce by up to 1m to previous points to keep tree at a size suitable for its location

Application No: **HGY/2020/2613** Officer: Janey Zhao  
 Decision: GTD Decision Date: 04/12/2020  
 Location: 28 Coolhurst Road N8 8EL  
 Proposal: Works to tree protected by a TPO.  
 T1: Lime: Re-pollard to previous points as part of regular maintenance and to keep tree at a size suitable for its location  
 (Works to T2: Sycamore will be considered separately under a Section 211 Notice)

Application No: **HGY/2020/2983** Officer: Janey Zhao  
 Decision: GTD Decision Date: 21/12/2020  
 Location: Standard Apartments 22A Crescent Road N8 8AW  
 Proposal: Works to trees protected by a TPO  
 Sycamores (T1 and T2) - 3 metre crown reduction, away from building and for light  
 (works to the Pear (T3) and Oak (T4) will be considered separately under a Section 211 Notice)

**Total Applications Decided for Ward: 23**WARD: **Fortis Green****CLUP Applications Decided: 1**

Application No: **HGY/2020/2739** Officer: Laina Levassor  
 Decision: PERM DEV Decision Date: 02/12/2020  
 Location: 65 Steeds Road N10 1JB  
 Proposal: Certificate of Lawfulness for proposed rear dormer extension to facilitate a loft conversion.

**FUL Applications Decided: 8**

Application No: **HGY/2020/2223** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 20/11/2020  
 Location: Tetherdown Hall 1A Tetherdown N10 1ND  
 Proposal: Erection of a buggy storage enclosure and a refuse store enclosure (AMENDED PLANS)

Application No: **HGY/2020/2469** Officer: Fatema Begum  
 Decision: GTD Decision Date: 23/11/2020  
 Location: 22 Collingwood Avenue N10 3ED  
 Proposal: Roof extension involving rear dormer, raising party wall with No 24 and second floor rear extension and installation of velux rooflights to front elevation.

Application No: **HGY/2020/2588** Officer: Tania Skelli  
 Decision: REF Decision Date: 08/12/2020  
 Location: Whitehall Lodge Pages Lane N10 1NY  
 Proposal: Erection of single storey roof extension to provide 4no. 1-bed self-contained residential units.

Application No: **HGY/2020/2611** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 07/12/2020  
 Location: Bhail Mansions 77 Creighton Avenue N10 1NR  
 Proposal: Demolition of existing outbuilding shed at rear and erection of a ancillary garden room/gym outbuilding.

Application No: **HGY/2020/2736** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 07/12/2020  
 Location: 20 Kings Avenue N10 1PB  
 Proposal: Lowering of floor level in existing cellar area to provide additional habitable space with lightwells at front and rear.

Application No: **HGY/2020/2757** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 22/12/2020  
 Location: 196 Creighton Avenue N2 9BJ  
 Proposal: Construction of a part single part two storey side and rear extension, loft conversion, involving partial hip to gable and rear dormers.

Application No: **HGY/2020/2815** Officer: Samuel Uff  
 Decision: GTD Decision Date: 18/12/2020  
 Location: Flat A 32 Collingwood Avenue N10 3ED  
 Proposal: Erection of ground floor rear extension and rear outbuilding

Application No: **HGY/2020/2858** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 16/12/2020  
 Location: 52 Eastern Road N2 9LA  
 Proposal: Erection of single storey rear extension.

**NMA Applications Decided: 1**

Application No: **HGY/2020/3089** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 07/12/2020  
 Location: 1 Fortis Green Cottages Fortis Green N2 9HH  
 Proposal: Non-material amendment following a grant of planning permission HGY/2019/2323 to replace glass bay window and Juliet balcony with double-glazed window in same style as existing windows at the property.

**NON Applications Decided: 2**

Application No: **HGY/2020/3023** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 01/12/2020  
 Location: 22 Creighton Avenue N10 1NU  
 Proposal: Non-material amendment following a grant of planning permission HGY/2020/1859 involving an additional ground floor oriel window to side wall.

Application No: **HGY/2020/3125** Officer: Roland Sheldon  
 Decision: REF Decision Date: 23/12/2020  
 Location: 1 The Terrace Lauradale Road N2 9LX  
 Proposal: Non-material amendment to planning application HGY/2020/1718. Proposed changes to front porch, facade materials, replacement of windows, addition of box window to rear, dropping of internal floor levels and replacement of gutters.

**PNE Applications Decided: 2**

Application No: **HGY/2020/2481** Officer: Laina Levassor  
 Decision: PN REFUSED Decision Date: 20/11/2020  
 Location: 64 Greenham Road N10 1LP  
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 5.7m, for which the maximum height would be 3.2m and for which the height of the eaves would be 3.2m.

Application No: **HGY/2020/2724** Officer: Laina Levassor  
 Decision: PN NOT REQ Decision Date: 02/12/2020  
 Location: 196 Creighton Avenue N2 9BJ  
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 5.10m, for which the maximum height would be 3m and for which the height of the eaves would be 3m.

**TPO Applications Decided: 3**

Application No: **HGY/2020/2604** Officer: Janey Zhao  
 Decision: GTD Decision Date: 04/12/2020  
 Location: 8 Woodland Terrace Twyford Avenue N2 9NF  
 Proposal: Works to trees protected by a TPO,  
 Works to various trees (T1 to T32) outlined in the tree report from Arboricultural Solutions May 2020 Appendix.

Application No: **HGY/2020/2606** Officer: Janey Zhao  
 Decision: GTD Decision Date: 04/12/2020  
 Location: 10 Woodland Terrace Twyford Avenue N2 9NF  
 Proposal: Works to trees protected by a TPO  
 T1 Oak crown reduce to previous points, approx. 1m Cyclical maintenance in line with good practice.  
 T2 Oak crown reduce to 1m below previous pruning points approx. 2m Cyclical maintenance in line with good practice. Slightly heavier reduction due to large wound to front of tree.

Application No: **HGY/2020/2984** Officer: Janey Zhao  
 Decision: GTD Decision Date: 21/12/2020  
 Location: 11 Twyford Avenue N2 9NU  
 Proposal: Works to tree protected by a TPO  
 Rear garden, T1 1 Oak Reduce in size and shape by 2.5m approx, remove deadwood and thin by 10%  
 (No permission required for T2 1 Leylandi Cut as close to ground level as possible)

**Total Applications Decided for Ward: 17**

**WARD: Harringay**

**COND Applications Decided: 1**

Application No: **HGY/2020/2574** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 24/11/2020  
 Location: 616 Green Lanes N8 0SD  
 Proposal: Variation of the wording and requirements of conditions 4 (cycle storage), 5 (waste and refuse storage) and 6 (soft and hard landscaping scheme for front garden) of planning permission HGY/2020/1433.

**FUL Applications Decided: 12**

Application No: **HGY/2019/0671** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 09/12/2020  
 Location: Queens Head 677 Green Lanes N8 0QY  
 Proposal: Side / rear extension to existing building and conversion of upper floors, including roofspace to create 9 x residential units comprising 2 x 1 bed; 6 x 2 bed & 1 x 3 bed units (Amended drawings)

Application No: **HGY/2019/2745** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 04/12/2020  
 Location: Land to rear of 677 Green Lanes N8 0QY  
 Proposal: Redevelopment of the site to provide 3 storey building to facilitate the creation of 6 self-contained flats with associated access, bin and cycle stores

Application No: **HGY/2020/2551** Officer: Fatema Begum  
 Decision: GTD Decision Date: 08/12/2020  
 Location: Ground Floor Flat 14 Burgoyne Road N4 1AD  
 Proposal: Ground floor single storey rear extension to outrigger

Application No: **HGY/2020/2567** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 25/11/2020  
 Location: First Floor Flat 79 Beresford Road N8 0AG  
 Proposal: Erection of rear dormer with access to proposed inset terrace above outrigger projection with associated screening panels, installation of 3 front rooflights.

Application No: **HGY/2020/2595** Officer: Roland Sheldon  
 Decision: REF Decision Date: 15/12/2020  
 Location: Park View Cafe 327A Green Lanes N4 1BZ  
 Proposal: Erection of kiosk extension to cafe.

Application No: **HGY/2020/2623** Officer: Samuel Uff  
 Decision: REF Decision Date: 23/12/2020  
 Location: 576 Green Lanes N8 0RP  
 Proposal: Subdivision of two flats to create a third floor flat, in conjunction with installation of ground floor side window

Application No: **HGY/2020/2676** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 23/11/2020  
 Location: Flat B 2 Pemberton Road N4 1AZ  
 Proposal: Construction of rear dormer and outrigger extension and insertion of 3 roof lights to the front slope.

Application No: **HGY/2020/2735** Officer: Tania Skelli  
 Decision: REF Decision Date: 11/12/2020  
 Location: 40 Willoughby Road N8 0JG  
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2020/2752** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 04/12/2020  
 Location: Flat 2 26 Frobisher Road N8 0QX  
 Proposal: Insertion of 2 no. rooflights to front pitch of roof.

Application No: **HGY/2020/2753** Officer: Roland Sheldon  
 Decision: REF Decision Date: 04/12/2020  
 Location: Flat B 145 Lothair Road North N4 1ER  
 Proposal: Erection of hip to gable roof extension, rear dormer with linked roof extension above outrigger, installation of 1 front rooflight to facilitate additional living space for existing flat.

Application No: **HGY/2020/2868** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 21/12/2020  
 Location: 133-137 Turnpike Lane N8 0DU  
 Proposal: Erection of roof and rear extensions to create an additional loft flat, and provide increased floor space for Flat D of no. 133 and flats A & C of no. 137 Turnpike Lane.

Application No: **HGY/2020/2964** Officer: Emily Whittredge  
 Decision: GTD Decision Date: 21/12/2020  
 Location: First And Second Floor Offices 23 Turnpike Lane N8 0EP  
 Proposal: Addition of two new windows on the side and rear at first floor level.

**PNE Applications Decided: 1**

Application No: **HGY/2020/2900** Officer: Laina Levassor  
 Decision: PN NOT REQ Decision Date: 21/12/2020  
 Location: 48 Park Road N15 3HR  
 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 3.53m and for which the height of the eaves would be 3m

**RES Applications Decided: 8**

Application No:	<b>HGY/2020/2675</b>	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	02/12/2020
Location:	Garage Colony rear of Mountview Court St Margarets Avenue N15		
Proposal:	Discharge of conditions 13a (site investigation) and 13b (risk assessment and conceptual model) of planning permission HGY/2020/0181.		
Application No:	<b>HGY/2020/2682</b>	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	09/12/2020
Location:	Garage Colony rear of Mountview Court St Margarets Avenue N15		
Proposal:	Discharge of condition 7 (cycle parking) of planning application HGY/2020/0181.		
Application No:	<b>HGY/2020/2756</b>	Officer:	Fatema Begum
Decision:	GTD	Decision Date:	18/12/2020
Location:	90 Wightman Road N4 1RN		
Proposal:	Submission of details pursuant to condition 3 (refuse and waste storage) and 4 (cycle parking) of planning permission HGY/2020/0135 for Ground floor single storey extension and conversion of property to a 8 room/ 8 person House of Multiple Occupation (HMO) (Sui Generis)		
Application No:	<b>HGY/2020/2845</b>	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	08/12/2020
Location:	Garage Colony rear of Mountview Court St Margarets Avenue N15		
Proposal:	Discharge of condition 9 (Method of Construction Statement) of planning permission HGY/2020/0181.		
Application No:	<b>HGY/2020/2874</b>	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	17/12/2020
Location:	17 Turnpike Lane N8 0EP		
Proposal:	Approval of details for HGY/2019/2321 (single storey dwelling) reserved by a condition 3 (materials)		
Application No:	<b>HGY/2020/2875</b>	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	17/12/2020
Location:	17 Turnpike Lane N8 0EP		
Proposal:	Approval of details for HGY/2019/2321 (single storey dwelling) reserved by a condition 4 (CMP), 6 (bicycle storage) & 9 (ramped access)		
Application No:	<b>HGY/2020/2876</b>	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	17/12/2020
Location:	17 Turnpike Lane N8 0EP		
Proposal:	Approval of details for HGY/2019/2321 (single storey dwelling) reserved by condition 7 (green roof)		
Application No:	<b>HGY/2020/2877</b>	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	21/12/2020
Location:	17 Turnpike Lane N8 0EP		
Proposal:	Approval of details for application ref: HGY/2019/2321 (single storey dwelling) reserved by a condition 10 (trees)		



Application No: **HGY/2020/2605** Officer: Janey Zhao  
 Decision: GTD Decision Date: 25/11/2020  
 Location: 26 Cavendish Road N4 1RT  
 Proposal: Works to tree protected by a TPO: Walnut (T1) - Crown reduce to previous pruning points (1-2m). This is cyclical maintenance for a tree in such an urban setting using best arboricultural practice to ensure the health of this important amenity tree.

Application No: **HGY/2020/2615** Officer: Janey Zhao  
 Decision: GTD Decision Date: 08/12/2020  
 Location: Flat B 21 Falkland Road N8 0NS  
 Proposal: Works to tree protected by a TPO: Turkey Oak (T1)- reduce branch lengths by approx. 4m or 20% back to secondary growth points and a flowing outline is to be maintained.

Reason: Tree spans multiple gardens and the public pathway adjacent to the property. There is a significant wound at the base of the tree that appears to be from historic fire damage (see photograph). This crown reduction is proposed in order to lessen the possibility of branch failure.

**Total Applications Decided for Ward: 24**

WARD: **Highgate**

**CLUP Applications Decided: 1**

Application No: **HGY/2020/3514** Officer: Laina Levassor  
 Decision: NOT DEV Decision Date: 21/12/2020  
 Location: 21 Grimshaw Close North Road N6 4BH  
 Proposal: Certificate of Lawfulness to confirm that internal alterations to layout would not require planning permission

**FUL Applications Decided: 21**

Application No: **HGY/2020/1326** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 30/11/2020  
 Location: Land At Townsend Yard N6 5JF  
 Proposal: Demolition of existing buildings on site, excluding original folly, removal of communication mast. Construction of 7 mews dwellings with associated landscaping.

Application No: **HGY/2020/2543** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 03/12/2020  
 Location: Flat A 16 Cromwell Avenue N6 5HL  
 Proposal: Erection of single-storey ground floor side/rear extension; alterations to existing single storey rear extension; Erection of single storey side extension to enclose side access passage from the front towards the rear of the property.

Application No: **HGY/2020/2579** Officer: Tania Skelli  
 Decision: GTD Decision Date: 15/12/2020  
 Location: Southwood Lodge 33 Kingsley Place N6 5EA  
 Proposal: Installation of 20 x 311W solar panels on the flat roof of an existing garage sited in the curtilage of Southwood Lodge.

Application No: **HGY/2020/2580** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 09/12/2020  
 Location: Ground Floor Flat 32 Talbot Road N6 4QP  
 Proposal: Erection of outbuilding in rear garden

Application No: **HGY/2020/2582** Officer: Tania Skelli  
Decision: GTD Decision Date: 23/11/2020  
Location: 100 Milton Park N6 5PZ  
Proposal: Erection of rear extension and associated alterations.

Application No: **HGY/2020/2593** Officer: Conor Guilfoyle  
Decision: GTD Decision Date: 27/11/2020  
Location: 36 Cholmeley Crescent N6 5HA  
Proposal: Erection of single storey rear extension and associated replacement raised patio; alterations to and replacement of windows and doors; replacement of existing roof covering; demolition of existing rear garden outbuilding and erection of replacement outbuilding to rear of garden with installation of AC unit (in acoustic housing) within; erection of bin store in front garden

Application No: **HGY/2020/2602** Officer: Gareth Prosser  
Decision: GTD Decision Date: 26/11/2020  
Location: Somerlese Courtenay Avenue N6 4LP  
Proposal: Construction of a link between the house and detached garage.

Application No: **HGY/2020/2632** Officer: Laurence Ackrill  
Decision: GTD Decision Date: 23/11/2020  
Location: Basement and Ground Floor Flat A 14 Northwood Road N6 5TN  
Proposal: Construction of a single storey rear extension.

Application No: **HGY/2020/2634** Officer: Roland Sheldon  
Decision: GTD Decision Date: 23/11/2020  
Location: Signature House 70A Southwood Lane N6 5SP  
Proposal: Single storey rear extension with green roof.

Application No: **HGY/2020/2652** Officer: Roland Sheldon  
Decision: GTD Decision Date: 30/11/2020  
Location: 11 Holmesdale Road N6 5TH  
Proposal: Erection of rear dormer, installation of 2 front rooflights.

Application No: **HGY/2020/2655** Officer: Roland Sheldon  
Decision: REF Decision Date: 08/12/2020  
Location: 73C and 75B Hornsey Lane Gardens N6 5PA  
Proposal: Proposed replacement windows to the front of both properties.

Application No: **HGY/2020/2665** Officer: Laurence Ackrill  
Decision: GTD Decision Date: 30/11/2020  
Location: 2 Southwood Mansions Southwood Lane N6 5SZ  
Proposal: Replacement window on rear elevation with door opening.

Application No: **HGY/2020/2681** Officer: Samuel Uff  
Decision: GTD Decision Date: 15/12/2020  
Location: Flat 1 26 Milton Road N6 5QD  
Proposal: Erection of single storey partial infill and rear extension.

Application No:	<b>HGY/2020/2684</b>	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	02/12/2020
Location:	66 Cromwell Avenue N6 5HQ		
Proposal:	Demolition of existing rear extension and replacement with full-width single storey extension.		
Application No:	<b>HGY/2020/2696</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	30/11/2020
Location:	27 Sheldon Avenue N6 4JP		
Proposal:	Enlargement of rear dormer to allow access onto terrace area with glass balustrade.		
Application No:	<b>HGY/2020/2697</b>	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	14/12/2020
Location:	47 Jacksons Lane N6 5SR		
Proposal:	Conversion of garage to habitable accommodation in conjunction with replacement of garage doors with timber sliding door to serve integrated refuse store; installation of front windows and timber fascia panel.		
Application No:	<b>HGY/2020/2734</b>	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	08/12/2020
Location:	2 Winchester Road N6 5HW		
Proposal:	Construction of a single storey rear extension after demolition of existing conservatory and single storey side infill extension.		
Application No:	<b>HGY/2020/2754</b>	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	23/12/2020
Location:	40 Cholmeley Crescent N6 5HA		
Proposal:	Construction of single storey rear extension, replacement of single glazed timber framed windows with matching design timber framed windows, alterations to side elevation windows, installation of new door to left hand elevation and infilling of existing door opening. Forming lowered floor level to basement, construction of one new timber outbuilding, installation of air conditioning condenser and acoustic enclosure to rear of rear garden.		
Application No:	<b>HGY/2020/2772</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	21/12/2020
Location:	School House Bishopswood Road N6 4PP		
Proposal:	Refurbishment of the existing Kitchen wing of Main Dining Hall, including demolition of existing external refuse store replaced with new external waste & recycle store; addition of external covered open veranda; new external surfaces and landscaping, new gate to street and re-alignment of boundary and temporary catering accommodation for the duration of the works		
Application No:	<b>HGY/2020/2804</b>	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	22/12/2020
Location:	141 North Hill N6 4DP		
Proposal:	Works to include new stone steps and skirting upstand to existing concrete steps serving the front entrance door to the property (In association with LBC ref. HGY/2020/2805).		
Application No:	<b>HGY/2020/2860</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	22/12/2020
Location:	Flat 4 1 Bishops Road N6 4HP		
Proposal:	Replacement of existing double-glazed rear door and window with new timber door and widow, with current opening modified/ reduced with associated insertion of brickwork (similar to previously approved HGY/2020/0304). Replacement of 4 single glazed wooden sash windows with 4 x wooden double-glazed sash windows to match existing configuration.		

Application No:	<b>HGY/2020/2450</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	04/12/2020
Location:	84 Highgate High Street N6 5HX		
Proposal:	Listed building consent for fire and sound proof partitioning at ground floor level between the shop and basement and the flat at 1st and 2nd floor levels and protecting rear means of escape		
Application No:	<b>HGY/2020/2805</b>	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	22/12/2020
Location:	141 North Hill N6 4DP		
Proposal:	Listed Building Consent for the insertion of new stone steps and skirting upstand to existing concrete steps serving the front entrance door to the property (In association with planning application ref. HGY/2020/2804).		
Application No:	<b>HGY/2020/2823</b>	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	15/12/2020
Location:	Southwood Lodge 33 Kingsley Place N6 5EA		
Proposal:	Listed building application for the installation of 20 x 311W solar panels on the flat roof of existing garage (which incorporates 52a Southwood Lane, N6 5EB)		

**NON Applications Decided: 2**

Application No:	<b>HGY/2020/3038</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	04/12/2020
Location:	White Lodge 18 Courtenay Avenue N6 4LR		
Proposal:	Non-material amendment following a grant of planning permission HGY/2020/1406 involving alteration to part of side balustrade to front		
Application No:	<b>HGY/2020/3161</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	14/12/2020
Location:	65-67 North Road N6 4BQ		
Proposal:	Non-material amendment following a grant of planning permission HGY/2015/3796 involving alterations to the façades of both properties including alterations to doors / windows, entrances and gates and external plant areas and the relocation of outdoor swimming pool.		

**RES Applications Decided: 3**

Application No:	<b>HGY/2020/2870</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	16/12/2020
Location:	30 High Point 1 North Hill N6 4BA		
Proposal:	Approval of details pursuant to condition 4a (details and samples of tiles for kitchen and bathroom), 4b (details (including drawings) of proposed replacement bathroom sink) and 4c (detailed methodology statement covering all works to the building fabric) attached to Listed Building Consent HGY/2019/1532.		
Application No:	<b>HGY/2020/2939</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	14/12/2020
Location:	27 Sheldon Avenue N6 4JP		
Proposal:	Approval of details pursuant to conditions 5 (hard and soft landscaping) attached to planning permission HGY/2019/0014.		
Application No:	<b>HGY/2020/3066</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	08/12/2020
Location:	65-67 North Road N6 4BQ		
Proposal:	Approval of details pursuant to condition 6 (Green roof) attached to planning permission HGY/2015/3796.		

**TPO Applications Decided: 6**

- Application No: **HGY/2020/2608** Officer: Janey Zhao  
 Decision: REF Decision Date: 26/11/2020  
 Location: Three Oaks Courtenay Avenue N6 4LR  
 Proposal: Works to tree protected by an Area TPO: T2 is an Mature Oak Proposed Works : Reduce crown back to previous pruning points in line with 3-5 year cyclical pruning regime .
- Application No: **HGY/2020/2609** Officer: Janey Zhao  
 Decision: GTD Decision Date: 26/11/2020  
 Location: 17 Broadlands Road N6 4AE  
 Proposal: Works to tree protected by a TPO: T1 London Plane: crown thin 30%, crown reduce 15-18%, reshape accordingly. Repeat of previous maintenance prunings, light to house and garden.
- Application No: **HGY/2020/2614** Officer: Janey Zhao  
 Decision: GTD Decision Date: 04/12/2020  
 Location: Oak Tree Cottage Hampstead Lane N6 4LA  
 Proposal: Works to tree covered by an Area TPO.  
 T1 English Oak:  
 - Remove significant deadwood throughout crown  
 - Remove epicormic growth on main stem  
 - Sever Ivy at base of stem  
 -Reduce the stated sections of crown as follows to aid in alleviating stress acting on roots, branch unions and to create balance:  
 -South facing crown – Reduce lateral branches in length by 5 metres back to suitable growth points  
 -West facing crown – Reduce lateral branches in length by 4m back to suitable growth points  
 -North facing crown – Reduce lateral branches in length by 5m back to suitable growth points
- Application No: **HGY/2020/2955** Officer: Janey Zhao  
 Decision: GTD Decision Date: 18/12/2020  
 Location: 10 Grange Road N6 4AP  
 Proposal: Works to tree protected by a TPO  
 1 Large Atlas Cedar (TPO) in the middle of rear garden: The tree has had major limb failure on South side leaving the tree unbalanced: reduce longest laterals by up to 2 metres on North side to rebalance the shape of the crown; light thin (20%) around the trunk approximately 5 metres up to provide tidier and uniform crown distribution; remove all dead and dangerous wood  
 (Works to all other trees will be considered under a Section 211 Notice).
- Application No: **HGY/2020/3078** Officer: Janey Zhao  
 Decision: GTD Decision Date: 23/12/2020  
 Location: 21 Broadlands Road N6 4AE  
 Proposal: Works to tree protected by a TPO.  
 T4 Tree type - Indian bean tree (Catalpa bignonioides) Approx Height - 7m Location - Rear garden, centre Service - Crown Reduction Work required- Reduce crown by approximately 1m Reason - As part of continued maintenance  
 (works to all other trees in application will be dealt with under a Section 211 Notice)
- Application No: **HGY/2020/3080** Officer: Janey Zhao  
 Decision: GTD Decision Date: 23/12/2020  
 Location: Dyne House Southwood Lane N6 5EE

Proposal: Works to trees protected by a TPO.  
 T3475 Ash- fell or monolith to 4m  
 Reason: Heavy leaning, basal bark necrosis, early stage chalara. Tree likely to decline further, recommend felling whilst structural integrity remains

T3476 Ash fell or monolith to 4m  
 Reason: Heaving leaning, chalara present

T3477 Sycamore fell or monolith to 4m  
 Reason: Dead tree

(works to other trees will be considered under a Section 211 Notice)

**Total Applications Decided for Ward: 36**

**WARD: Hornsey**

**CLDE Applications Decided: 1**

Application No: **HGY/2020/3249** Officer: Laina Levassor  
 Decision: REF Decision Date: 23/12/2020  
 Location: 24 Rathcoole Avenue N8 9NA  
 Proposal: Certificate of Lawfulness for the existing use of 24 Rathcoole Avenue as two self-contained flats.

**CLUP Applications Decided: 1**

Application No: **HGY/2020/2998** Officer: Fatema Begum  
 Decision: PERM DEV Decision Date: 04/12/2020  
 Location: 84 Middle Lane N8 8PD  
 Proposal: Certificate of lawfulness: Hip to gable roof and rear dormer with a ground floor side extension.

**FUL Applications Decided: 4**

Application No: **HGY/2020/2584** Officer: Samuel Uff  
 Decision: GTD Decision Date: 16/12/2020  
 Location: 23 Glebe Road N8 7DA  
 Proposal: Replacement of existing side infill extension in association with raised terrace and associated boundary treatment.

Application No: **HGY/2020/2678** Officer: Samuel Uff  
 Decision: GTD Decision Date: 02/12/2020  
 Location: Second Floor Flat B 6 Priory Road N8 7RD  
 Proposal: Alteration to existing rear dormer in conjunction with roof terrace and installation of rooflight.

Application No: **HGY/2020/2771** Officer: Roland Sheldon  
 Decision: REF Decision Date: 09/12/2020  
 Location: 47 Tottenham Lane N8 9BD  
 Proposal: Conversion of existing ground and first floor rear office space to 2 x two bedroom flats, with associated first floor rear extension and new bike and bin storage.

Application No: **HGY/2020/2920** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 16/12/2020  
 Location: Flat 2 2 Rathcoole Gardens N8 9NB  
 Proposal: Replacement of existing windows with like for like double glazed white painted timber windows. Replacement bathroom window with white uPVC.

**NON Applications Decided: 1**

Application No: **HGY/2020/3003** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 01/12/2020  
 Location: 220 Middle Lane N8 7LA  
 Proposal: Non-material amendment to planning permission HGY/2020/2068 to amend colour and material of door and roof of rear dormer. Change of material of dormer roof from black felt to GRP dark grey and alteration of material of door from white timber to dark grey metal.

**PNC Applications Decided: 1**

Application No: **HGY/2020/2885** Officer: Roland Sheldon  
 Decision: PN GRANT Decision Date: 21/12/2020  
 Location: 47 Tottenham Lane N8 9BD  
 Proposal: An application to determine if prior approval is required for a proposed: Change of Use from Financial and Professional Services (Class A2), to dwellinghouse(Class C3).  
 The proposal is to convert the existing office of A2 Classification to a studio flat.

**RES Applications Decided: 2**

Application No: **HGY/2020/2953** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 24/11/2020  
 Location: Garages opposite The Nightingale Brook Road N8 7QX  
 Proposal: Approval of details pursuant to condition 7 (method of construction statement) attached to planning permission HGY/2020/0159.

Application No: **HGY/2020/3228** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 21/12/2020  
 Location: Garages opposite The Nightingale Brook Road N8  
 Proposal: Approval of details reserved by condition 6 attached to planning permission ref: HGY/2020/0159

**TPO Applications Decided: 1**

Application No: **HGY/2020/2745** Officer: Janey Zhao  
 Decision: GTD Decision Date: 08/12/2020  
 Location: 140 Nelson Road N8 9RN  
 Proposal: Works to a tree protected by a TPO: T1 Acer: Cut all growth back to previous pollard points, making sure not to cut below the pollard point. No growth over 50mm will cut. No more the 6-8ft will be removed from the whole tree. All in line with BS3998.

Reason: Tree crown is too large and over hanging into 4 gardens

**Total Applications Decided for Ward: 11**

WARD: **Muswell Hill**

**CLUP Applications Decided: 2**

Application No: **HGY/2020/2905** Officer: Laurence Ackrill  
 Decision: PERM DEV Decision Date: 23/11/2020  
 Location: 60 Palace Road N8 8QP  
 Proposal: Certificate of lawfulness for proposed 2 no. side dormers.

Application No: **HGY/2020/3123** Officer: Conor Guilfoyle  
 Decision: REF Decision Date: 14/12/2020  
 Location: 71 Onslow Gardens N10 3JY

Proposal: Certificate of lawfulness for proposed; replacement of and alterations to existing windows, doors and openings to ground floor rear/side elevations; alterations to and enlargement of rear external access steps; erection of handrail in connection with set of access steps.

**FUL Applications Decided: 12**

Application No: **HGY/2020/2419** Officer: Laurence Ackrill

Decision: GTD Decision Date: 24/11/2020

Location: St Marys and St Georges Church Hall Cranley Gardens N10 3AH

Proposal: Refurbishment of buildings including replacement front wing addition to provide additional community use floorspace and erection of two storeys on top of the existing hall comprising six residential units, access provided by a new stair and lift core to the rear.

Application No: **HGY/2020/2489** Officer: Roland Sheldon

Decision: GTD Decision Date: 07/12/2020

Location: 28 Linden Road N10 3DH

Proposal: Excavation of the Existing Basement (Lower Ground Floor), Creation of a Front Lightwell; Erection of Two Storey Rear Extension (Lower Ground Floor and Ground Floor); Associated Replacement Rear Balcony and Rear Garden Access Steps, Hip to Gable Roof Extension and Formation of Rear Dormer With Four Front Rooflights, in Association With Conversion of Property Into 3 No. Self-Contained Flats.

Application No: **HGY/2020/2591** Officer: Samuel Uff

Decision: GTD Decision Date: 03/12/2020

Location: 39 Park Avenue North N8 7RS

Proposal: Erection of ground floor infill extension; rear roof extension to main roof and gable window / rooflights.

Application No: **HGY/2020/2653** Officer: Conor Guilfoyle

Decision: GTD Decision Date: 25/11/2020

Location: Flat B 41 Woodland Gardens N10 3UE

Proposal: Retention of handrail along steps in addition to works previously granted planning permission (reference HGY/2018/0780) for the replacement of the ground floor rear elevation window with double doors and the formation of steps leading to the rear garden below. (Retrospective)

Application No: **HGY/2020/2672** Officer: Conor Guilfoyle

Decision: GTD Decision Date: 21/12/2020

Location: 142 Muswell Hill Road N10 3JE

Proposal: Change of use of the property from a large HMO (sui generis) to a dwelling house (C3); Demolition of existing single storey rear projection and erection of new single storey rear extension; Associated alterations to lower ground floor rear elevation and provision of rear garden access steps; Excavation of existing basement and formation of lightwell in front garden; Replacement of rear dormer with two rear dormer roof extensions; Larger replacement of front former; Alterations, replacement and insertion of windows throughout; Associated works including installation of air source heat pump and bin and cycle stores to side of property and erection of front and side boundary treatments

Application No: **HGY/2020/2758** Officer: Tania Skelli

Decision: GTD Decision Date: 16/12/2020

Location: 40 Church Crescent N10 3NE

Proposal: Erection of rear extension, access and refuse arrangements to front of house, alterations to rooflight size, repairing front boundary wall, reinstating timber sash windows and other window alterations.

Application No: **HGY/2020/2761** Officer: Tania Skelli

Decision: GTD Decision Date: 11/12/2020

Location: 14 Etheldene Avenue N10 3QH

Proposal: Erection of ground floor full-width rear extension with rooflight, replace existing rear roofslope rooflight with dormer window, installation of 2 rooflights to front roofslope and re-instate basement level window, replacement of existing windows and front garden floor tiles.



Application No: **HGY/2020/2769** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 23/12/2020  
 Location: 4 Lynton Road N8 8SL  
 Proposal: Erection of a rear dormer extension including the insertion of 2x front conservation rooflights.

Application No: **HGY/2020/2781** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 14/12/2020  
 Location: 70 Palace Road N8 8QP  
 Proposal: Erection of single storey rear extension; Associated alterations to and replacement of windows/doors on rear projection of property; Rebuild and replacement of material finish to roof of rear projection of property.

Application No: **HGY/2020/2787** Officer: Samuel Uff  
 Decision: GTD Decision Date: 21/12/2020  
 Location: 119 Priory Road N8 8LY  
 Proposal: Single storey side extension and detached outbuilding (following demolition of existing structure)

Application No: **HGY/2020/2866** Officer: Samuel Uff  
 Decision: GTD Decision Date: 22/12/2020  
 Location: 63 Connaught Gardens N10 3LG  
 Proposal: Partial hip to gable roof extension; rear roof extension; and 2x front rooflights.

Application No: **HGY/2020/2904** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 14/12/2020  
 Location: 60 Palace Road N8 8QP  
 Proposal: Construction of a ground floor side and rear extension.

**NON Applications Decided: 1**

Application No: **HGY/2020/3187** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 16/12/2020  
 Location: 68 Church Crescent N10 3NE  
 Proposal: Non material amendment to planning permission HGY/2018/1134 to amend the line of the balustrade around the terrace and its associated usable footprint as shown on revised terrace plan No.68CC-PL-117 (rev.B).

**RES Applications Decided: 2**

Application No: **HGY/2020/2305** Officer: Samuel Uff  
 Decision: GTD Decision Date: 23/11/2020  
 Location: 181 Cranley Gardens N10 3AG  
 Proposal: Approval of details reserved by a condition 4 (qualified professional) reserved by planning approval HGY/2017/2060 for conversion to 3 flats in conjunction with basement and associated works

Application No: **HGY/2020/2306** Officer: Samuel Uff  
 Decision: GTD Decision Date: 23/11/2020  
 Location: 181 Cranley Gardens N10 3AG  
 Proposal: Approval of details reserved by a conditions 5 (trial pits), 6 (construction method statement) reserved by planning approval HGY/2017/2060 for conversion to 3 flats in conjunction with basement and associated works.

**Total Applications Decided for Ward: 17**

WARD: **Noel Park****CLUP Applications Decided: 2**

Application No: **HGY/2020/2971** Officer: Janey Zhao  
 Decision: PERM DEV Decision Date: 23/12/2020  
 Location: 180 Russell Avenue N22 6PT  
 Proposal: Certificate of lawfulness: proposed ground floor rear infill extension, insertion of three roof lights

Application No: **HGY/2020/3090** Officer: Sarah Madondo  
 Decision: PERM DEV Decision Date: 15/12/2020  
 Location: 99 Willingdon Road N22 6SE  
 Proposal: Certificate of lawfulness for the erection of dormer on the main and dormer on the outrigger including insertion of 3 x rooflights to the front elevation.

**FUL Applications Decided: 15**

Application No: **HGY/2020/2176** Officer: Gareth Prosser  
 Decision: GTD Decision Date: 02/12/2020  
 Location: 108 Moselle Avenue N22 6ET  
 Proposal: Lime wash existing pebble dash to front elevation.

Application No: **HGY/2020/2371** Officer: Emily Whittredge  
 Decision: REF Decision Date: 27/11/2020  
 Location: 119 High Road N22 6BB  
 Proposal: Change of use of upper floors from ancillary retail storage to 5-bed HMO, and erection of rear dormer.

Application No: **HGY/2020/2493** Officer: Emily Whittredge  
 Decision: GTD Decision Date: 23/12/2020  
 Location: 199 Farrant Avenue N22 6PG  
 Proposal: Erection of single storey rear and side infill extension.

Application No: **HGY/2020/2515** Officer: Mercy Oruwari  
 Decision: REF Decision Date: 24/11/2020  
 Location: 6 Glynne Road N22 6LR  
 Proposal: Proposed loft conversion including the erection of dormer windows to the main rear roof and outrigger side roof.

Application No: **HGY/2020/2521** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 01/12/2020  
 Location: 83 Gladstone Avenue N22 6JY  
 Proposal: Replacement of front elevation windows with timber frames and rear elevation windows with UPVC frames.

Application No: **HGY/2020/2522** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 30/11/2020  
 Location: 125 Lymington Avenue N22 6JJ  
 Proposal: Replacement of single glazed timber front and rear elevation windows with double glazed timber windows.

Application No:	<b>HGY/2020/2523</b>	Officer:	Mercy Oruwari
Decision:	REF	Decision Date:	01/12/2020
Location:	188 Morley Avenue N22 6NT		
Proposal:	Erection of single storey ground floor rear extension.		
Application No:	<b>HGY/2020/2617</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	24/11/2020
Location:	1-3 Clarendon Road Off Coburg Road N22 6XJ		
Proposal:	Change of use from office space (E(g) Use Class) to provision of education (F1(a) Use Class). Erection of mezzanine floor level and doorways to link units internally. Alterations to the elevations including addition of 1 window to side elevation of Unit 3, insertion of 1 skylight to roof of Unit 2 and associated access and landscaping alterations.		
Application No:	<b>HGY/2020/2664</b>	Officer:	Sarah Madondo
Decision:	REF	Decision Date:	20/11/2020
Location:	44 Cobham Road N22 6RP		
Proposal:	Loft extension		
Application No:	<b>HGY/2020/2740</b>	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	15/12/2020
Location:	41 Willingdon Road N22 6SG		
Proposal:	Formation of rear dormer roof extensions with external roof terrace and privacy screens; Insertion of roof lights on front and rear roof slopes.		
Application No:	<b>HGY/2020/2742</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	08/12/2020
Location:	65 Morley Avenue N22 6NG		
Proposal:	Proposed ground floor side infill rear extension.		
Application No:	<b>HGY/2020/2767</b>	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	21/12/2020
Location:	35B Gladstone Avenue N22 6JX		
Proposal:	Erection of single storey rear extension (AMENDED DESCRIPTION)		
Application No:	<b>HGY/2020/2777</b>	Officer:	Laina Levassor
Decision:	GTD	Decision Date:	23/12/2020
Location:	175 Hornsey Park Road N8 0JX		
Proposal:	Erection of single storey rear & side extension.		
Application No:	<b>HGY/2020/2814</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	03/12/2020
Location:	467 Lordship Lane N22 5DJ		
Proposal:	Enclosure of existing terrace to commercial unit and removal of existing billboard and existing exterior wall to enable the installation of motorised guillotine windows on front and side elevations and retractable roof.		

Application No: **HGY/2020/2822** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 11/12/2020  
 Location: 141 Moselle Avenue N22 6EU  
 Proposal: Removal of existing porch panels. Replacement with new porch panels and front door/windows to match adjoining porch (no.143 Moselle Ave).

**PNE Applications Decided: 2**

Application No: **HGY/2020/2642** Officer: Kwaku Bossman-Gyamera  
 Decision: PN REFUSED Decision Date: 26/11/2020  
 Location: 2 Meads Road N22 6RN  
 Proposal: Application to determine if prior approval is required for a proposed enlargement of a dwellinghouse by construction of additional storeys. Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 1, Class AA

Application No: **HGY/2020/2683** Officer: Laina Levassor  
 Decision: PN REFUSED Decision Date: 09/12/2020  
 Location: 65 Hornsey Park Road N8 0JU  
 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 3.17m and for which the height of the eaves would be 2.85m.

**RES Applications Decided: 7**

Application No: **HGY/2018/2488** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 09/12/2020  
 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 & N22  
 Proposal: Approval of details pursuant to condition 24 (Unsuspected contamination) partial discharge in relation to Block C1 only attached to planning permission HGY/2017/3117

Application No: **HGY/2020/2309** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 09/12/2020  
 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 62 - partial discharge (Estate Management & Maintenance Plan) attached to planning permission HGY/2017/3117 for discharge of condition 62 for Phase 2 (blocks A1-A4 and B1-B4)

Application No: **HGY/2020/2310** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 04/12/2020  
 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 32 - partial discharge (Air Quality Assessment) attached to planning permission HGY/2017/3117 for discharge of Part B of condition 32 for Phase 2 (Blocks A1-A4 and B1-B4)

Application No: **HGY/2020/2556** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 18/12/2020  
 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 32 - partial discharge (Air Quality Assessment) attached to planning permission HGY/2017/3117 for discharge of condition 32 relating to block C1 only

Application No: **HGY/2020/2557** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 09/12/2020  
 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 65 - partial discharge (Delivery and Servicing Plan) attached to planning permission HGY/2017/3117 for discharge of condition 65 for Phase 2 (Blocks A1-A4 and B1-B4)

Application No: **HGY/2020/2558** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 09/12/2020  
 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 65 - partial discharge (Delivery and Servicing Plan) attached to planning permission HGY/2017/3117 for discharge of condition 65 relating to block C1 only

Application No: **HGY/2020/2564** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 01/12/2020  
 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 part B of condition 51 - partial discharge (Secured by Design) attached to planning permission HGY/2017/3117 for discharge of condition 51 for Block C1 only.

**Total Applications Decided for Ward: 26**

**WARD: Northumberland Park**

**ADV Applications Decided: 2**

Application No: **HGY/2020/2575** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 14/12/2020  
 Location: 773 High Road N17 8AH  
 Proposal: New shopfront signage to suit original proportions with concealed LED illumination.

Application No: **HGY/2020/2715** Officer: Samuel Uff  
 Decision: GTD Decision Date: 22/12/2020  
 Location: The Corner Pin 732 High Road N17 0AG  
 Proposal: Advertisement consent for display of externally illuminated replacement fascia, second floor, eaves height and projecting signage; and non-illuminated window graphics and high level flag displaying Beavertown iconography.

**CLDE Applications Decided: 3**

Application No: **HGY/2020/2517** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 25/11/2020  
 Location: Flat 1 and Flat 2 74 Asplins Road N17 0NX  
 Proposal: Certificate of lawfulness for the existing use of the property as two self-contained flats

Application No: **HGY/2020/2520** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 27/11/2020  
 Location: 29 Manor Road N17 0JH  
 Proposal: Certificate of lawfulness for the existing use of the property as five self-contained flats.

Application No: **HGY/2020/2796** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 18/12/2020  
 Location: Flat 1-6 96 Park Lane N17 0JP  
 Proposal: Certificate of lawfulness for the existing use of the property as six self-contained flats

**CLUP Applications Decided: 2**

Application No: **HGY/2020/2646** Officer: Mercy Oruwari  
 Decision: PERM DEV Decision Date: 04/12/2020  
 Location: 113 Pembury Road N17 8LY  
 Proposal: Certificate of lawfulness for the replacement of existing single storey rear extension with a 6m extension.

Application No: **HGY/2020/2929** Officer: Janey Zhao  
 Decision: PERM DEV Decision Date: 14/12/2020  
 Location: 93 Bruce Castle Road N17 8NL  
 Proposal: Certificate of lawfulness: proposed formation of rear dormer and outrigger dormer, erection of new pitched roof to existing rear ground floor extension, insertion of three roof lights and one side elevation window and installation of one chimney.

**COND Applications Decided: 2**

Application No: **HGY/2020/2727** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 22/12/2020  
 Location: 835 High Road N17 8ER  
 Proposal: Variation of a condition 2 attached planning permission HGY/2019/2711 (Increase the width of the second floor rear extension).

Application No: **HGY/2020/2834** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 10/12/2020  
 Location: 785 High Road N17 8AH  
 Proposal: Variation of condition 2 (Approved plans) attached to planning reference HGY/2019/1646 to reinstate historical features by repairing the existing stucco cornice and rendered signboard.

**FUL Applications Decided: 10**

Application No: **HGY/2020/2414** Officer: Emily Whittredge  
 Decision: GTD Decision Date: 24/11/2020  
 Location: 639 High Road N17 8AA  
 Proposal: Adaptations to the northern elevation to facilitate access to an external events area, referred to here as the Tottenham Living Room (TLR), adjustments to the external decking area in the TLR to facilitate part M compliant access to a new Community Cafe and the incorporation of a rentable Community Kitchen facility with delivery access to the rear.

Application No: **HGY/2020/2545** Officer: Emily Whittredge  
 Decision: REF Decision Date: 11/12/2020  
 Location: 6 Almond Road N17 0PJ  
 Proposal: Erection of two storey rear infill extension and first floor rear extension, with external alterations.

Application No: **HGY/2020/2553** Officer: Kwaku Bossman-Gyamera  
 Decision: REF Decision Date: 24/11/2020  
 Location: 41 St Pauls Road N17 0ND  
 Proposal: Change of use of dwellinghouse (Class C3) into a Sui Generis HMO with 9 residents. Loft conversion with a rear dormer window.

Application No: **HGY/2020/2636** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 16/12/2020  
 Location: 49 Manor Road N17 0JH  
 Proposal: Retrospective planning application for a Loft conversion with a rear dormer window.

Application No: **HGY/2020/2709** Officer: Emily Whittredge  
 Decision: GTD Decision Date: 09/12/2020  
 Location: 13 Bruce Castle Road N17 8NL  
 Proposal: Erection of single storey rear extension

Application No: **HGY/2020/2710** Officer: Samuel Uff  
 Decision: GTD Decision Date: 22/12/2020  
 Location: The Corner Pin 732 High Road N17 0AG  
 Proposal: Change of use from ticket office (use class E) to public house (Sui-Generis) and shopfront alterations including altered door openings; exposing brickwork; making good existing fenestration and fascia; installation of roller shutters and extract vents; and installation of flag pole; provision of seating; awnings; external tv screens; raised decking areas; and installation of boundary trellis screening in the rear yard to create a beer garden, in conjunction with provision of temporary toilets, bin store and cold store following demolition of existing structure adjacent to no.4 Park Lane; plus provision of additional rear flue / extract vents and installation of first floor platform and balustrade following removal of existing external stairs

Application No: **HGY/2020/2765** Officer: Laina Levassor  
 Decision: GTD Decision Date: 21/12/2020  
 Location: 4 Lordship Lane N17 8NA  
 Proposal: Erection of single storey rear extension

Application No: **HGY/2020/2793** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 18/12/2020  
 Location: 70A Willoughby Lane N17 0SP  
 Proposal: Retention of part of ground floor as Community Centre/Place of Worship (F1/F2) use.

Application No: **HGY/2020/2798** Officer: Mercy Oruwari  
 Decision: REF Decision Date: 23/12/2020  
 Location: 178 Park Lane N17 0JN  
 Proposal: Replacement of existing rear outbuilding like for like but the sloped roof will be replaced with a flat roof.

Application No: **HGY/2020/2820** Officer: Gareth Prosser  
 Decision: REF Decision Date: 16/12/2020  
 Location: 15 Tenterden Road N17 8BE  
 Proposal: Subdivision into two flats at lower ground, ground and first floor level.

**LBC Applications Decided: 1**

Application No: **HGY/2020/2415** Officer: Emily Whittredge  
 Decision: GTD Decision Date: 24/11/2020  
 Location: 639 High Road N17 8AA  
 Proposal: Listed Building Consent for internal reconfiguration to the key public-facing spaces at ground level, improved provisions for building occupants (encompassing ancillary provisions such as showers/lockers and improvements to security and access for all), adaptations to the northern elevation to facilitate access to an external events area, referred to here as the Tottenham Living Room (TLR), adjustments to the external decking area in the TLR to facilitate part M compliant access to a new Community Cafe and the incorporation of a rentable Community Kitchen facility with delivery access to the rear.

**NON Applications Decided: 1**

Application No: **HGY/2020/2658** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 04/12/2020  
 Location: Mowlem Trading Estate Leaside Road N17 0QJ  
 Proposal: Non-material amendment following a grant of planning permission HGY/2016/3489 involving changes to the signage, lighting and building numerals/numbers

**RES Applications Decided: 3**

Application No: **HGY/2020/2695** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 08/12/2020  
 Location: Land adjacent to 1-6 Romney Close N17 0NT  
 Proposal: Discharge of condition 6 (cycle storage) of planning permission HGY/2020/0183.

Application No: **HGY/2020/2849** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 15/12/2020  
 Location: 785 High Road N17 8AH  
 Proposal: Approval of details pursuant to condition 3 (Restoration Materials) attached to planning permission HGY/2019/1646.

Application No: **HGY/2020/3049** Officer: Gareth Prosser  
 Decision: GTD Decision Date: 21/12/2020  
 Location: 775 High Road N17 8AH  
 Proposal: Approval of details pursuant to condition 3 (Transportation) attached to planning permission HGY/2019/1716

**Total Applications Decided for Ward: 24**WARD: **St Anns****FUL Applications Decided: 6**

Application No: **HGY/2019/3285** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 08/12/2020  
 Location: 42 Grand Parade N4 1AQ  
 Proposal: External and internal alterations to the upper floors of No 42 Grand Parade currently used as 5 self-contained units to create 6 self-contained units.

Application No: **HGY/2020/2087** Officer: Emily Whittredge  
 Decision: GTD Decision Date: 25/11/2020  
 Location: 71 Grand Parade N4 1DU  
 Proposal: Change of use from Internet cafe (A1) to mixed use organic retail shop (A1) to the front and ancillary organic cafe (A3) to the rear. New shop front.

Application No: **HGY/2020/2359** Officer: Christopher Smith  
 Decision: GTD Decision Date: 14/12/2020  
 Location: St Anns General Hospital St Anns Road N15 3TH  
 Proposal: Demolition of X-Ray building and erection of replacement two storey office and workshop building.

Application No: **HGY/2020/2374** Officer: Emily Whittredge  
 Decision: REF Decision Date: 25/11/2020  
 Location: 54 Stanhope Gardens N4 1HT  
 Proposal: Rear roof extension with front roof lights and replacement windows and doors.



Application No: **HGY/2020/2897** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 23/12/2020  
 Location: 44 Clinton Road N15 5BH  
 Proposal: Erection of single-storey rear extension.

Application No: **HGY/2020/2917** Officer: Sarah Madondo  
 Decision: REF Decision Date: 16/12/2020  
 Location: 3 Woodlands Park Road N15 3RU  
 Proposal: L-shaped dormer roof extension Construct Fire escape/access to garden of the flat above

**PNE Applications Decided: 1**

Application No: **HGY/2020/2891** Officer: Laina Levassor  
 Decision: PN REFUSED Decision Date: 21/12/2020  
 Location: 15 Clarence Road N15 5BB  
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

**Total Applications Decided for Ward: 7**WARD: **Seven Sisters****CLDE Applications Decided: 1**

Application No: **HGY/2020/2328** Officer: Mercy Oruwari  
 Decision: REF Decision Date: 24/11/2020  
 Location: 4 Lockmead Road N15 6BX  
 Proposal: Certificate of Lawfulness for the existing works including rear ground and first floor extensions, rear dormer, front lightwell and basement works.

**CLUP Applications Decided: 2**

Application No: **HGY/2020/2867** Officer: Laina Levassor  
 Decision: PERM REQ Decision Date: 18/12/2020  
 Location: 8 Clifton Gardens N15 6AP  
 Proposal: Certificate of Lawfulness for proposed outbuilding

Application No: **HGY/2020/2928** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 14/12/2020  
 Location: 53 Oakdale Road N4 1NU  
 Proposal: Certificate of lawfulness for the erection of a rear dormer with insertion of 3 x rooflights.

**FUL Applications Decided: 8**

Application No: **HGY/2020/2398** Officer: Gareth Prosser  
 Decision: REF Decision Date: 07/12/2020  
 Location: 92A High Road N15 6JU  
 Proposal: Erection of a roof extension on the rear roof plane (to create an additional room).

Application No:	<b>HGY/2020/2570</b>	Officer:	Kwaku Bossman-Gyamera
Decision:	REF	Decision Date:	27/11/2020
Location:	Flat B 5 Vale Grove N4 1PY		
Proposal:	New rear dormer to existing main roof slope, construction of new dormer extension to outrigger, and installation of 2 no. rooflights to front elevation.		
Application No:	<b>HGY/2020/2729</b>	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	11/12/2020
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 2 self-contained flats.		
Application No:	<b>HGY/2020/2743</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	26/11/2020
Location:	Flat B 57 Crowland Road N15 6UL		
Proposal:	Erection of additional storey 'Type 3'.		
Application No:	<b>HGY/2020/2778</b>	Officer:	Kwaku Bossman-Gyamera
Decision:	REF	Decision Date:	23/12/2020
Location:	First Floor Flat B 97 Crowland Road N15 6UR		
Proposal:	Erection of additional storey above existing outrigger projection.		
Application No:	<b>HGY/2020/2779</b>	Officer:	Kwaku Bossman-Gyamera
Decision:	REF	Decision Date:	23/12/2020
Location:	First Floor Flat B 97 Crowland Road N15 6UR		
Proposal:	External alterations to outrigger roof to create amenity space including balcony and roof terrace.		
Application No:	<b>HGY/2020/2819</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	01/12/2020
Location:	87 Richmond Road N15 6QA		
Proposal:	Erection of rear dormer window and insertion of two rooflights to front elevation.		
Application No:	<b>HGY/2020/2925</b>	Officer:	Sarah Madondo
Decision:	REF	Decision Date:	15/12/2020
Location:	37 Craven Park Road N15 6AA		
Proposal:	Creating a basement extension.		

**PNC Applications Decided: 1**

Application No:	<b>HGY/2020/2534</b>	Officer:	Mercy Oruwari
Decision:	PN NOT REQ	Decision Date:	27/11/2020
Location:	56 High Road N15 6JU		
Proposal:	Prior approval for change of use of property from B1 (a) (offices) to C3 (residential) 1x2 bed self contained flat.		

**PNE Applications Decided: 3**

Application No:	<b>HGY/2020/2702</b>	Officer:	Laina Levassor
Decision:	PN REFUSED	Decision Date:	02/12/2020
Location:	9 Daleview Road N15 6PL		
Proposal:	Erection of a single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m.		
Application No:	<b>HGY/2020/2760</b>	Officer:	Gareth Prosser
Decision:	PN REFUSED	Decision Date:	25/11/2020
Location:	74 Hillside Road N15 6NB		
Proposal:	Application to determine if prior approval is required for a proposed enlargement of a dwellinghouse by construction of additional storeys - Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 1, Class AA		
Application No:	<b>HGY/2020/2855</b>	Officer:	Laina Levassor
Decision:	PN REFUSED	Decision Date:	14/12/2020
Location:	17 Lockmead Road N15 6BX		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 5.48m, for which the maximum height would be 3m and for which the height of the eaves would be 2.3m		

**RES Applications Decided: 4**

Application No:	<b>HGY/2020/2286</b>	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	25/11/2020
Location:	Pacific House Vale Road N4 1FQ		
Proposal:	Approval of details reserved by a conditions 3 (materials) and 4 (cycle and refuse storage) of panning permission HGY/2017/2172 (approved at appeal APP/Y5420/W/19/3220232) for extensions to be used as office (B1) use.		
Application No:	<b>HGY/2020/2831</b>	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	23/12/2020
Location:	58-60 High Road N15 6JU		
Proposal:	Approval of details pursuant to Condition 3 (External Materials to be used on the mansard), Condition 6 (Proposed cycle parking facilities) attached to planning permission HGY/2019/2328.		
Application No:	<b>HGY/2020/2922</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	09/12/2020
Location:	25 High Road N15 6ND		
Proposal:	Approval of details pursuant to condition 3 (Secure and Covered Cycle Parking) attached to planning reference HGY/2020/2120		
Application No:	<b>HGY/2020/2924</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	10/12/2020
Location:	25 High Road N15 6ND		
Proposal:	Approval of details pursuant to condition 4(Refuse & Storage) attached planning reference HGY/2020/2120.		

**Total Applications Decided for Ward: 19**WARD: **Stroud Green****CLDE Applications Decided: 1**

Application No: **HGY/2020/3055** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 23/12/2020  
 Location: 46 Florence Road N4 4DP  
 Proposal: Certificate of lawfulness for the existing use of the property as seven self-contained flats (AMENDED DESCRIPTION)

**CLUP Applications Decided: 1**

Application No: **HGY/2020/2657** Officer: Roland Sheldon  
 Decision: PERM DEV Decision Date: 15/12/2020  
 Location: 25 Oakfield Road N4 4NP  
 Proposal: Certificate of lawfulness for proposed excavation and increase in existing basement floor space.

**FUL Applications Decided: 7**

Application No: **HGY/2020/2397** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 27/11/2020  
 Location: 4 Oakfield Road N4 4NL  
 Proposal: Formation of roof terrace amenity space on existing rear elevation flat roof with associated decked base, side privacy screens, rear metal railings, and access door.

Application No: **HGY/2020/2507** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 24/11/2020  
 Location: 62 Mount Pleasant Crescent N4 4HL  
 Proposal: Erection of rear dormer roof extension and installation of front roof lights.

Application No: **HGY/2020/2712** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 18/12/2020  
 Location: 81 Ridge Road N8 9NR  
 Proposal: Construction of basement extension and rear dormer to facilitate the conversion of single dwelling into 4 x self-contained flats with private amenity space, refuse and cycle store.

Application No: **HGY/2020/2775** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 23/12/2020  
 Location: 1-3 Ferme Park Road N4 4DS  
 Proposal: The addition of first floor staircase enclosure to facilitate access to new roof terrace with associated works to roof.

Application No: **HGY/2020/2809** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 21/12/2020  
 Location: 11 Mount Pleasant Villas N4 4HH  
 Proposal: Proposed single storey rear extension

Application No: **HGY/2020/2811** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 21/12/2020  
 Location: 68 Stroud Green Road N4 3ER  
 Proposal: Proposal for the erection of a three-storey rear extension to the existing building at 68 Stroud Green Road, to improve the accommodation of the existing flats. The proposal also includes the re-landscaping of the existing front courtyard to improve the entrance area of existing lower ground floor flat.

Application No: **HGY/2020/2816** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 14/12/2020  
 Location: 92 Weston Park N8 9PP  
 Proposal: Proposed ground floor wraparound extension, floor plan redesign and all associated works at 92a Weston Park.

**Total Applications Decided for Ward: 9**

**WARD: Tottenham Green**

**CLDE Applications Decided: 1**

Application No: **HGY/2020/3011** Officer: Laina Levassor  
 Decision: GTD Decision Date: 01/12/2020  
 Location: 37 Broad Lane N15 4DJ  
 Proposal: Certificate of Lawfulness for the existing use of the Ground Floor and Basement level of 37 Broad Lane as a grocery shop (Use Class E(a))

**CLUP Applications Decided: 1**

Application No: **HGY/2020/2748** Officer: Sarah Madondo  
 Decision: PERM DEV Decision Date: 24/11/2020  
 Location: 31 Elmar Road N15 5DH  
 Proposal: Certificate of lawfulness for the erection of rear dormer including the insertion of 2 x rooflights to the front elevation.

**FUL Applications Decided: 10**

Application No: **HGY/2020/2484** Officer: Kwaku Bossman-Gyamera  
 Decision: REF Decision Date: 14/12/2020  
 Location: 57-59 West Green Road N15 5DA  
 Proposal: External and internal alterations in connection with conversion of unauthorised change of use of the second floor level from three flats into four flats, including second floor rear extension with a parapet wall to forming a balcony/terrace. (Retrospective)

Application No: **HGY/2020/2639** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 04/12/2020  
 Location: 189-191 Broad Lane N15 4QT  
 Proposal: Alterations to Shopfront Unit 13 by providing new door and replace existing windows along the Broad Lane elevation, Introduction of new windows along Antill road.

Application No: **HGY/2020/2650** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 11/12/2020  
 Location: 97 Seaford Road N15 5DX  
 Proposal: Erection of a single storey ground floor rear infill extension.

Application No: **HGY/2020/2722** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 16/12/2020  
 Location: 147 Philip Lane N15 4HQ  
 Proposal: Single storey side and rear extensions.

- Application No: **HGY/2020/2723** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 16/12/2020  
 Location: 147 Philip Lane N15 4HQ  
 Proposal: Double storey side extension
- Application No: **HGY/2020/2725** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 18/12/2020  
 Location: 226 West Green Road N15 5AP  
 Proposal: Single storey rear extension [same application was approved under planning reference: HGY/2016/3785]
- Application No: **HGY/2020/2737** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 25/11/2020  
 Location: 39 Hanover Road N15 4DL  
 Proposal: Erection of single story rear extension.
- Application No: **HGY/2020/2783** Officer: Emily Whittredge  
 Decision: GTD Decision Date: 30/11/2020  
 Location: 88 Avenue Road N15 5DN  
 Proposal: Erection of single storey rear side infill extension, rear dormer and outrigger extensions and installation of front roof lights.
- Application No: **HGY/2020/2898** Officer: Mercy Oruwari  
 Decision: REF Decision Date: 23/12/2020  
 Location: First Floor Flat 48 Antill Road N15 4BA  
 Proposal: Erection of a rear dormer and roof extension including the insertion of 2 front rooflights.
- Application No: **HGY/2020/2966** Officer: Sarah Madondo  
 Decision: REF Decision Date: 15/12/2020  
 Location: 40 Seaford Road N15 5DY  
 Proposal: Erection of Shop Front extension for Fruit and Veg.

**NON Applications Decided: 2**

- Application No: **HGY/2020/2832** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 02/12/2020  
 Location: 45-63 Lawrence Road N15 4EN  
 Proposal: Non-material amendment following a grant of planning permission HGY/2016/1213 to revise the internal layout of some of the flats.
- Application No: **HGY/2020/2833** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 08/12/2020  
 Location: 45-63 Lawrence Road N15 4EN  
 Proposal: Non-material amendment following a grant of planning permission HGY/2016/1213 to amend the trigger point of conditions 3 (Sample of Materials) , 9 (Details of CHP) , 17 (Detail of CHP and associated infrastructure) , 18 (Overheating) , 21 (Living roof) and 31 (Secure by design).

**PNE Applications Decided: 2**

Application No: **HGY/2020/2603** Officer: Laina Levassor  
 Decision: PN NOT REQ Decision Date: 24/11/2020  
 Location: 15 Ashby Road N15 4PF  
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 3.8m, for which the maximum height would be 2.9m and for which the height of the eaves would be 2.7m

Application No: **HGY/2020/2654** Officer: Laina Levassor  
 Decision: PN NOT REQ Decision Date: 01/12/2020  
 Location: 93 Antill Road N15 4AR  
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 5m, for which the maximum height would be 3.75m and for which the height of the eaves would be 2.6m

**RES Applications Decided: 14**

Application No: **HGY/2020/0643** Officer: Christopher Smith  
 Decision: GTD Decision Date: 11/12/2020  
 Location: 52-68 Stamford Road N15 4PZ  
 Proposal: Approval of details pursuant to condition 24 (part c only - land contamination remediation) attached to planning permission HGY/2019/1401.

Application No: **HGY/2020/2311** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 10/12/2020  
 Location: Mono House 50-56 Lawrence Road N15 4EG  
 Proposal: Approval of details pursuant to condition 16 (PV Solar Panels) attached to planning permission HGY/2018/0120.

Application No: **HGY/2020/2685** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 09/12/2020  
 Location: Sterling House 67 Lawrence Road N15 4EY  
 Proposal: Approval of details pursuant to condition 9 (ground contamination Investigation) attached to planning permission HGY/2018/3655

Application No: **HGY/2020/2686** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 09/12/2020  
 Location: Sterling House 67 Lawrence Road N15 4EY  
 Proposal: Approval of details pursuant to condition 11 (Air Quality and Dust Management Plan) attached to planning permission ref. HGY/2018/3655

Application No: **HGY/2020/2687** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 09/12/2020  
 Location: Sterling House 67 Lawrence Road N15 4EY  
 Proposal: Approval of details pursuant to condition 12 (considerate constructors scheme) attached to planning permission HGY/2018/3655

Application No: **HGY/2020/2688** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 10/12/2020  
 Location: Sterling House 67 Lawrence Road N15 4EY  
 Proposal: Approval of details pursuant to condition 13 (plant and machinery) attached to planning permission HGY/2018/3655.

Application No: **HGY/2020/2839** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 10/12/2020  
 Location: 45-63 Lawrence Road N15 4EN  
 Proposal: Approval of details pursuant to conditions 10a (site investigation) & 10b (Remediation Method Statement) attached to planning permission HGY/2016/1213.

Application No:	<b>HGY/2020/2840</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	10/12/2020
Location:	45-63 Lawrence Road N15 4EN		
Proposal:	Approval of details pursuant to condition 12 (Air Quality and Dust Management Plan) attached to planning permission HGY/2016/1213.		
Application No:	<b>HGY/2020/2841</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	10/12/2020
Location:	45-63 Lawrence Road N15 4EN		
Proposal:	Approval of details pursuant to condition 13 (Considerate Constructors Scheme) attached to planning permission HGY/2016/1213.		
Application No:	<b>HGY/2020/2842</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	11/12/2020
Location:	45-63 Lawrence Road N15 4EN		
Proposal:	Approval of details pursuant to condition 22 (Construction Management Plan and Construction Logistics Plan) attached to planning permission HGY/2016/1213.		
Application No:	<b>HGY/2020/2844</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	11/12/2020
Location:	45-63 Lawrence Road N15 4EN		
Proposal:	Approval of details pursuant to condition 29 (drainage strategy) attached to planning permission HGY/2016/1213.		
Application No:	<b>HGY/2020/2848</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	16/12/2020
Location:	Sterling House 67 Lawrence Road N15 4EY		
Proposal:	Approval of details pursuant to condition 20 (Construction Management and Logistics Plan) attached to planning permission HGY/2018/3655.		
Application No:	<b>HGY/2020/2938</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	24/11/2020
Location:	110-118 Markfield Road N15 4QF		
Proposal:	Approval of details pursuant to conditions 4 (Cycle parking) attached to planning permission HGY/2020/1434.		
Application No:	<b>HGY/2020/3149</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	11/12/2020
Location:	Sterling House 67 Lawrence Road N15 4EY		
Proposal:	Approval of details pursuant to conditions 22 (pre-commencement site meeting), 23 (protective fencing) and 24 (inspection of tree protective measures) attached to planning permission HGY/2018/3655.		

**TEL Applications Decided: 1**

Application No:	<b>HGY/2020/2530</b>	Officer:	Kwaku Bossman-Gyamera
Decision:	PN GRANT	Decision Date:	23/11/2020
Location:	28 Lawrence Road N15 4EG		
Proposal:	The proposed development comprises the removal of 3no. antennas with 3no. new ones, the relocation of 2no. antennas to the south-east corner of the building to be supported by a new 6.5m pole (17m AGL) and ancillary works thereto. (Prior notification: Development by telecoms operators).		

**Total Applications Decided for Ward: 31**WARD: **Tottenham Hale****CLUP Applications Decided: 1**



Application No: **HGY/2020/2518** Officer: Mercy Oruwari  
 Decision: PERM DEV Decision Date: 25/11/2020  
 Location: 155 Seymour Avenue N17 9RH  
 Proposal: Certificate of lawfulness for the formation of a rear dormer including the insertion of 2 front rooflights - proposed use.

**FUL Applications Decided: 5**

Application No: **HGY/2020/2461** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 26/11/2020  
 Location: 7 Malvern Road N17 9HH  
 Proposal: Retention of single storey outbuilding to the rear garden area.

Application No: **HGY/2020/2514** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 23/11/2020  
 Location: 30 Malvern Road N17 9HH  
 Proposal: Replacement of existing rear side infill extension with replacement of rear doors with one large bi-folding door.

Application No: **HGY/2020/2647** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 09/12/2020  
 Location: 3 Heathway Villas Factory Lane N17 9AF  
 Proposal: Installation of timber trellis on top of existing boundary walls on 2 sides.

Application No: **HGY/2020/2649** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 18/12/2020  
 Location: 141 Dowsett Road N17 9DN  
 Proposal: Enlargement of existing single storey extension (RETROSPECTIVE)

Application No: **HGY/2020/2719** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 14/12/2020  
 Location: 37 Scales Road N17 9HD  
 Proposal: Single Storey side infill and rear extension.

**NON Applications Decided: 1**

Application No: **HGY/2020/2944** Officer: Tobias Finlayson  
 Decision: GTD Decision Date: 24/11/2020  
 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 change the trigger point of planning condition 15 (Secured by Design) from 'Pre-Above Ground Works' to 'Pre-Occupation'

**PNE Applications Decided: 1**

Application No: **HGY/2020/2718** Officer: Laina Levassor  
 Decision: PN NOT REQ Decision Date: 02/12/2020  
 Location: 25 Spencer Road N17 9UU  
 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: 6**

Application No:	<b>HGY/2020/0248</b>	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	07/12/2020
Location:	Strategic Development Partnership (SDP) Sites Welbourne, North Island, Ferry Island, Ashley Road East and Ashley Road West Station Road N17		
Proposal:	Partial approval of details pursuant to Condition 20 Part A (Hard and Soft Landscaping) in relation to Ashley Road and Station Road only of the Tottenham Hale Centre Planning Permission (LPA ref: HGY/2018/2223) dated 27 March 2019. (A further discharge of details for Part A is required for other public areas not included in this application under Condition 20).		
Application No:	<b>HGY/2020/1195</b>	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	25/11/2020
Location:	SW Plot Hale Village Ferry Lane N15		
Proposal:	Approval of details pursuant to condition 25 (Revised Cycle Parking Layout) of permission HGY/2017/2005 in respect of Tottenham Hale Works		
Application No:	<b>HGY/2020/1831</b>	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	07/12/2020
Location:	Strategic Development Partnership (SDP) Sites Welbourne, North Island, Ferry Island, Ashley Road East and Ashley Road West Station Road N17		
Proposal:	Application for the partial approval of details pursuant to Condition 20 Part A (Hard and Soft Landscaping) in relation to the Ferry Lane bell mouth only of the Tottenham Hale Centre Planning Permission (LPA ref: HGY/2018/2223) dated 27 March 2019. (A further discharge of details for Part A for other public areas not included in this application is required).		
Application No:	<b>HGY/2020/2335</b>	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	16/12/2020
Location:	Strategic Development Partnership (SDP) Sites Welbourne, North Island, Ferry Island, Ashley Road East and Ashley Road West Station Road N17		
Proposal:	Application for the partial approval (deep borehole investigations only) of details pursuant to conditions A21 (Written consent for piling or other intrusive ground works - Environment Agency) and A22 (Method of Piling - LBH Environmental Health) in respect to Plot A (North Island site) of the Tottenham Hale Centre development Planning Permission (LPA ref. HGY/2018/2223) further discharge required.		
Application No:	<b>HGY/2020/2527</b>	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	07/12/2020
Location:	Hale Wharf Ferry Lane N17 9NF		
Proposal:	Approval of details pursuant to Condition A18 (Plant Noise) attached to planning permission ref: HGY/2016/1719, approved on 12 June 2017 for the redevelopment of Hale Wharf, Ferry Lane, N17.		
Application No:	<b>HGY/2020/2957</b>	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	25/11/2020
Location:	Garage Colony St Marys Close N17 9UD		
Proposal:	Approval of details pursuant to condition 7 (method of construction statement) attached to planning permission HGY/2020/0136		

**Total Applications Decided for Ward: 14**

WARD: **West Green**

**CLDE Applications Decided: 2**

Application No:	<b>HGY/2020/2616</b>	Officer:	Laina Levassor
Decision:	GTD	Decision Date:	22/12/2020
Location:	127 Carlingford Road N15 3ES		
Proposal:	Certificate of Lawfulness for the existing use of 127 Carlingford Road as 2 self-contained flats.		

Application No: **HGY/2020/2797** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 21/12/2020  
 Location: 434 West Green Road N15 3PT  
 Proposal: Certificate of lawfulness for the existing use of the property as two self-contained flats

**CLUP Applications Decided: 1**

Application No: **HGY/2020/2776** Officer: Laina Levassor  
 Decision: PERM DEV Decision Date: 01/12/2020  
 Location: 50 Mannoek Road N22 6AA  
 Proposal: Certificate of Lawfulness for proposed hip to gable and rear dormer extensions to facilitate loft conversion

**FUL Applications Decided: 5**

Application No: **HGY/2020/2526** Officer: Emily Whittredge  
 Decision: GTD Decision Date: 27/11/2020  
 Location: 31 Waldeck Road N15 3EL  
 Proposal: Change of use of property from single dwellinghouse (Class C3) to a 6 bedroom HMO for up to 9 individual occupiers (Sui Generis), and erection of a rear dormer extension.

Application No: **HGY/2020/2648** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 07/12/2020  
 Location: Various addresses Somerset Close N17 6DL  
 Proposal: Replacement of the single glazed timber windows with double glazed uPVC windows. Replacement of all doors to match the existing ones.

Application No: **HGY/2020/2701** Officer: Emily Whittredge  
 Decision: REF Decision Date: 11/12/2020  
 Location: 113 Downhills Way N17 6AJ  
 Proposal: Development of land adjacent to 113 Downhills Way into a self contained dwelling.

Application No: **HGY/2020/2799** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 23/12/2020  
 Location: 87 Carlingford Road N15 3EJ  
 Proposal: Erection of a single storey ground floor rear infill extension.

Application No: **HGY/2020/2821** Officer: Gareth Prosser  
 Decision: GTD Decision Date: 02/12/2020  
 Location: 41 Sirdar Road N22 6QS  
 Proposal: Erection of rear dormer

**NON Applications Decided: 1**

Application No: **HGY/2020/3006** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 09/12/2020  
 Location: 33 Stanmore Road N15 3PR  
 Proposal: Non-material amendment following a grant of planning permission HGY/2019/2814 to enlarge glazing area, reconfigure facades and to increase external amenity space to the rear of the new property.

**RES Applications Decided: 1**

Application No: **HGY/2020/2319** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 23/11/2020  
 Location: Keston Centre Keston Road N17 6PW  
 Proposal: Approval of details pursuant to condition 21 (CO2 emissions) attached to planning permission HGY/2016/3309.

**Total Applications Decided for Ward: 10**

**WARD: White Hart Lane**

**FUL Applications Decided: 7**

Application No: **HGY/2020/2495** Officer: Emily Whittredge  
 Decision: REF Decision Date: 23/12/2020  
 Location: 7 Morteyne Road N17 7DD  
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2020/2516** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 24/11/2020  
 Location: 12 Great Cambridge Road N17 7BU  
 Proposal: Installation of a raised deck to the rear of the property, new fencing and alterations to the rear extension approved under certificate of lawfulness (Reference HGY/2020/1886), including the replacement of two smaller patio doors with one large full width glazed door and installation of one additional rooflight.

Application No: **HGY/2020/2571** Officer: Kwaku Bossman-Gyamera  
 Decision: REF Decision Date: 30/11/2020  
 Location: 136 Risley Avenue N17 7ER  
 Proposal: Proposed single storey rear extension.

Application No: **HGY/2020/2720** Officer: Kwaku Bossman-Gyamera  
 Decision: REF Decision Date: 15/12/2020  
 Location: 140 Norfolk Avenue N13 6AJ  
 Proposal: Erection of a 2-storey side extension, single storey rear extension and loft conversion with a rear dormer window, including the rebuilding of the existing single storey rear extension and current loft extension.

Application No: **HGY/2020/2766** Officer: Sarah Madondo  
 Decision: REF Decision Date: 01/12/2020  
 Location: 36 Rowland Hill Avenue N17 7LU  
 Proposal: Change of use of existing side extension from C3 (Dwelling) use to a (Shop) E class use.

Application No: **HGY/2020/2768** Officer: Mercy Oruwari  
 Decision: REF Decision Date: 22/12/2020  
 Location: 182 Risley Avenue N17 7ER  
 Proposal: Replacement of single glazed timber front and rear elevation windows and door with double glazed uPVC windows and doors.

Application No: **HGY/2020/2861** Officer: Fatema Begum  
 Decision: REF Decision Date: 18/12/2020  
 Location: 136 Risley Avenue N17 7ER  
 Proposal: Erection of a rear dormer and x 2 roof lights to front roof slope.

**Total Applications Decided for Ward: 7**

WARD: **Woodside****CLUP Applications Decided: 1**

Application No: **HGY/2020/2856** Officer: Samuel Uff  
 Decision: PERM DEV Decision Date: 23/12/2020  
 Location: 87 Woodside Road N22 5HR  
 Proposal: Certificate of lawfulness for proposed rear roof extension.

**FUL Applications Decided: 7**

Application No: **HGY/2020/2400** Officer: Emily Whittredge  
 Decision: REF Decision Date: 23/12/2020  
 Location: Workshop rear of 228-230 High Road N22 8HH  
 Proposal: Erection of roof extension to mechanic's garage for storage of tyres.

Application No: **HGY/2020/2418** Officer: Roland Sheldon  
 Decision: REF Decision Date: 27/11/2020  
 Location: 2 Park Avenue N22 7EX  
 Proposal: Demolition of outbuilding, erection single storey side extension, erection of part single storey, part first floor rear extension, raising of roof with creation of crown roof, insertion of front and rear dormer, insertion of 8 rooflights, alterations to front garden including installation of bin store, front boundary wall with soft and hard landscaping, installation of rear cycle storage, in association with conversion of property into five self-contained flats.

Application No: **HGY/2020/2853** Officer: Kwaku Bossman-Gyamera  
 Decision: REF Decision Date: 23/12/2020  
 Location: The Nelson 232-234 High Road N22 8HH  
 Proposal: Change of use from pub to restaurant

Application No: **HGY/2020/2873** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 23/12/2020  
 Location: 1A Wolseley Road N22 7TW  
 Proposal: Ground floor single storey rear extension.

Application No: **HGY/2020/2893** Officer: Emily Whittredge  
 Decision: GTD Decision Date: 08/12/2020  
 Location: 96A Woodside Road N22 5HT  
 Proposal: Rear dormer extension with front roof lights.

Application No: **HGY/2020/2951** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 15/12/2020  
 Location: 20 Croxford Gardens N22 5QU  
 Proposal: Retrospective planning application for the retention of first floor side extension with a hipped roof.

Application No: **HGY/2020/2963** Officer: Emily Whittredge  
 Decision: GTD Decision Date: 21/12/2020  
 Location: 17 Selborne Road N22 7TL  
 Proposal: Erection of single storey rear extension.

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**NON Applications Decided: 1**

Application No: **HGY/2020/2990** Officer: Gareth Prosser  
Decision: GTD Decision Date: 01/12/2020  
Location: Flat C 8 Park Avenue N22 7EX  
Proposal: Non material amendment - alterations to update the existing plans, sections and elevations. Alterations to replace the new door to the flank elevation with a bespoke roof door in order to meet building regulations. Alterations to reduce the height of screening to rear elevation to 1.1m from deck level in order to make the original features (such as the rear window and eaves) still visible from the rear. The screening with an obscure glaze of 1.4m from deck level will stay as originally proposed. Alterations to the perimeter of the proposed screening in order to preserve an old chimney which would be still visible from the rear.

**PNC Applications Decided: 1**

Application No: **HGY/2020/2852** Officer: Kwaku Bossman-Gyamera  
Decision: PN REFUSED Decision Date: 23/12/2020  
Location: The Nelson 232-234 High Road N22 8HH  
Proposal: Prior approval for change of use from pub (Drinking Establishment A4) to A3 (Restaurants and Cafés) and installation of associated ventilation equipment, installation of refuse storage to rear of premises

**PNE Applications Decided: 1**

Application No: **HGY/2020/2705** Officer: Laina Levassor  
Decision: PN NOT REQ Decision Date: 02/12/2020  
Location: 31 Saxon Road N22 5EB  
Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 4m, for which the maximum height would be 3m and for which the height of the eaves would be 3m.

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**Total Applications Decided for Ward: 11****WARD: Not Applicable - Outside Borough**

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**OBS Applications Decided: 1**

Application No: **HGY/2020/3159** Officer: Matthew Gunning  
Decision: RNO Decision Date: 11/12/2020  
Location: 83 Durham Road N2 9DR  
Proposal: First floor rear extension (Observations to L.B. Barnet - their reference 20/5749/HSE)

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**Total Applications Decided for Ward: 1**

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**Total Number of Applications Decided: 339**

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