

NOTICE OF MEETING

PLANNING SUB COMMITTEE

Monday, 5th July, 2021, 7.00 pm - Woodside Room, George Meehan House, 294 High Rd, London N22 8JZ. Watch it [here](#)

Members: Councillors Sarah Williams (Chair), Sheila Peacock (Vice-Chair), Gina Adamou, Dhiren Basu, Luke Cawley-Harrison, Emine Ibrahim, Liz Morris, Reg Rice, Viv Ross and Yvonne Say

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 - 24)

To confirm and sign the minutes of the Planning Sub Committee meetings held on 19 April 2021, 24 May 2021 and 8 June 2021.

7. 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.

8. PRE/2020/0213 - REYNARDSON COURT, HIGH ROAD, N17 9HX (PAGES 25 - 34)

Proposal: Development of the land to the rear of Reynardson Court, High Road to provide 18 residential homes fronting Rycroft Way, and associated landscaping (Reynardson Court will be refurbished).

9. PPA/2021/0016 - WOODRIDINGS COURT, CRESCENT ROAD N22 7RX (PAGES 35 - 44)

Proposal: Redevelopment of the disused parking court/ amenity deck to the rear of an existing 4 storey block of Council flats to create 29 additional new homes.

10. PRE/2020/0004 - OMEGA WORKS, 167 HERMITAGE ROAD, N4 1LZ (PAGES 45 - 82)

Proposal: Demolition with façade retention and erection of buildings of 4 to 9 storeys with part basement to provide a mix of commercial spaces, warehouse living and C3 residential.

11. UPDATE ON MAJOR PROPOSALS (PAGES 83 - 94)

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 95 - 122)

To advise the Planning Committee of decisions on planning applications taken under delegated powers for the period 23.5.21-11.6.21.

13. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at item 4 above.

14. DATE OF NEXT MEETING

6 September 2021

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

Fiona Alderman
Head of Legal & Governance (Monitoring Officer)
River Park House, 225 High Road, Wood Green, N22 8HQ

Friday, 25 June 2021

MINUTES OF MEETING PLANNING SUB COMMITTEE HELD ON MONDAY 19 APRIL 2021, 7.00PM

PRESENT:

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

517. FILMING AT MEETINGS

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

518. PLANNING PROTOCOL

Noted.

519. APOLOGIES

Apologies for absence had been received from Councillors Adamou and Hinchcliffe.

Councillor Morris was in attendance as substitute for Councillor Hinchcliffe.

520. URGENT BUSINESS

None.

521. DECLARATIONS OF INTEREST

Councillors Bevan and Peacock advised that they attended regular meetings with Tottenham Hotspur Football Club in relation to the operation of the stadium, although this would not be considered as a pecuniary or prejudicial interest.

Councillor Say advised that she had been in attendance at a meeting of the Bounds Green Residents Association where the application at Bidwell Gardens had been discussed, but she had not commented on the application herself.

522. MINUTES

RESOLVED that the minutes of the Planning Committee held on 8 March 2021 be approved, subject to the following amendment:

- Minute 512, second from last paragraph to be amended to read: "Councillor Rice requested that an informative be included to state that work should commence on site *no later than* six months after permission was granted..."

523. HGY/2020/1615 26-28 BROWNLOW ROAD N11 2DE

The Committee considered an application for the demolition of existing buildings; erection of a part 3 and part 4 storey building comprising 23 (1 x studio, 6 x 1 bed, 14 x 2 bed, 3 x 3 bed) flats; erection of 1 detached dwelling to the rear with 1 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.

Officers responded to questions from the Committee:

- There were 24 units in the development – 23 flats and one house.
- The affordable housing contribution would provide two large homes in a Council build scheme – Council homes for Council rent.
- Permitted development rights would apply to the house only.
- There was a one communal bin store for all properties. A waste management plan would be developed to set out how waste would be dealt with.
- The rear communal garden would be accessed by an existing accessway to the south of the building, and could also be accessed on the northern side.
- There were 7 single aspect units, but these were not either north or south facing and so were considered to be acceptable to the scheme.
- The scheme had been amended since previous applications and officers were satisfied that previous objections had been satisfied.

Rob Steward spoke in objection to the application. He considered that the scheme barely met minimum space standards and would cause privacy issues for neighbouring properties. The proposal did not harmonise with existing buildings in Bounds Green. The land had been neglected for several years and a better use would be to create an in-fill garden.

Adele Lorente spoke in objection to the application. She objected on the grounds of knocking down an old house. The new development would not add architectural value to the area. The new development would add more dwellings to the area, but did not provide for any extra services.

Simon Wallis, Applicant Team, addressed the Committee. The new submitted scheme was considered to be more sensitive design and the applicant had worked with officers on detail and design matters. A sunlight and daylight assessment had been carried out and there was no unacceptable loss of light on the scheme. The scheme would be subject to early and late stage reviews by the Building Control.

The Applicant Team and Officers responded to questions from the Committee:

- All apartments had been designed to be open plan with kitchen and living areas as open spaces.
- Condition 5 could be tweaked to prohibit the installation satellite dishes on the flats only.

The Chair moved to the vote to grant the application with the amendment to condition 5 to reflect that satellite dishes shall be prohibited on the flats only. Following a vote it was unanimously

RESOLVED

- i. That planning permission be GRANTED and that the Head of Development Management or the Assistant Director Planning, Building Standards & 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 obligations set out in the Heads of Terms and a section 278 Highways Agreement.
- ii. That delegated authority be granted to the Head of Development Management or the Assistant Director to make any alterations, additions or deletions to the recommended heads of terms and/or recommended conditions as set out in this report and to further delegate this power provided this authority shall be exercised in consultation with the Chair (or in their absence the Vice-Chair) of the Sub-committee.
- iii. That the section 106 legal agreement referred to in resolution (i) above is to be completed no later than 19 July 2021 or within such extended time as the Head of Development Management or the Assistant Director shall in her/his sole discretion allow.
- iv. That following completion of the agreement(s) referred to in resolution (i) within the time period provided for in resolution 2.3 above, planning permission be granted in accordance with the Planning Application subject to the attachment of the conditions listed in full at Appendix 1.
- v. That in the absence of the agreement referred to in resolution 2.1 above being completed within the time period provided for in resolution 2.3 above, the planning permission be refused for the following reasons:
 - (i) In the absence of a legal agreement securing 1) the provision of a financial contribution in-lieu of onsite affordable housing and 2) viability review mechanisms, the scheme would fail to foster mixed and balanced neighbourhoods where people choose to live, and which meet the housing aspirations of Haringey's residents. As such, the proposal is contrary to London Plan Policy H4, Local Plan Strategic Policy SP2, and Development Management DPD Policies DM11, DM13 and DM48.
 - (ii) In the absence of legal agreement securing 1) Traffic Management Order amendment contribution and 2) car club membership funding, the proposal would give rise to overspill parking impacts and unsustainable modes of travel. As such, the proposal is contrary to London Plan Policy T4, Local Plan Strategic Policy SP7 and Development Management DPD Policies DM31, DM32 and DM48.
 - (iii) In the absence of a legal agreement securing a carbon offset payment, the proposal would fail to mitigate the impacts of climate change. As such, the proposal is unsustainable and contrary to London Plan Policy SI2, Strategic Policy SP4 and Development Management DPD Policies DM21, DM22 and DM48

- (iv) In the absence of a legal agreement securing a financial contribution towards child play space, the proposal would fail to deliver an acceptable level of play and informal recreation based on the expected child population generated by the scheme. As such, the proposal is contrary to London Plan Policy S4, the Mayor's Shaping Neighbourhoods: Play and Informal Recreation SPG and Local Plan Strategic Policy SP13.
- (v) In the absence of a legal agreement securing construction training and local labour initiatives, the proposal would fail to deliver an acceptable level of support towards local residents accessing the new job opportunities in the construction phase of the scheme. As such, the proposal is contrary to Haringey's Planning Obligations SPD 2018.

524. HGY/2021/0441 807 HIGH ROAD, N17 8ER

The Committee considered an application for full planning application for the demolition of the existing buildings and the erection of a replacement building up to four storeys to include residential (C3), retail (Class E, a) and flexible medical/health (Class E, e) and office (Class E, g, i) uses; hard and soft landscaping works including a residential podium; and associated works

Officers and the Applicant Team responded to questions from the Committee:

- Percival Court was in different ownerships and the applicant would need to work with all owners to ensure that resurfacing of the front of the court could be carried out. The addendum included an additional Heads of Terms which set out that the applicant shall "implement approved surface improvements to the section of Percival Court in its ownership and use reasonable endeavours to work with adjoining landowners to secure a scheme of surface improvements to land outside the applicant's ownership prior to first occupation."
- The Co-op Funeral Services were still potential tenants for the commercial unit and the scheme had been designed with them in mind.
- There would be a centrally placed bin store with 11 wheelie bins (domestic size). On collection day these would be moved out to an agreed on-street collection point. A residential waste management plan would be devised to set out the detail, although it was intended that bins would be collected at the same time as the above shop scheme. Commercial waste was managed by a separate waste contract.

Members discussed the inclusion of an additional contract in relation to commercial waste and requested that a condition be added in relation to the collection of commercial waste from Percival Court rather than the High Road, unless permission was granted in writing by the Council.

Members also questioned the term 'reasonable endeavours' and whether the term could be made stronger. Ed Telepneff, Legal, advised that 'best endeavours' was a legal term, however 'all reasonable endeavours' or 'best endeavours' could also be used. The applicant would not be able to say that improvements would be made to the whole section of land, as they did not own the whole section.

Councillor Bevan proposed that the application be refused on the same grounds as previous refusal and in relation to the uncertainty that Percival Court would be resurfaced to a better standard. The was seconded by Councillor Rice.

The Chair moved to the vote to refuse the application and with three in favour, six against and one abstention, the vote to refuse was not carried.

Dean Hermitage, Head of Development Management, summed up and advised that the recommendation was to grant the application. He added that an additional condition in relation to commercial waste could be added and following a discussion with the Committee, the Heads of Terms in relation to surface improvements be amended to read 'best endeavours'.

The Chair moved to the vote to grant the application with the additional condition and amendment to the Heads of Terms wording and following a vote with six in favour, three against and one abstention it was

RESOLVED

- i. That planning permission be GRANTED and that the Head of Development Management or the Assistant Director Planning, Building Standards & Sustainability is authorised to issue the planning permission and impose conditions and informative and signing of a section 106 Legal Agreement providing for the obligations set out in the Heads of Terms below .
- ii. That the section 106 legal agreement referred to in resolution (i) above is to be completed no later than **31 July 2021** or within such extended time as the Head of Development Management or the Assistant Director shall in her/his sole discretion allow.
- iii. That, following completion of the agreement(s) referred to in resolution (i) within the time period provided for in resolution (ii) above, planning permission is granted in accordance with the Planning Application subject to the attachment of the conditions.
- iv. That delegated authority be granted to the Head of Development Management or the Assistant Director to make any alterations, additions or deletions to the recommended heads of terms and/or recommended conditions as set out in this report and to further delegate this power provided this authority shall be exercised in consultation with the Chair (or in their absence the Vice Chair) of the Sub-Committee.
- v. That, in the absence of the agreement referred to in resolution (i) above being completed within the time period provided for in resolution (ii) above, the planning application be refused for the following reasons:
 - I. In the absence of legal agreement securing Traffic Management Order (TMO) amendments to prevent future residents from obtaining a parking permits, the proposals would have an unacceptable impact on the safe

operation of the highway network, and give rise to overspill parking impacts. As such, the proposal would be contrary to London Plan Policies T4 and T6.1 Spatial Policy SP7, Tottenham Area Action Plan Policy NT5 and DM DPD Policy DM31.

- ii. In the absence of a legal agreement securing the provision of financial contributions towards off-site affordable housing in the event that the commercial unit in Block A is converted in to a dwelling, the proposals would fail to secure affordable housing and meet the housing aspirations of Haringey's residents. As such, the proposals would be contrary to London Plan Policies H4 and H5, Strategic Policy SP2, and DM DPD Policies DM 11 and DM 13, and Policy TH12.
- iii. In the absence of a legal agreement securing the implementation of a further revised Energy & Sustainability Statement, including connection to a DEN, and carbon offset payments, the proposals would fail to mitigate the impacts of climate change. As such, the proposal would be unsustainable and contrary to London Plan Policy SI 3 and Strategic Policy SP4, and DM DPD Policies DM 21, DM22 and SA48.
- iv. In the absence of a legal agreement securing the developer's participation in the Considerate Constructor Scheme and the borough's Construction Partnership, the proposals would fail to mitigate the impacts of demolition and construction and impinge the amenity of adjoining occupiers. As such the proposal would be contrary to London Plan Policies SI 1 and SI 3, Policy SP11 and Policy DM1.

525. HGY/2020/2762 10-12 BIDWELL GARDENS

The Committee considered an application for the erection of a detached dwellinghouse with associated hard and soft landscaping.

Tim Loo spoke in objection to the application. It was noted that Policy DM7 of the Haringey Development Management Development Plan Document (DPD) covered development on infill, backland, and garden land sites and stated that there was a presumption against loss of garden land unless it represented comprehensive redevelopment of a number of whole land plots. The objector felt that paragraphs 6.17 and 6.19 of the report were misleading or incorrect. It was explained that paragraph 6.17 stated that the site was located in part of the rear gardens of 10 and 12 Bidwell Gardens but the site was situated in the garden of 10 Bidwell Gardens only. It was suggested that this failed to meet the requirements of Policy DM7.

The objector noted that paragraph 6.27 of the report found that there would be no unacceptable harm to the living conditions of neighbouring residents. The objector believed that the proposal would result in an unacceptable harm and loss of privacy to neighbours. It was stated that, in the proposed design, the upper window would have a view of the neighbour's primary living space, rear bedrooms on the first floor, and garden. It was commented that the proposal was a large, black building which relied on soft landscaping to limit the visual impact, but it was stated that this could be removed. It was added that the proposal would not provide any affordable housing.

Shirley Hopper spoke in objection to the application. It was stated that the proposal would impact use of the neighbouring garden. It was explained that the neighbouring garden was narrow and north-facing which meant that optimal use was enjoyed at the end of the garden, adjacent to the proposed building; it was also noted that there were a number of mature plants and trees in this area that would be affected. The objector commented that the existing gardens along Bidwell Gardens formed a green corridor which housed many birds, and that the proposal would have a detrimental impact on wildlife. It was understood that Policy DM7 was designed to prevent the building of houses in back gardens, and it was difficult to accept that the application had been recommended for approval.

Councillor Rossetti spoke in objection to the application. She noted that there had been three applications with objections and one lost appeal in relation to this proposal. It was stated that, on each occasion, the application had been rejected due to the overbearing character, loss of privacy, and detrimental impact on neighbouring properties. It was noted that the presumption in favour of sustainable development was not new and, in 2012, the appeal in relation to this proposal was still refused. Councillor Rossetti queried why the current proposal was recommended for approval as she did not consider the proposal to be sustainable development and she stated that it would not have a significant impact on solving the housing crisis. It was commented that the proposal would only provide housing for three people but would have a significant impact on local residents. It was stated that, under Policy DM1, developments should contribute to the distinctive character of an area and make a positive contribution. It was stated that the proposal would impact the local habitat and that no soft or hard landscaping could replace what was being lost. It was added that there was currently a climate emergency, that the Council had environmental and biodiversity policies, and that the local environment should be protected under Policy DM19.

The applicant team, Theo Theodosiou (architect) and Elena Christos, addressed the Committee. It was considered that there were three main objections to the proposal: overlooking, loss of outlook from other houses, and loss of wildlife. In relation to overlooking, it was stated that the building would be a single storey with the lower floor and windows sunk into the ground. There would be one window on the first floor which would face southeast; this would be located 13 metres from the boundary with 8 Bidwell Gardens, 24 metres from the rear of 10 Bidwell Gardens, and 22 metres from the rear of 12 Bidwell Gardens. It was added that the landscaping would use mature trees which would provide screening. Regarding loss of outlook, the proposal had been significantly reduced from previous schemes in terms of scale, mass, and bulk and the applicant team believed that the building would recede into the background. In relation to loss of wildlife, the applicant team believed that the proposal would improve wildlife as there would be landscaping upgrades, high quality planting, and a green roof with numerous ecological benefits.

Officers responded to questions from the Committee:

- In relation to Policy DM7, which stated that there was a presumption against the loss of garden land unless it represented a comprehensive redevelopment of a number of whole land plots, it was explained that the site had originally been two back gardens. It was added that the site was not wholly 'backland' as there was a road frontage.

- It was noted that the previous appeal decision was set out in the report; the planning application had been rejected on the basis of character and appearance, but this did not specifically prohibit the development of the site in principle. It was acknowledged that this decision had been taken before Policy DM7 was introduced but it was believed that previous backland policies had been in place at the time. It was noted that officers considered the proposal to be acceptable in terms of the infill position.
- It was clarified that garden land was considered to be any land around a house, which was a wider definition, whereas backland tended to consist of a plot within a back garden with no road frontage. It was confirmed that the site was former garden land and would be most accurately described as an infill site.
- It was added that Policy DM7 tried to avoid situations where a number of houses were accessed separately by roads. It was noted that this site was not a purely backland site, that there was a road frontage, and that there had originally been two gardens.

Councillor Mitchell proposed that the application be rejected by reason that it was contrary to Policy DM7 in relation to infill and garden land sites, it was contrary to DM12 in relation to the impact of the proposal on the privacy and amenity of neighbouring uses, and DM1 in terms of failing to contribute to the distinctive character and amenity of the local area. This was seconded by Councillor Cawley-Harrison.

Officers drew the Committee's attention to paragraph 6.12 of the report. It was explained that Haringey was subject to a presumption in favour of sustainable development as it had not delivered sufficient housing which meant that its housing policies were considered to be out of date by the government. In this situation, paragraph 11D of the National Planning Policy Framework (NPPF) stated that planning permission should be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits based on policies in the NPPF. Officers explained that, if the Committee was minded to reject this application, it would need to be of the view that the adverse impacts significantly and demonstrably outweighed the benefits of the development. Relevant paragraphs of the NPPF were considered to be paragraph 127 in relation to developments being sympathetic to local character, paragraph 130 in relation to poor design that failed to take the opportunities available for improving the character and quality of an area, and paragraph 70 in relation to resisting inappropriate development of residential gardens such as where development would cause harm to the local area.

Councillor Mitchell, who had proposed that the application be rejected, noted that he considered that the adverse impacts of granting this planning permission would significantly and demonstrably outweigh the benefits. He added that the proposal was only for one property and would not make a significant contribution which would outweigh the adverse impacts.

With seven in favour and three against, it was

RESOLVED

To **REJECT** the application for planning permission by reason that it was contrary to Policy DM7 in relation to infill and garden land sites, DM12 in relation to the impact of the proposal on the privacy and amenity of neighbouring uses, and DM1 in terms of failing to contribute to the distinctive character and amenity of the local area.

It was considered that the adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits of the development and that the application was contrary to paragraph 127 of the National Planning Policy Framework (NPPF) in relation to developments being sympathetic to local character, paragraph 130 of the NPPF in relation to poor design that failed to take the opportunities available for improving the character and quality of an area, and paragraph 70 of the NPPF in relation to resisting inappropriate development of residential gardens such as where development would cause harm to the local area.

526. PPA/2020/0025 29-33 THE HALE N17 9JZ

This item was deferred as the meeting had run past 22.00hrs.

527. UPDATE ON MAJOR PROPOSALS

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

528. APPLICATIONS DETERMINED UNDER DELEGATED POWERS

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

529. NEW ITEMS OF URGENT BUSINESS

None.

530. DATE OF NEXT MEETING

5 July 2021

CHAIR: Councillor Sarah Williams

Signed by Chair

Date

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MINUTES OF MEETING Planning Sub Committee HELD ON Monday, 24th May, 2021, 7.00 pm

PRESENT:

**Councillors: Sarah Williams (Chair), Dhiren Basu, John Bevan,
Luke Cawley-Harrison, Sheila Peacock, Reg Rice, Viv Ross, Yvonne Say
and Liz Morris**

ALSO ATTENDING:

1. FILMING AT MEETINGS

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

2. PLANNING PROTOCOL

Noted.

3. APOLOGIES

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

Councillor Morris was in attendance as substitute for Councillor Hinchcliffe.

4. URGENT BUSINESS

None.

5. DECLARATIONS OF INTEREST

None.

6. PPA/2020/0025 - 29-33 THE HALE, N17 9JZ

The Committee considered the pre-application briefing for the demolition of existing buildings and construction of a part 7, part 24 storey building to provide 600sqm retail floorspace (Class E uses) accommodation at base; and 473 rooms of purpose-built student accommodation with communal amenity & ancillary spaces above; ancillary uses to student housing at ground level, with associated cycle parking & refuse storage at basement level; and associated landscaping and public realm works (elements of which will provide servicing and disabled drop off).

The applicant team responded to questions from the Committee:

- In terms of communal space, there was a gym on the 1st floor, a large lounge with kitchen, study and seating areas on the 7th floor and a large lounge at the top of the building. There was 50-60% more amenity space than in recent student schemes.
- The building was planned to be 24 storeys high. Daylight and sunlight studies had been carried out and the building would not block the light to the hotel at the opposite end of the block.
- The applicant did not currently own the site – if planning permission was granted then the purchase of the site would be completed.
- A 6-8 week consultation had been carried out, and there had been very limited feedback from local residents.
- On the lower floors there was one kitchen between six bedrooms and two kitchens to 20 bedrooms on the upper floors.
- A monetary donation would be made to the park, and the applicant would like to have a hand in the design for landscaping the street areas with the Council.
- The walls of the building would be 50cm thick, with high spec double glazed windows, which should block out the noise of the busy road junction.
- There were 16 bike spaces at ground floor level, along with secure parking in the basement.
- The site allocation plan indicated that the site was suitable for commercial use. The masterplan required all applicants to complete a commercial strategy to ensure there was a mix of commercial and residential.
- The scheme would be carbon neutral, car free and would connect to the energy network which would be available from 2024 (the scheme would complete in 2025).
- There would be two sets of stairs in the building. The building would have sprinklers and the fire safety strategy designed by experts. The safety standards would exceed current regulations and meet regulations due to be implemented at the end of the year.
- The affordable housing contribution proposal was to provide 35% of rooms at a discounted rate to make them more affordable for students. However, the Council's preference was for a financial contribution to be made for offsite affordable housing in the borough.

The Chair thanked the applicants for attending.

7. PRE/2021/0027 - 3 SITES IN TOTTENHAM, N17:

The Committee considered the pre-application briefing for the Depot & Goods Yard sites combined (Sites (a) and (b)) and The Printworks (Site (c)). A Listed Building Consent application is also proposed for Nos. 819-821 High Road, which forms part of The Printworks site.

The applicant team responded to questions from the Committee:

- The development had been designed in such a way to ensure that the three buildings were part of a 'family' of buildings which added layers to the local area.

By increasing the height of the buildings, more public space had been created at ground level.

- The team had ensured that a 'landing spot' would be made available onto Spurs land if any future applications as part of the wider masterplan included a bridge link to the railway station.
- The affordable housing contribution was expected to be slightly higher than 35%.
- The development would be connected to the decentralised energy network and would be very close to zero carbon.
- The stairwells had been agreed with fire engineers, and all buildings would have sprinklers. The details for this would be signed off at Building Control stage.
- 4500 homes in Haringey and Enfield had been consulted with, and two public webinars held to present the scheme. Some changes had been made following consultation.
- There would be no vehicle connection from one end of the scheme to the other, therefore eliminating 'rat runs'.
-

Members commented that the first building looked enormous from street level and did not feel sympathetic to the area at all. From the West it looked like a huge wall of blocks, and out of scale for the area. It was also felt that the three different colours would make the development look municipal. Members also added that 27 storeys as opposed to 18 was a cause for concern.

The Chair thanked the applicants for attending.

8. DATE OF NEXT MEETING

27 May 2021 (on the rise of the Council AGM) – Strategic Planning Committee (to approve the membership of the Planning Sub-Committee)

7 June 2021, 7pm – Planning Sub-Committee

CHAIR: Councillor Sarah Williams

Signed by Chair

Date

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**MINUTES OF THE MEETING OF THE PLANNING SUB
COMMITTEE HELD ON TUESDAY, 8TH JUNE, 2021, 7.00 –
9.25PM**

PRESENT:

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

1. FILMING AT MEETINGS

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

2. APOLOGIES

Apologies for absence were received from Councillors Adamou and Morris.

3. URGENT BUSINESS

None

4. DECLARATIONS OF INTEREST

Councillor Ibrahim declared that she was a season ticket holder for Arsenal and had been asked to declare this interest when a previous application for the site had come to committee before, however it would not prejudice her decision-making on the Tottenham Hotspur Football Club applications.

5. MINUTES

It was noted that the minutes from the previous meetings held on 19 April and 24 May 2021 would be approved at the next meeting being held on 5 July.

**6. HGY/2021/1043 - TOTTENHAM HOTSPUR FOOTBALL CLUB, 748 HIGH ROAD
N17 0AP - THE COMMUNITY HEALTH BUILDING**

The Committee considered an application for the approval of reserved matters relating to the scale of Plot 6 'The Community Health Building' of planning permission HGY/2015/3000 granted on 15.04.2016 for the demolition of the existing stadium and the phased redevelopment of the site to provide a new stadium, hotel, Tottenham Experience; sports centre ('The Extreme Sports Building'); community and / or office uses; housing; health centre ('The Community Health Building'); and associated works.

Neil McClellan, Planning Officer, introduced the report as set out in the agenda. Neil McClellan presented both items for Tottenham Hotspur Football Club together.

Richard Serra (Applicant) was in attendance to answer any questions that arose.

The Applicant Team and Officers responded to questions from the Committee:

- Following concerns previously raised by residents regarding the construction deliveries, Neil McClellan explained how the service yard would be used. The addendum paper had also addressed the concerns raised by members during their site visit.
- It was confirmed that the developers had signed up to the considerate constructors scheme and that each phase was subject to a construction logistics plan, as well as a post occupation and delivery service plan. There were also separate conditions for each aspect of the development. A resident's liaison group had been set up which met every 2 months and was set to continue until the final part of the scheme was built out. Neil McClellan was satisfied that no additional conditions were required and that there was a robust framework of conditions already in place.
- Reference was made to page 15 of the agenda pack, which set out the concerns raised. It was stated that these had been dealt with as part of the original outline application.
- In response to the concern raised by residents regarding the hours of construction between 8am – 8pm, it was explained that the hours of construction were outside of the control of the planning regime. Following the discussion, Richard Serra indicated that they would be happy to adhere to the hours of 8am – 6pm on weekdays.
- In response to a question regarding page 13 of the agenda and emergency access to the site, it was confirmed that emergency access would be maintained onto Worcester Avenue and that these matters had been agreed at the outline application stage.
- In response to concerns raised regarding the lack of sufficient drawings for the design of the scheme, the key elevations were shown at the meeting and Neil McClellan Felt that they had sufficient information on the design details and control over the quality and appearance of the materials being used. Robbie McNaugher referred to the 4 key elevations and CGI view, which had been previously approved as indicative drawings at the outline application stage, and added that he was confident that the committee had sufficient information to determine the application.
- Mr Serra confirmed that there had been no change from the previously approved outline application in 2016 and that the development would be funded by the football club, however the cost had not been specified yet.
- Further concern was expressed by the Committee regarding the appearance of the scheme, as it was felt that there was insufficient detail to gain a genuine idea of how the development would look. In response, Richard Truscott (Principal Urban Design Officer) explained that the principal height and bulk of the development had been previously agreed at the outline application stage and that the intention was that the design and materials would be resolved in the details, to be submitted by the applicants.

The Committee noted the addendum report which included the following amendments to the report and an additional condition:

PROPOSAL

The description of development erroneously refers to this application as being for the approval of reserved matters relating to the scale of Plot 6 'The Community Health Building' of planning permission HGY/2015/3000. This application is for the approval of reserved matters relating to the appearance of 'The Community Health Building'. Appearance was the only reserved matter relating to this phase of the hybrid planning permission. All other matters including the scale of the 'The Community Health Building' have already been approved in the granting of outline permission for this phase of the development.

MATERIALS

Members have expressed concern that the louvered panels that will be used on the Community Health Building's exterior could over time become damaged and dirty, detracting from the appearance of the building. Condition 14 set out in Section 13.2 of the committee report (Condition A9 of the hybrid consent) requires approval of all external materials to be used in the construction of each plot, prior to the commencement of construction. Officers therefore will have control over the quality of the materials used on each part of the development. In addition, and as this issue is relevant to the particular reserved matter under consideration in this application, the applicant has agreed to the following additional to be attached:

Condition 20: Prior to the commencement of the development of the Community Health Building details of a programme for the cleaning and maintenance of the building's external louvered panels shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

The Chair moved to the vote to grant the application with the additional condition, as set out in the addendum. With eight in favour and one abstention, it was:

RESOLVED

That the Committee resolve to GRANT planning permission and that the Head of Development Management or Assistant Director Planning, Building Standards and Sustainability is authorised to issue the planning permission and impose conditions and informatives.

- 7. HGY/2021/1039 - TOTTENHAM HOTSPUR FOOTBALL CLUB, 748 HIGH ROAD N17 0AP - 'THE EXTREME SPORTS BUILDING'**

The Committee considered an application for the approval of reserved matters relating to the scale of Plot 4 'The Extreme Sports Building' of planning permission HGY/2015/3000 granted on 15.04.2016 for the demolition of the existing stadium and the phased redevelopment of the site to provide a new stadium, hotel, Tottenham Experience; sports centre ('The Extreme Sports Building'); community and / or office uses; housing; health centre ('The Community Health Building'); and associated works.

The Applicant Team and Officers responded to questions from the Committee:

- Reference was made to the images detailed on pages 75 and 76 of the agenda, as it was felt that the images did not reflect the impact on the immediate surrounding environment. In response, Robbie McNaugher stated that the scale of the development was the only matter to be considered as part of this application and not the appearance of the building, which had been previously approved as part of the outline application. This was why there were no additional CGIs displayed at the meeting. It was confirmed that the maximum height for the development was 51m and that the development was at this maximum height.
- In response to a further question regarding the height of the development, it was confirmed that the development was within the maximum height at 51m and there was therefore no reason to refuse the application on those grounds.
- It was confirmed that further CGIs would be submitted at the design reserved matters stage of the application. It was requested that CGIs and elevations from the street level would be helpful.

The Committee noted the addendum report which included the following amendments to the report and an additional condition:

6. PLANNING BACKGROUND

Paragraph 6.2.6 sets out the provisions of the Section 106 Agreement for the Hybrid Permission that apply to the 'Extreme Sports Building' development. One of the provisions requires that 'at the same time as the submission of the first reserved matters application for the Extreme Sports Building, to submit an energy statement for the centre'. No energy statement has been submitted and the applicant has indicated that they will be submitting a deed of variation to amend the trigger for when the energy statement is submitted to 'prior to the commencement of construction of the Extreme Sports Building'.

The Chair moved to the vote to grant the application. With nine in favour, it was:

RESOLVED

That the Committee resolve to GRANT planning permission and that the Head of Development Management or Assistant Director Planning, Building Standards and Sustainability is authorised to issue the planning permission and impose conditions and informatives.

8. HGY/2021/0723 - 551B HIGH ROAD N17 6SB - CAFE/COMMUNITY HUB

The Committee considered an application for the proposed part-demolition of, and first floor extension to the existing building (551B High Road) and erection part 3 and 4 storey extensions to deliver flexible workspaces (Use Class E(g)(i) above a new ground floor café/community hub (Use Class E(b) F1(a) and F2(b)) with creation of two new community yard spaces and associated cycle storage.

Roland Sheldon, Planning Officer, introduced the report as set out in the agenda.

Gabriela Martino (Haringey Council – Regeneration Manager for South Tottenham) and Jamie Agnew (Architect) were in attendance to answer any questions that arose.

The Applicant Team and Officers responded to questions from the Committee:

- It was stated that from street level, the third storey element of the building would obscure the fourth storey element, which would only be visible from further away and not at street level looking up.
- The layout of the ground floor layout was confirmed, as detailed on the stippled area on the plans. It was explained that the public areas would be located at the front of the building, with a communal café as you enter the premises, a co-working/flexible space including small cellular offices and then toilets and kitchen facilities at the rear.
- In response to a question regarding how a community café could compete with chain cafes, the applicants stated that they had undertaken a lot of small market testing, which had concluded that there was a demand for food/beverage businesses in the area and would address the shortage of space for flexible food/beverage locations.
- There would be 12 cycle parking spaces provided, divided into spaces for visitors in the north courtyard and employees in the south. Shower facilities would be provided on both the ground and first floor of the building. Secure gates would be installed at the site, managed by the café, which would be open during the day and closed in the evening, with fob access.
- In response to concerns raised regarding the outside staircase, it was explained that the staircase would be hidden from the outside and that it did not go to roof level. They would also be closed when the café and garden were closed.
- Full proposals regarding the landscaping proposals would be detailed in the design and access statement, alongside in-depth planting proposals.
- In response to a question regarding the provision of 2 existing car parking spaces, it was explained that the owner of the neighbouring Costa Coffee had a lease for 2 car parking spaces, which had to be retained.
- High quality materials would be used, including anodized bronze which provided a more robust finish. The ground floor level would also include a more robust brickwork, with a lightweight building above which respected the historic façade of the surrounding area.
- Reference was made to condition 6 which did not specify the number of trees. It was requested that an additional paragraph be added to include plans for shrubs and trees and a minimum of 4, mature trees.
- It was also requested that an additional bullet point be added to condition 3 to include the maintenance of materials throughout the lifetime of the development.

- In response to concerns raised regarding the kitchen windows in the residential units and a reduction in daylight, it was stated that as these windows were in non-habitable rooms they had no right to light or outlook. It was noted that the habitable rooms were not impacted by a loss of daylight and that given the small size of the kitchens they would be solely used for cooking.
- The principal of the design had been to try to retain as much of the existing composition as possible, to maintain the line of the existing building, with a perception to enjoy the composition in the foreground from the high rd. It was noted that pastiche design was not encouraged and that a more contemporary approach had been taken. The design of the building was lightweight and respectful of the light industrial space.
- There was a condition in place for the management plan for the building to be provided, including the hours of operation for the commercial elements of the building and outside areas.
- Two young local producers had been appointed to lead the community engagement process, alongside the design team. There had been a strong desire for a healthy offering in community. An operator for the community café had not been appointed yet and careful discussions would take place surrounding the operation of the facility on match days. It was noted that the facility was designed for and by the community.
- In response to questions raised regarding the design and future proofing of the site, it was explained that there would be external access to the office spaces, with mesh covers on the west elevation façade. Future proofing of the building had been considered and the scheme had been designed to prevent any potential overheating of the building in the summer.
- In response to comments raised regarding the bronze mesh material, it was explained that the design had progressed since the original design comments were made and the size of the holes had now been reduced and they would now be sealed at the top to ensure that they stayed clean. Solid aluminium frames would be used on the window frames to fully protect the cavities.

The Committee noted the addendum report which included the following amendment to the report:

- 6.63 In order for the development to be 'zero carbon' in line with London Plan Policy SI 2, a contribution of £8,550 for the carbon shortfall of 8 tCO₂/year over 30 years must be paid prior to development commencing. An internal agreement has been made between the applicant and the Local Planning Authority (LPA) that would be secured by an internal money transfer prior to the issuing of any planning consent by the LPA, as the applicant cannot enter a S106 legal agreement with the Local Planning Authority.

Following the discussion, conditions 3,5 and 6 were amended, as follows:

- Condition 3: Prior to commencement of all above ground works on site, further details of the materials to be used for the proposed development and design detailing shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Details shall include:

- A full schedule of exact product references for all external materials for the proposed development, including the mesh cover, cladding material beneath the mesh cover, bricks, metal cladding, windows and door frames and safety railings.
- A material samples palette board shall also be provided for review on site with a Council Design Officer.
- Cross-sectional drawings detailing the proposed junctions between the new and existing buildings' façade, windows and door reveals within the proposed development and details of roof package.
- Maintenance Plans that shall ensure the design quality is retained throughout the lifetime of the development

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used and finish of the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017. Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- Condition 5: Prior to the first occupation of the development hereby approved, a management plan for the building shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. The management plan shall include hours of use for, and community access to the community/hub and an event management plan for events held in association with the community café/hub facility.

Reason: To ensure that use of the facility can be controlled, in the interests of protecting the amenities of neighbouring residential occupants, in accordance with policy DM1 of the Haringey Development Management Plan DPD

- Condition 6: Prior to commencement of all above ground works, full details of both hard and soft landscaping, including access into the site, the north and south courtyards and the second-floor roof terrace, shall be submitted to and approved in writing by the local planning authority.

Soft landscape works shall include planting plans of plants, shrubs and trees (that shall include no less than 4 mature trees), that include species, plant sizes and proposed numbers/densities where appropriate with an implementation programme.

These hard and soft landscaping works shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which,

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

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy G7 of the London Local Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

The Chair moved to the vote to grant the application. With 8 in favour, 1 against, it was:

RESOLVED

- 1. That the Committee resolve to GRANT planning permission and that the Head of Development Management or Assistant Director Planning, Building Standards and Sustainability is authorised to issue the planning permission and impose conditions and informatives.**
- 2. That delegated authority be granted to the Head of Development Management or the Assistant Director PBSS to make any alterations, additions or deletions to the 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.**

9. UPDATE ON MAJOR PROPOSALS

NOTED:

171 Cranward House – It was expected that this would come back as a planning application.

29-33 The Hale – The site for student housing was currently at pre-application stage.

Ferry Lane – There had been a delay relating to a land deal which needed to be resolved before the S106 agreement could be signed.

Warehouse Living Proposals – Omega Works Haringey Warehouse District – There were 2 active warehouse living sites. This application was expected at pre-application next month. A site visit would also be arranged in the future to look at all warehouse sites together.

West Indian Cultural Centre – This was not a Council proposal and the planning service had not heard from them in the past few months and had therefore been taken off the list as it had not been progressing.

RESOLVED that the report be noted.

10. APPLICATIONS DETERMINED UNDER DELEGATED POWERS

RESOLVED that the report be noted.

11. NEW ITEMS OF URGENT BUSINESS

None

12. DATE OF NEXT MEETING

5 July 2021

CHAIR: Councillor Sarah Williams

Signed by Chair

Date

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Pre-Application Briefing to Committee

1. DETAILS OF THE DEVELOPMENT

Reference No: PRE/2020/0213

Ward: Tottenham Hale

Address: Reynardson Court, High Road, London, N17 9HX

Proposal: Development of the land to the rear of Reynardson Court, High Road to provide 18 residential homes fronting Rycroft Way, and associated landscaping (Reynardson Court will be refurbished).

Applicant: London Borough of Haringey

Agent: Haworth Tompkins Architects

Ownership: London Borough of Haringey

Case Officer Contact: Laurence Ackrill

2. BACKGROUND

- 2.1. The proposed development is being reported to Planning Sub-Committee to enable members to view it ahead of a full planning application submission. Any comments made are of a provisional nature only and will not prejudice the final outcome of any formally submitted planning application.
- 2.2. It is anticipated that the planning application, once received, will be presented to a Planning Sub-Committee in early 2022. The applicant has been engaged in pre-application discussions with Haringey Officers.

3. SITE AND SURROUNDINGS

- 3.1 The application site relates to a plot of land currently in use in part as a car park and part open space. The site adjoins Reynardson Court, an existing 4-storey residential building located on the Eastern side of the High Road. Buildings south of the site including No. 2 Somerset Road (Former Tottenham Grammar School) are locally listed and the site itself is located within the Tottenham High Road Historic Corridor / Tottenham Green Conservation Areas. The application site is also located within Site Allocation TG3 of the Tottenham Area Action Plan.
- 3.2 The area surrounding the application site is characterised predominantly by larger blocks of self-contained flats, but there are also smaller, three storey dwellings located along Rycroft Way to the east of the site and the adjoining streets.

4. PROPOSED DEVELOPMENT

- 4.1. The proposed works involve the construction of a part 3, part 4-storey block of flats comprising of 18 residential units on a plot of land to the rear of Reynardson Court, which is part car park, part green space. The existing Reynardson Court block is to be retained and refurbished. Trees facing the High Road are to be retained
- 4.2. The scheme would include comprehensive landscaping around the development including to the front and rear of Reynardson Court. Two off-street Blue Badge parking bays would be provided. The building would incorporate Passivhaus principles - aiming for net zero operational carbon.

5. PLANNING HISTORY

- 5.1 None

6. CONSULTATIONS

6.1. Public Consultation

- 6.2. This scheme is currently at pre-application stage and therefore no formal consultation has been undertaken. The applicant will be undertaking pre-application public engagement prior to submission which is anticipated to be in November 2021.

6.3. Pre-application advice

- 6.4. The proposal was reviewed by officers at an initial pre-application advice meeting on 4th February 2021.
- 6.5. The scheme has been amended from that reviewed by officers following elements arising from the initial pre-application meeting.

7. MATERIAL PLANNING CONSIDERATIONS

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

Principle of Development

- 7.2. The proposal for a residential development on this site would be acceptable in land use planning policy terms. The principle of the development would be subject to the review of the loss of car parking and a comprehensive landscaping strategy for the wider site.

Site Allocation

- 7.3. The application site falls within Site Allocation TG3 of the Tottenham Area Action Plan, which allocates the site for the redevelopment of Reynardson Court, the car

park and the underutilised land to the rear for improved housing stock and improved / enhanced open space. Whilst the proposal would result in a reduction of open space in quantity terms, it would involve the significant enhancement to the quality of the open space, both for new and existing residential occupiers.

Design and Appearance

- 7.4. Officers consider the massing and scale of the proposal and building form to be generally acceptable given the site context. The building would be sensitively designed, dropping down in scale to respect the height of buildings along Somerset Road and will enhance the streetscape of the location, provide good quality new homes with excellent private and shared amenity space including apartment blocks.
- 7.5. The applicant has prepared an indicative masterplan for the Reynardson Court site, to demonstrate how the amenity provision to the existing block would be improved in terms of public realm/landscaping provision including the provision of children's playspace.
- 7.6. A clear strategy for pedestrian, cycle and vehicle movement around the site will be critically important to the success of the scheme. Potential exists for the development to improve the quality, safety, and design of the public realm adjacent to the development. Together with the proposed building, it is considered that the wider benefits of this work will assist in addressing Anti-Social Behaviour in the area.

Residential Unit Mix and Affordable Housing

- 7.7. The development would provide a mix of 1-bed, 2-bed and 3-bed homes with 8 Family sized units & 2 Wheelchair accessible units. This range of unit sizes is considered appropriate for this development and this location and optimises the use of the site to meet housing need. All units are proposed to be let at Council rents.

Transportation and Parking

- 7.8. The site has an excellent PTAL rating of 6b. The development would provide two Blue Badge bays off-street. The loss of the existing car park must be supported by a detailed transport assessment, parking stress surveys and community engagement.
- 7.9. The site is within a formal CPZ (The Hale) and discussions are ongoing with the Council's Transport Planning team. The development would be designated as 'car free' and subject to restrictions for future occupiers obtaining parking permits.

Impacts on Amenity of Surrounding Residents

- 7.10 The proposed building would sit at the eastern / southern sides of Reynardson Court. There are windows that directly face the site from Reynardson Court and Ryecroft Way. The proposal has been designed to avoid unacceptable levels of overlooking to existing occupiers through separation distances and alignment of windows away from habitable rooms opposite. The height and scale of the development has been informed by daylight / sunlight studies and the position and orientation of adjoining properties so as to maintain and respect the living conditions currently enjoyed by neighbouring residents.
- 7.11 Any scheme would need to comply with planning policy and BRE guidelines in relation to daylight / sunlight requirements to ensure that the amenity of neighbouring residents in relation to overshadowing, privacy, outlook, noise disturbance and visual amenity are not adversely affected.
- 7.12 The applicant is due to carry out a Section 105 Housing consultation and wider pre-application public engagement is to be undertaken. A formal public planning consultation will be carried out once a planning application is received.

Landscaping & Trees

- 7.13 The development guidelines within the Site Allocation highlight that the existing trees to the front of Reynardson Court should be retained. Those to the rear may be removed however with an equivalent number of trees, at a minimum, replaced as part of public realm enhancements in proximity to the site. Tree removals to the rear of the site would be replaced with at least an equivalent number of trees, at a minimum, replaced as part of public realm enhancements in proximity to the site, as per the site allocation. The measures would also include strong landscaping along the street frontage and play space provision to enhance the public realm.

PLANS AND IMAGES

SITE LOCATION PLAN



PHOTOGRAPHS OF EXISTING SITE AND SURROUNDING AREA



View of Reynardson Court from Tottenham High Road



Reynardson Court, concealed by mature trees



3 Storey Residential Properties on Rycroft Way



Residential Properties adjacent to site on Somerset Road



Student Housing and Tottenham Police Station on Chestnut Road



View of Holy Trinity Primary School from site

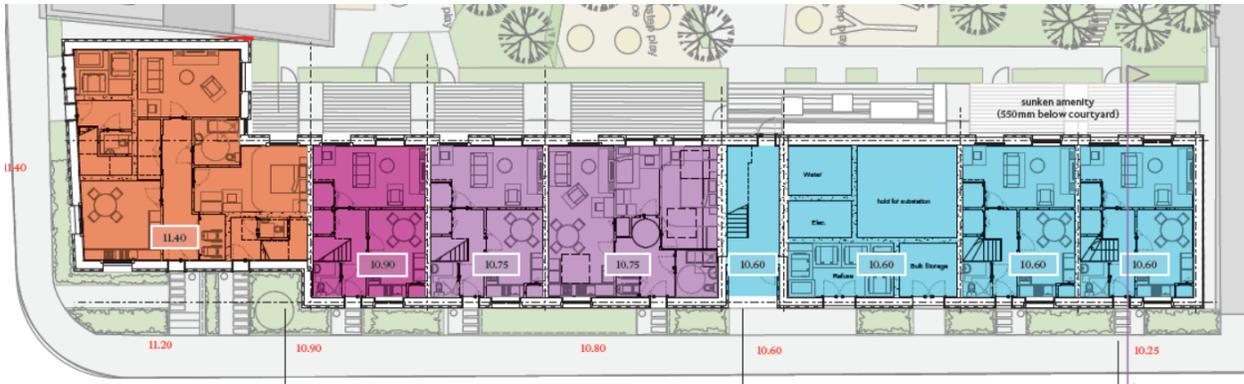
ELEVATIONS AND PLAN DRAWINGS

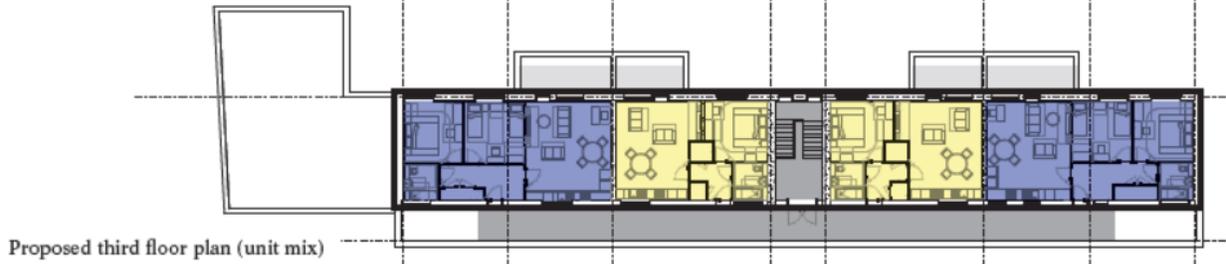


Design development: Rycroft Way elevation study



Design development: Somerset Road elevation study





LANDSCAPING AND PLAYSACE

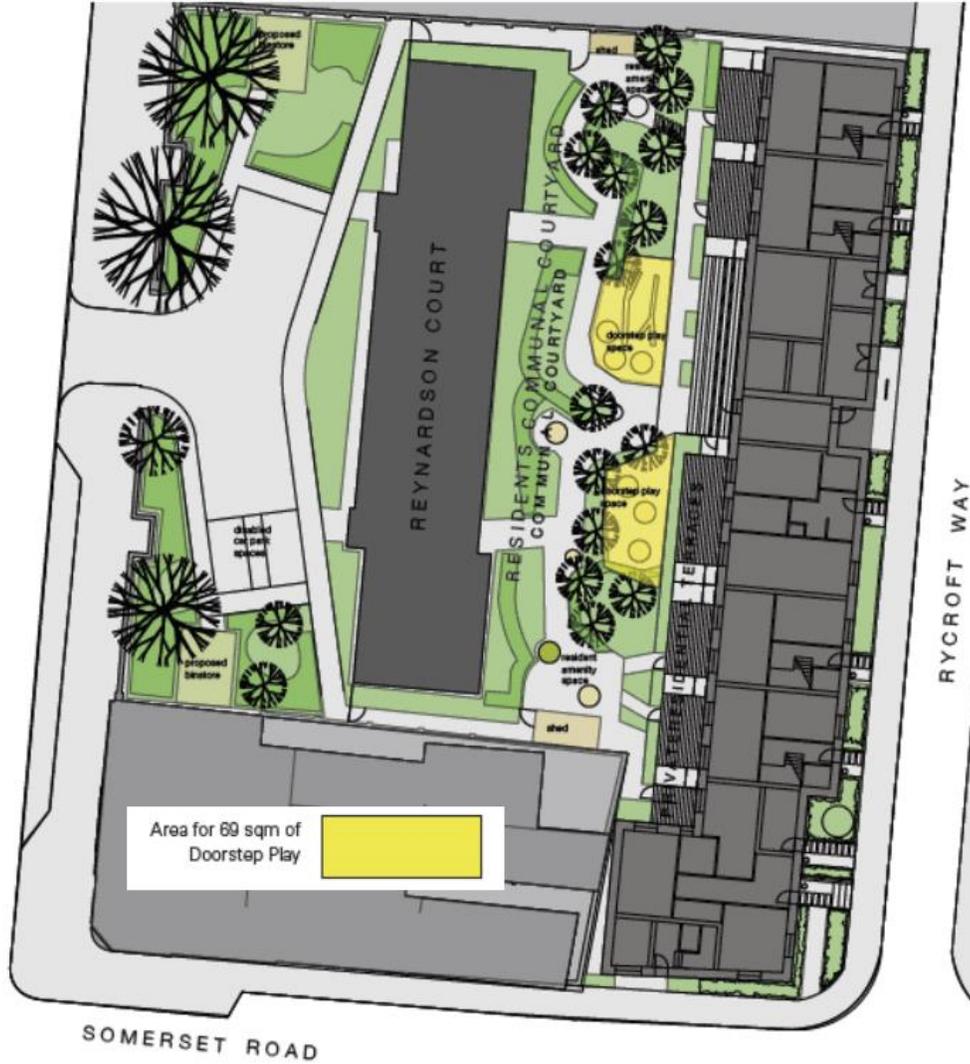
4.4 COMMUNAL GARDEN



Childrens Doorstep Play space



Nature -space for biodiversity



Pre-Application Briefing to Committee**1. DETAILS OF THE DEVELOPMENT****Reference No:** PPA/2021/0016**Ward:** Alexandra**Address:** Woodridings Court, Crescent Road N22 7RX**Proposal:** Redevelopment of the disused parking court/ amenity deck to the rear of an existing 4 storey block of Council flats to create 29 additional new homes.**Applicant:** London Borough of Haringey**Agent:** Collado Collins Architects**Ownership:** London Borough of Haringey**Case Officer Contact:** Valerie Okeiyi**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, will be presented to a Planning Sub-Committee in December/January 2021/2022 for a decision. The applicant has recently started pre-application discussions with Haringey Officers.

3. SITE AND SURROUNDINGS

- 3.1 The existing building occupying the site is a 4-storey 1970s council building which houses 56 flats. There is an undercroft parking area at ground floor, the parking deck at first floor and amenity decks at second floor that have been closed off for a considerable number of years. There are two vehicle access points at either end of the site, from Dagmar Road to the south and Crescent Rise to the north. Both are still in place but gated and provide pedestrian and refuse collection access only.
- 3.2 The main access point is at the centre of the site off of Crescent Road. Two other pedestrian entry points are located off Dagmar Road, but due to the ground level differences pedestrians can either enter at first floor level directly into the end of the enclosed circulation corridor or descend two flights of steps to a ground floor entrance. The existing flats are accessed via the circulation along the rear of the building which runs parallel with the railway and the duplexes are located within the perpendicular block. All dwellings have a single aspect facing onto the amenity space along the front of the building.
- 3.3 The site has a public transport accessibility level of part 3, and part 5. There are four bus services within 5 to 7 minutes' walk of the site, Alexandra Palace Network Rail station is a 9 minutes walk away, and Bounds Green Underground station is a 12 minutes walk away.

- 3.4 The site is bounded by housing to the north, Crescent Rise and Crescent Road to the west, Dagmar Road to the south and the main railway line to the east. The built form of the surrounding area is predominantly low rise and residential in land use terms. The site is not within, adjacent or near a Conservation Area.

4. PROPOSED DEVELOPMENT

- 4.1. The proposed works would involve the redevelopment of the disused parking court/amenity deck to the rear of the existing 4 storey block of council flats adjacent to the railway line to provide 4 separate buildings of 3,4 and 5 storeys in height. The building would comprise 29 self-contained residential units with associated cycle, refuse storage and landscaping provision across the site (13 x 1 bed, 14 x 2 bed & 2 x 3 bed flats including three fully wheelchair accessible units on the ground floor).
- 4.2. The scheme would include comprehensive landscaping including child playspace to enhance the existing communal amenity area for existing and future residents and improvements to the access/entrances to the existing building. Three Blue Badge parking bays and cycle parking for proposed and existing residents would be provided.

5. PLANNING HISTORY

- 5.1 HGY/1996/0855 – Formation of new pitched roof to replace existing flat roof – Granted 27/08/1996.

6. CONSULTATIONS

6.1. Public Consultation

- 6.2. This scheme is currently at pre-application stage and therefore no formal consultation has been undertaken as yet. The applicant will be undertaking pre-application public engagement in July/August prior to the submission of a planning application.

6.3. Quality Review Panel

- 6.4. The proposal was presented to the Quality Review Panel (QRP) on 23rd June 2021 and formal written feedback of their design assessment will be received thereafter.
- 6.5. Throughout the pre-application process with officers a number of options have been explored by the architect before the scheme is presented and reviewed by the QRP.

7. MATERIAL PLANNING CONSIDERATIONS

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

7.2. Principle of Development

- 7.3. The proposal for a residential scheme on this site would be acceptable given the site's existing residential use. The proposal would deliver additional council rented homes which is supported by Local Plan Policy.

7.4. Design and Appearance

- 7.5. The scheme is at a very early stage in terms of its massing and design. The applicant has prepared an indicative massing view and section study of the proposal to test the design in the context of the existing residential building, Dagmar Road and the surrounding area.
- 7.6. The appearance of the proposal, some of which would exceed the height of the roof of the adjacent residential building on site would need to be assessed in terms of its proportions and architectural expression, particularly the roof form.
- 7.7. Details of materials are yet to be discussed but will need to be high quality and durable as although the existing residential building would shield much of the proposal from view it would be visible from the railway and neighbouring sites across the railway.
- 7.8. The indicative landscaping strategy shows improvement to the existing amenity / green space to the front of the existing residential building, in terms of public realm/landscaping and the provision of children's playspace.
- 7.9. A clear strategy for pedestrian, cycle and vehicle movement around the existing and proposed buildings will be critical to the success of the scheme. The proposal seeks to exploit the potential to improve the quality, safety, and design of the public realm adjacent to the existing and proposed residential buildings. This would also greatly assist in addressing Anti-Social Behaviour in the area.
- 7.10. *Residential Unit Mix and Affordable Housing*
- 7.11. The proposal would provide 13 x 1 bed, 14 x 2 bed and 2 x 3 bed units. This range of unit sizes is considered appropriate for this development and this location and optimises the use of the site to meet housing need.
- 7.12. All residential units would be provided at Council rents.
- 7.13. *Transportation and Parking*
- 7.14. The site currently has a part 3 and part 5 PTAL rating which is likely to increase when considered under 2021 PTAL levels. The proposal would seek to be 'car free' and would provide three on-street Blue Badge parking bays. It is understood that the existing parking court has been closed for a number of years, which means there would not be any displacement of existing parking from there onto the highway. An initial parking stress survey has been undertaken but requires further surveys to be undertaken taking into consideration vehicular sizes and driver behaviour – this survey will require officer assessment once finalised, with particular consideration for the impact on Crescent Road.
- 7.15. The development would provide two cycle stores within the landscaped areas of the site. The walking distances to the stores from the individual units seek to ensure these stores are user friendly.
- 7.16. The site is located within the Alexandra Palace CPZ, which has operating hours of 12.00 to 14.00 Monday to Friday. However, the site is at the edge of the CPZ, and some streets in the immediate locality are not covered by any formal CPZ so further parking controls may be required.

7.13 Discussions are ongoing with the Council's Transport Planning team.

7.14 *Impacts on Amenity of Surrounding Residents*

7.15 The proposed building would be located to the east of the existing building where there are no habitable room windows, The height, scale, orientation and siting of the proposed buildings have been designed in part so as to minimise any adverse impacts on the amenity of residents and occupiers of existing surrounding properties regarding sunlight / daylight (general compliance with BRE standards), enclosure, overlooking and privacy.

7.16 The applicant is carrying out pre-application community engagement in July/August 2021. The scheme was also presented to the Quality Review Panel on 23rd June and a formal public planning consultation will be carried out once a planning application is received.

7.17 *Other matters*

7.18 Further information on the following matters is required – which has not yet been provided in detail:

- Flooding and drainage;
- Energy strategy;
- Layouts

PLANS AND IMAGES

Photographs of existing site and surrounding area

Birds eye view



Existing building



Rear pedestrian access is uninviting.



Ground and first floor corridors are dark and unpleasant.



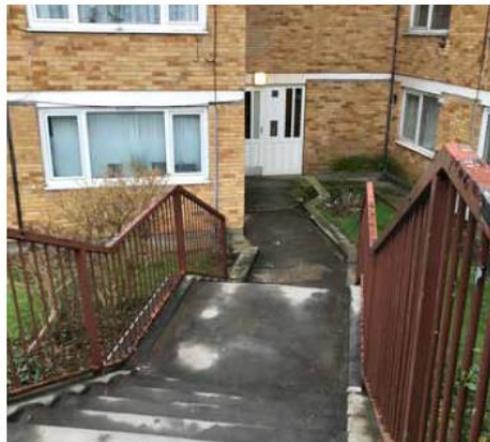
Central main entry point at the front of the building.



Dagmar Road view showing the ground level against the building.

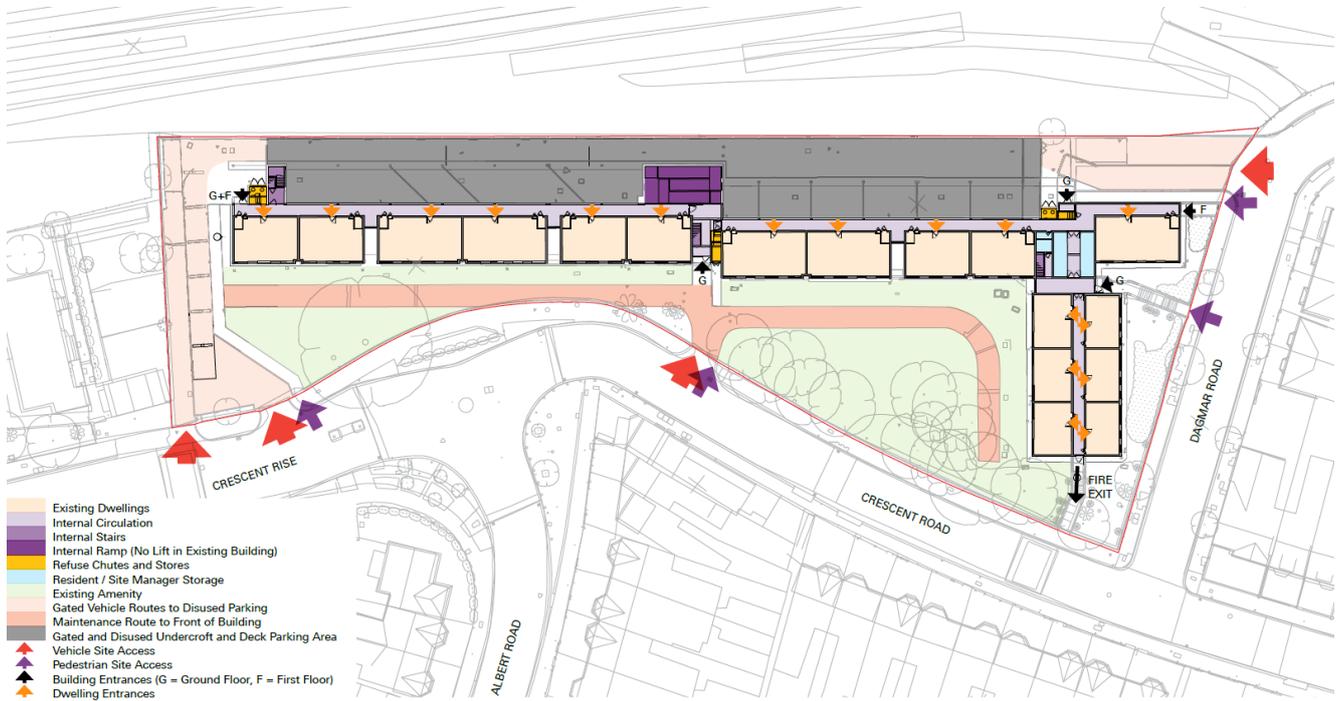


Dagmar Road access ramps to the disused parking areas.

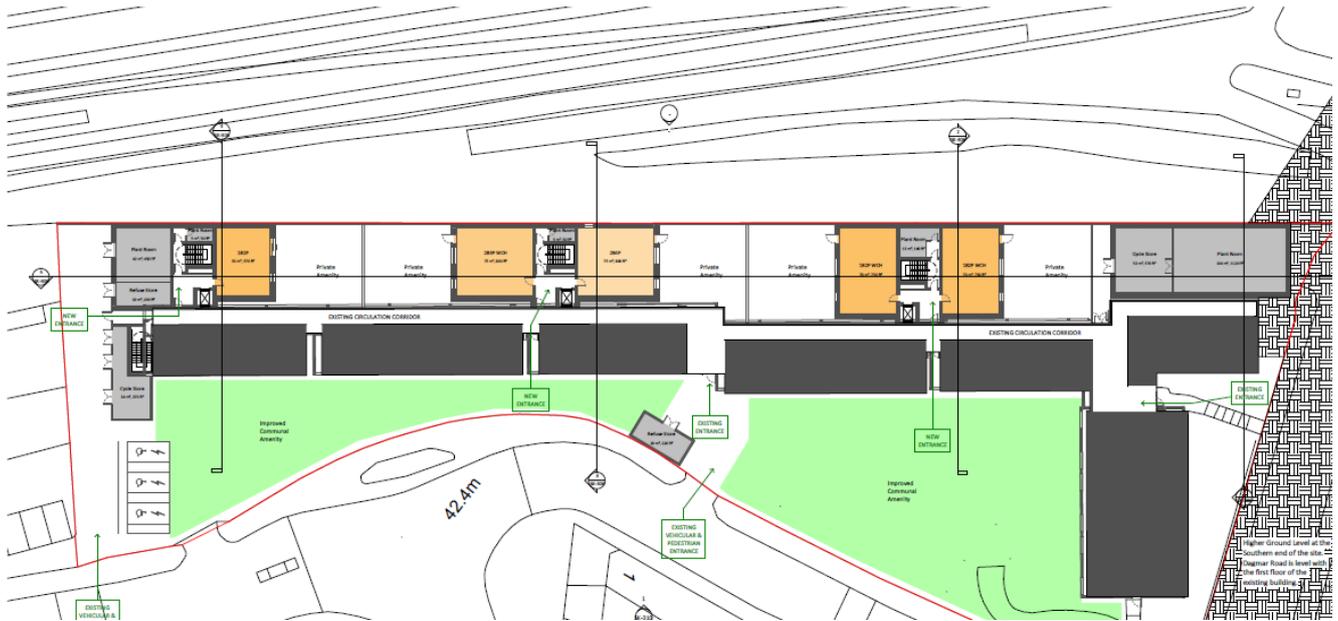


Steps down from Dagmar Road to the ground floor entrance.

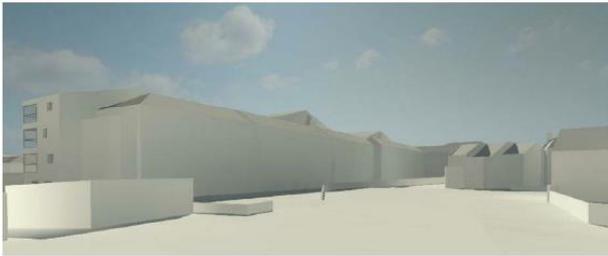
Existing building layout and site arrangement



Proposed ground floor plans



Indicative massing view



At five storeys the tips of the central blocks are just about visible, peaking over the ridge line of the existing Woodridings Court building.



View from North across the railway to where the scheme is most visible and a vast improvement over the existing parking decks.



Dagmar Road view looking north with the pavilion blocks in the background



View from South across the railway.

Existing & proposed elevation to Crescent Rise/Road



Existing Street Elevation



Proposed Street Elevation

Indicative landscaping strategy



KEY

- ① Shared surface vehicle access with 3nr blue badge parking spaces. Planting and climbers to northern boundary
- ② Proposed play area with natural character
- ③ Planted edge to Crescent Road / Rise to enhance privacy and outlook
- ④ New direct entrances direct to proposed building cores
- ⑤ Retained lawn under existing mature trees
- ⑥ Proposed food growing area
- ⑦ Retained lawn with natural play and embankment slide
- ⑧ Circular woodland walk
- ⑨ Generous threshold planting to building edge
- ⑩ Private garden featuring strong planted edge and semi mature trees
- Proposed cycle stores
- Proposed bin stores

Pre-Application Briefing to Planning Sub Committee

1. DETAILS OF THE DEVELOPMENT

Reference No: PRE/2020/0004

Ward: Seven Sisters

Address: Omega Works, 167 Hermitage Rd, London N4 1LZ

Proposal: Demolition with façade retention and erection of buildings of 4 to 9 storeys with part basement to provide a mix of commercial spaces, warehouse living and C3 residential.

Applicant: Omega A: Topfling Ltd, Omega B: UKS Estates Ltd / Tassia Limited / GPGF Ltd

Agent: Collective Planning

Ownership: London Borough of Haringey

Case Officer Contact: Philip Elliott

2. BACKGROUND

- 2.1. The proposed development is being reported to Planning Sub-Committee to enable members to view it in good time ahead of a full planning application submission. Any comments made are of a provisional nature only and will not prejudice the final outcome of any formally submitted planning application.
- 2.2. It is anticipated that the planning application, once received, will be presented to a Planning Sub-Committee later in 2021. The applicant has been engaged in pre-application discussions with Haringey Officers.

3. SITE AND SURROUNDINGS

- 3.1. The site is 2.35 Ha and contains former industrial premises, with significant residential and some commercial occupancy. It falls within site allocation SA32 – Omega Works of the Site Allocations DPD 2017. The site is allocated for an increase in mixed-use development including warehouse living accommodation with a requirement for improvements to accessibility.
- 3.2. The site allocation is split into 3 parts with ‘Omega A’ to the west and ‘Omega B’ to the east of the gated internal/vehicular opening. ‘Omega C’ in the southwest corner is within the site allocation but outside of the proposed site,
- 3.3. Omega B which is predominantly formed of the sawtooth building and the right of the two gabled buildings is currently in use as warehousing/storage. Omega A

is predominantly in use as Warehouse Living (55 beds) with some commercial spaces (approx. 570sqm) and a 3-bed residential unit.

- 3.4. The site has a Public Transport Accessibility Level (PTAL) rating of 2 at each access. The site is a 10-minute walk from Harringay Green Lanes Overground Station and Manor House Underground which is served by the Piccadilly Line. It is approximately a 15-minute walk to the centre of Finsbury Park and Woodberry Wetlands; and a 5-10-minute cycle to Finsbury Park and Seven Sisters Stations which are served by the Victoria Line. It is also a short walk from the amenities and bus stops on Green Lanes and Seven Sisters Road.
- 3.5. To the south of the site are two storey, Victorian/early20th century terraced houses with warehousing and industrial uses beyond. Crusader Industrial Estate lies to the north with Arena Design Centre beyond and the London Overground Barking - Gospel Oak railway line beyond that. To the west of the site is a strip of land running north that is a Grade II SINC (Harringay Stadium Slopes). The SINC land rises steeply from east to west before it meets the rear gardens of a housing estate built on the former Harringay Stadium.
- 3.6. The site falls within an Area of Change (Seven Sisters Corridor) and a Local Employment Area - Regeneration Area, as well as within a Creative Enterprise Zone (CEZ). These designations acknowledge that the area is suitable for growth and intensification in order to facilitate renewal and regeneration but seek to protect and nurture existing industries, particularly the creative industries such as those based around fashion that have organically blossomed in this part of Tottenham.

4. PROPOSED DEVELOPMENT

- 4.1. The proposed works involve the demolition of the existing buildings with the retention of part of the façade on Hermitage Road.

Omega A

- 4.2. Omega A would comprise three buildings – One behind the retained façade which faces Hermitage Road which would be 4 storeys with a basement floor; another block to the rear of the site that would face onto a courtyard and the rear of the Hermitage Road block that would be 9 storeys; and a block that would be located along the western boundary and orientated to face east that would be 9 storeys.
- 4.3. The basement and ground floor of the 4 storey block to Hermitage Road would be commercial uses with the upper floors a mix of Warehouse Living and residential (C3). The other two blocks to the rear of the site would be a mix of residential (C3) and Warehouse Living.
- 4.4. The buildings would contain the following accommodation:

Commercial

- Basement = 3 units - 617sqm
- Ground floor = 5 units – 459sq
- **Total = 8 units - 1076sqm**

Warehouse Living

- 8 units - 2796sqm = 67 bed spaces (incl. 7 accessible)

- WH 01 – 7beds across ground, split level, and first floors
- WH 02 – 15beds across ground, split level, and first floors
- WH 03 – 7beds across ground, split level, and first floors
- WH 04 – 3beds across the first floor
- WH 05 – 9beds across the first floor
- WH 06 – 11beds across ground, split level, and first floors
- WH 07 – 13beds across ground, split level, and first floors
- WH 08 – 2beds across the first floor

- Total = 67 bedspaces (approx. 67-100 people)

Residential

- Studios = 8 homes
- 1B units = 24 homes
- 2B units = 32 homes (incl. 6 accessible)
- 3B units = 12 homes (incl. 2 accessible)
- **Total = 76 homes (approx. 211 people)**

Omega B

4.5. Omega B is located to the eastern portion of the site and would comprise 2 buildings – one of which would also be behind part of the retained façade to Hermitage Road and connect to Omega A. The building with the retained façade would be 4 storeys and the other building would be part 3, part 5, part 7 storeys.

4.6. The buildings would contain the following accommodation:

- 9 1-bed 2 person apartments,
- 17 2-bed 4 person apartments,
- 5 3-bed 6 person apartments.

This equates to 31 homes in total – All of which would be for private sale along with approx 550sqm of commercial floorspace across the two buildings at ground and first floor level.

- 4.7. The proposals would seek to provide disabled parking only, subject to the outcome of parking stress surveys and local engagement.

5. PLANNING HISTORY

- 5.1. The owners of Omega B made applications in 2015 and 2016 for prior approval for the change of use of Omega B from B8 to C3. Prior Approval was approved for 24 units comprising of 20 1-beds and 4 studios across this portion of the site (see HGY/2016/3604 & HGY/2015/2221 in the table below).
- 5.2. There have also been applications for use of parts of Omega A as live/work units and in 2005 an application for redevelopment of the site to provide a new 4-storey building including 66 1, 2, and 3-bed residential accommodation and a part 4,part 5-storey block providing 1643sqm of commercial floorspace (This permission has now lapsed see HGY/2005/0333 in the table below).

Application ref	Description	Decision
HGY/2016/3604	Prior approval for change of use from storage (Class B8) to residential (Class C3)	Prior Approval Issued
HGY/2015/2221	Prior approval for change of use from storage (Class B8) to residential (Class C3)	Prior Approval Not Required
HGY/2005/0333	Redevelopment of site comprising a 4 storey block providing 66 1, 2, 3 bed flats and erection of part 4/part 5 storey commercial block providing 1643 sq metres GFA (gross floor area) with 54 car parking spaces, 25 bicycle parking spaces, 11 motorcycle spaces and associated landscaping and boundary treatment.	Grant permission

6. CONSULTATIONS

6.1. Public Consultation

- 6.2. This scheme is currently at pre-application stage and therefore no formal consultation has been undertaken. The applicant will be undertaking pre-application public engagement in the coming weeks.

6.3. Quality Review Panel

- 6.4. The proposal was assessed by the Quality Review Panel (QRP) on Wednesday 23 September 2020 and 9th June 2021. The QRP's second report is attached as Appendix 1.
- 6.5. The plans at the end of the report show the scheme recently presented to the QRP. The scheme is being amended from that reviewed by the QRP and the latest accommodation schedules are referred to in this report, updated plans will be presented by the applicant. The QRP was in support of the ambition for redevelopment to provide housing and warehouse living and employment space.
- 6.6. Whilst the panel felt the overall scale, form and massing of the proposals have improved significantly, they felt it will be very important to test the current proposals in terms of environmental impact on the central courtyard spaces and on the Crusader Estate to the north, as it was not yet fully convinced by the scale of the taller Omega Works A buildings to the north and west of the site.
- 6.7. As design work continues, the panel highlights some detailed areas for refinement of the architectural expression, layout and circulation arrangements of Omega Works A, and some aspects of the architectural expression of the Omega Works B building.
- 6.8. The panel also encouraged the fine-tuning and reinforcing of sustainable design principles for both schemes, focusing on a 'fabric first' approach, embracing environmental technologies at roof level, allowing for adequate plant space, addressing issues of overheating and shading, and adopting a 'circular economy' model for the reuse of existing materials on site.
- 6.9. The panel feels that it will be important to retain the quality and distinctiveness of the proposals through the planning process and into technical design and construction; it would support officers securing this through planning conditions.
- 6.10. The submission of a full planning application is anticipated over the summer once public consultation has taken place.

7. MATERIAL PLANNING CONSIDERATIONS

- 7.1. Initial views on the development proposals are outlined below:

Principle of Development – Commercial Space

- 7.2. The site is within a Local Employment Area - Regeneration Area. For development proposals such as these DPD policy DM38 requires developments to:
 - Maximise the amount of employment floorspace;
 - Provide demonstrable improvements in the site's suitability for continued employment and business use;

- Make provision for an element of affordable workspace where viable;
- Ensure an appropriate standard of amenity for the development's users and neighbours, particularly when new homes are introduced;
- Not conflict with or inhibit the continued employment function of the site and nearby employment sites;
- Form part of an agreed masterplan to increase and diversify the employment offer whilst providing an appropriate standard of living for proposed homes.

7.3. The proposal would re-provide employment floorspace through the commercial spaces and Warehouse Living at basement, ground, and first floor across the site.

7.4. The applicants have done a series of studies to understand the requirements of current businesses and residents which has shaped the design for the commercial spaces which have high ceilings and good natural light levels, the basement use has been designed to address the demand for a recording studio space in the area.

7.5. Viability work is being carried out but the full details of this have not been provided at this stage. As such, the levels of affordability of the commercial spaces are yet to be detailed.

Principle of Development – Warehouse living

7.6. Policy DM39 sets out that the Council will support proposals for warehouse living that form part of an agreed masterplan to increase and diversify the employment offer of these employment areas whilst providing an appropriate standard of living for the integrated residential element.

7.7. The policy provides detailed guidance on the approach to designing new warehouse living through the preparation of a masterplan which must have regard to individual site circumstances and the following matters:

- a) The access arrangements, physical condition and layout of the existing buildings and accommodation on the site;
- b) The lawful planning uses on site, establishing the existing baseline with respect to the intensification of the employment offer and re-provision of the host community;
- c) The host community's existing and future accommodation needs for creative living and working;
- d) The quantum of commercial floorspace to be retained, re-provided, increased, and the resulting increase in employment density to be achieved having regard to the baseline at (b);
- e) The size and type of both the workplace space and residential accommodation to be provided, having regard to:
 - i. the needs of SMEs for smaller unit sizes (<100m²);

- ii. provision for communal workspace, both internal and external;
 - iii. the need for low-cost workspace and affordable residential accommodation to support and grow the existing start up and creative industry sectors.
- f) The interface with, and potential impact on, neighbouring uses;
 - g) The internal layout of uses and therein, the potential to optimise the positive interrelationships and avoid, where practicable, negative impacts;
 - h) Having regard to (e – g) above, the building specifications and amenity standards to be achieved for both the workshop space and the residential accommodation;
 - i) The specific site requirements as identified in the individual site allocations;
 - j) Controls over the management and operation of the warehouse living spaces, in particular, the means by which to ensure that the use of the site continues to promote the genuine interrelationship of the living and working elements;
 - k) Servicing and parking requirements; and
 - l) Viability, including requirements for cross-subsidy from other uses including private residential development (market sale/PRS etc).
- 7.8. The proposal has been supported by a masterplan that identifies how the site would integrate with potential future developments at adjacent allocated sites. Work has also been done to ensure the different functions within the site can function simultaneously without conflict. Both parts of the site would have the employment functions located at lower floors with residential above – creating separation.
- 7.9. The site allocation requires a comprehensive approach to site management and managed enhancement of the employment and residential offer, including improved permeability in line with Policy DM39. Omega A would provide warehouse living that takes the positive aspects of the existing units whilst resolving issues around quality, refuse, and cycle parking. Omega B does not contain any existing Warehouse Living so the design focuses on good quality commercial space.
- 7.10. The proposals have also sought to create a clear north-south route through the site that addresses the land levels and links to allocated sites to the north – increasing permeability as required by the site allocation.
- 7.11. In preparing their proposal and the wider site masterplan, the Council expects the applicant to have engaged with and sought the views of the landowner(s) and occupiers of the other part(s) of the allocated site and the neighbouring properties and land to the north. As set out below the design of the warehouse living seeks to address the detailed requirements of Policy DM39. The applicant will be expected to present this upon submission of a formal application as required by Policy DM55: Regeneration / Masterplanning.

Design and Appearance

- 7.12. The applicant has prepared an indicative masterplan for the site and the site allocations to the north, to demonstrate how it could be improved in terms of routes/connectivity and public realm/landscaping provision whilst safeguarding existing and potential functions. The indicative masterplan that has since been amended is shown at the end of the drawing pack at the end of this report.
- 7.13. The masterplan also shows potential heights of buildings in allocations to the north – which justifies the proposed scale, subject to work on setbacks, articulation, and materiality. The masterplan also looks at Omega C and how the proposals would relate to this building should it be developed and/or retained. This work helps to show how the proposal would not prejudice the future development of other parts of the site, adjoining land, or frustrate the delivery of the site allocation or wider area outcomes sought.
- 7.14. During pre-application discussions the massing and scale of the proposal has been revised and is considered to now strike a balance between the ambitions of the site allocation whilst respecting the context. The buildings to Hermitage Road would be 4-storeys to respect the existing context of 2 storey houses opposite.
- 7.15. The overall height of Omega A is softened by the smaller upper storeys and due to its location next to the steep slope up to Finsbury Park Avenue. Whilst Omega B would step up to be larger than its surroundings this is justified by the masterplan proposals for the wider area and by virtue of its location which is set away from boundary edges and other residential buildings providing relief.
- 7.16. The research on Warehouse Living and the requirements of creative businesses in the area that the applicant has carried out has highlighted the need for flexible and well-lit space with high ceilings. This is carried through into the proposals and occupies the first 3 storeys or 4 floors of Omega A. The basement also meets specific needs albeit different ones to the Warehouse Living (such as a recording studio).
- 7.17. The units to the northern and western part of Omega A are located over 3 levels and allow views from the middle level into the workspace to engender interaction. However, it also allows a degree of separation with the living space at the upper level. The units in the building that fronts Hermitage Road are more typical of existing arrangements with bedrooms off of the living and working areas – again these would have generous floor-to-ceiling heights.
- 7.18. The space given over to Warehouse Living will be crucial for the success of these units. Residents will need space to carry out whatever it is they may be working on but also have the flexibility to use the spaces for living when

required. This is borne out in the proposals for Omega A. The Warehouse Living accommodation has considered the needs of makers/creatives and provides sinks, power sockets etc within the units and the courtyard to support the business activities of residents.

- 7.19. In terms of an appropriate standard of amenity for the development's users and neighbours the applicants have attempted to make best use of the internal courtyard and the roof spaces in the development to provide external amenity space and playspace. The ground floor areas also double up as breakout spaces for the Warehouse Living so there are possible conflicts. The applicants will need to show how these areas can function effectively for the mix of uses on the site.
- 7.20. Work has also been done to justify the commercial spaces, however, more information should be provided to show that the commercial spaces would be viable. Identifying end users, particularly those in the area has been encouraged and this will feed into the viability work – particularly if it identifies a need for affordable workspace.
- 7.21. The viability work done so far indicates that buildings of at least 4 storeys will be required, to provide the necessary cross subsidy from residential accommodation to commercial floorspace. Given the siting, topography, and the aspirations of the allocated sites to the north the proposed massing is reasonable but will need to be interrogated further in terms of impacts and views.

Impacts on protected views

- 7.22. The site sits within a projected viewing corridor for Alexandra Palace. The larger buildings to the rear safeguard views of Alexandra Palace from the New River path off Seven Sisters Road. The applicant will be required to provide a verified view from this location which shows how the important aspects of this protected view will be preserved by the proposals.

Cycle and refuse storage

- 7.23. A clear strategy for refuse and cycle storage will be critically important to the success of the scheme. Potential exists for the development to improve the quality, provision, and design of these aspects, as well as to the public realm adjacent to the development.
- 7.24. Together with the proposed building, it is considered that the wider benefits of this work will assist in addressing issues relating to refuse and cycle storage whilst improving access to amenity/playspace.

Residential Unit Mix and Affordable Housing

- 7.25. There is a mix of 1, 2, and 3-bed homes across the site at the upper levels of the development. The applicant is not proposing for any of these to be affordable,

policy DM39 requires proposals to have regard to the need for low-cost workspace and affordable residential accommodation to support and grow the existing start up and creative industry sectors. The delivery of this will be subject to a viability review to determine if affordable housing can be provided.

- 7.26. Warehouse Living is a unique type of housing that provides a form of combined living and workspace that traditional forms of accommodation cannot offer. It does not have identified standards, however, the applicant has sought to research what works best in the existing examples to provide 67 bedspaces sited around large and open work and living areas.
- 7.27. To meet the Warehouse community's existing and future accommodation needs for creative living and working, any replacement Warehouse Living accommodation must remain affordable. Measures to set or control rental levels have not yet been discussed in detail.
- 7.28. A balance will have to be struck between affordable commercial/workspace, warehouse living, and cross subsidy from residential accommodation. This will also have to be viewed against the cost of the development which may limit one or all of the above.

Commercial offer / Workspace

- 7.29. The development would provide commercial spaces and warehouse living across the basement, ground, and first floor of Omega A. These are employment uses that fulfill the aspirations of DM38 and DM39. There would also be 76 residential units provided above. The applicant will need to show through robust evidence that this maximises the amount of employment floorspace to be provided.
- 7.30. This would also be the case for Omega B and, importantly, across the entire proposal. Omega B will provide commercial spaces with residential above. The viability of the scheme will need to be presented in full and independently reviewed. This will enable officers and members to understand if the levels of cross-subsidy from private residential development is reasonable and if there is an opportunity for an element of affordable workspace.
- 7.31. The applicant has been encouraged to look at re-housing displaced tenants within the area and providing more evidence to show how the proposed commercial spaces would be suitable and, where possible, affordable for existing tenants in the area. This is to ensure that commercial spaces meets current demand and are created with specific end users in mind.

Transportation and Parking

- 7.32. The applicant has carried out a manual PTAL calculation which has identified that it has a PTAL of 2 at each access. The development would provide 5 disabled spaces from the outset with the potential to provide 5 more within the courtyard subject to demand. The outset provision would be approximately 3% with the potential to make this approx. 6% with the additional spaces in the courtyard if required.
- 7.33. The applicant's consultants are in the process of providing the data to show that disabled spaces could also be accommodated on street to make up any shortfall and prevent the open parts of the site becoming dominated by parking.
- 7.34. Discussions are ongoing with the Council's Transport Planning team. The applicant will seek to use surveys and data to justify that the increased parking demand could be accommodated in the area. The proposals would allow for better access for service vehicles and allow for off-road delivery and servicing. The applicant has committed to robust cycle parking provision which should encourage greener modes of transport.

Impacts on Amenity of Surrounding Residents

- 7.35. The proposed building would sit much lower than the properties on Finsbury Park Avenue to the northwest. The closest block of Omega A would therefore appear as approximately 5-storeys, albeit with a 2-storey set-back which would reduce the impact of the scale of the building.
- 7.36. Given the significant distance between the site and these properties, as well as the land levels, the proposal is unlikely to result in material harm in terms of an undue sense of enclosure.
- 7.37. This is a similar situation with the properties to the south of Hermitage Road where the proposed building would be 4-storeys in height. There would also be a significant gap between Omega B and the properties to the east and due to their orientation, there is unlikely to be material harm in terms of an undue sense of enclosure.
- 7.38. More studies are required to justify the balconies to the eastern elevation of Omega B – to show that the distances and views/orientation would result in acceptable levels of mutual overlooking.
- 7.39. The scheme will need to comply with planning policy and BRE guidelines in relation to daylight / sunlight requirements to ensure that the amenity of neighbouring residents in relation to overshadowing, privacy, outlook, noise disturbance and visual amenity are not adversely affected to a material degree.

7.40. The applicant is carrying out pre-application community engagement in the coming weeks, and a formal public planning consultation will be carried out once a planning application is received.

Other matters

7.14 Further information on the following matters is required – which has not yet been provided in detail:

- Flooding and drainage (wastewater and water supply capacity);
- Energy strategy;
- Enhancements to the SINC to the west, urban greening, and biodiversity;
- and
- The potential for a District Energy Network (DEN) as well as other Carbon Management solutions.
- Contamination

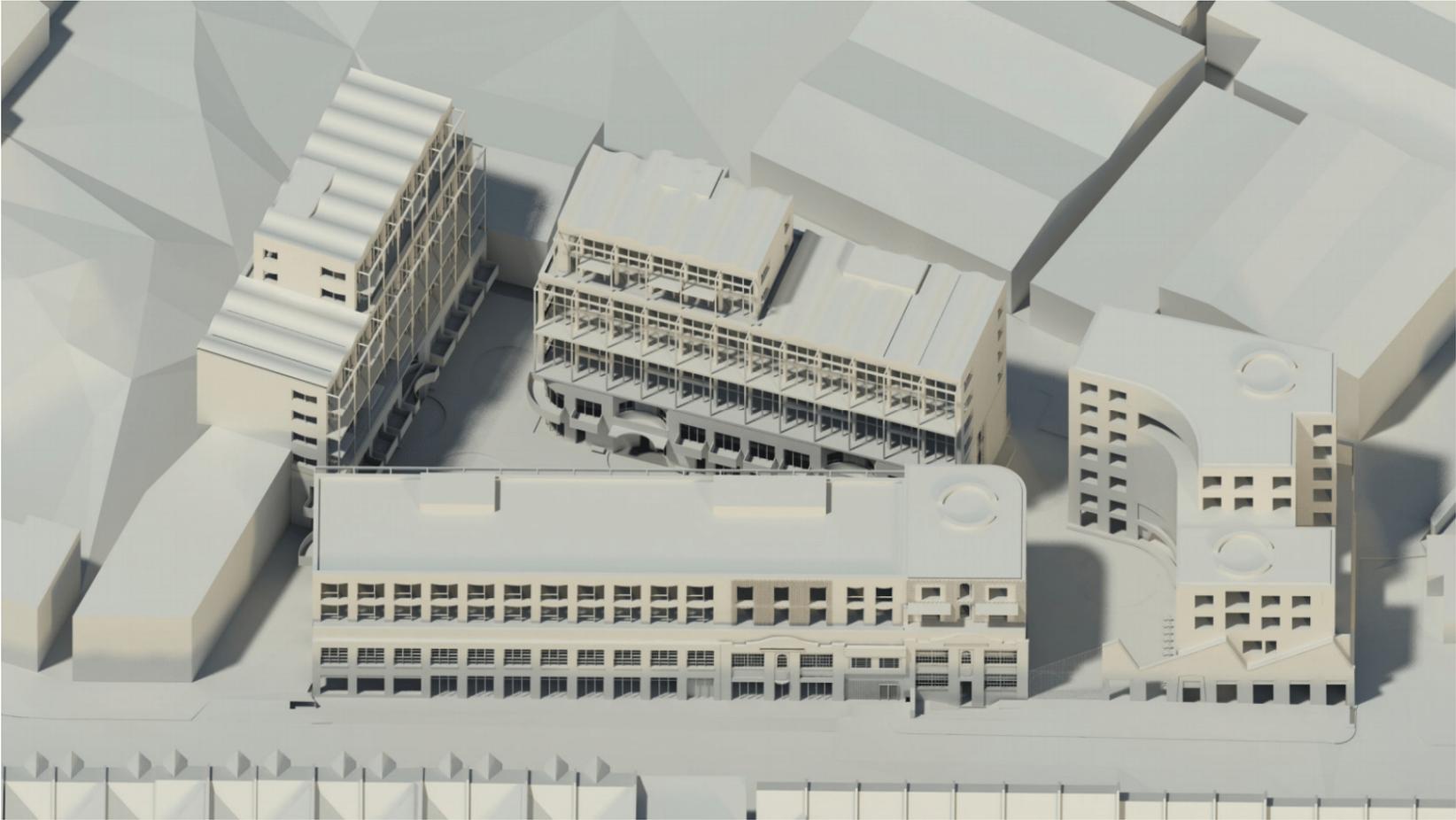
PLANS AND IMAGES

Photographs of existing site and surrounding area

3D Google Maps satellite image of Omega works looking North



Omega Works 3D model

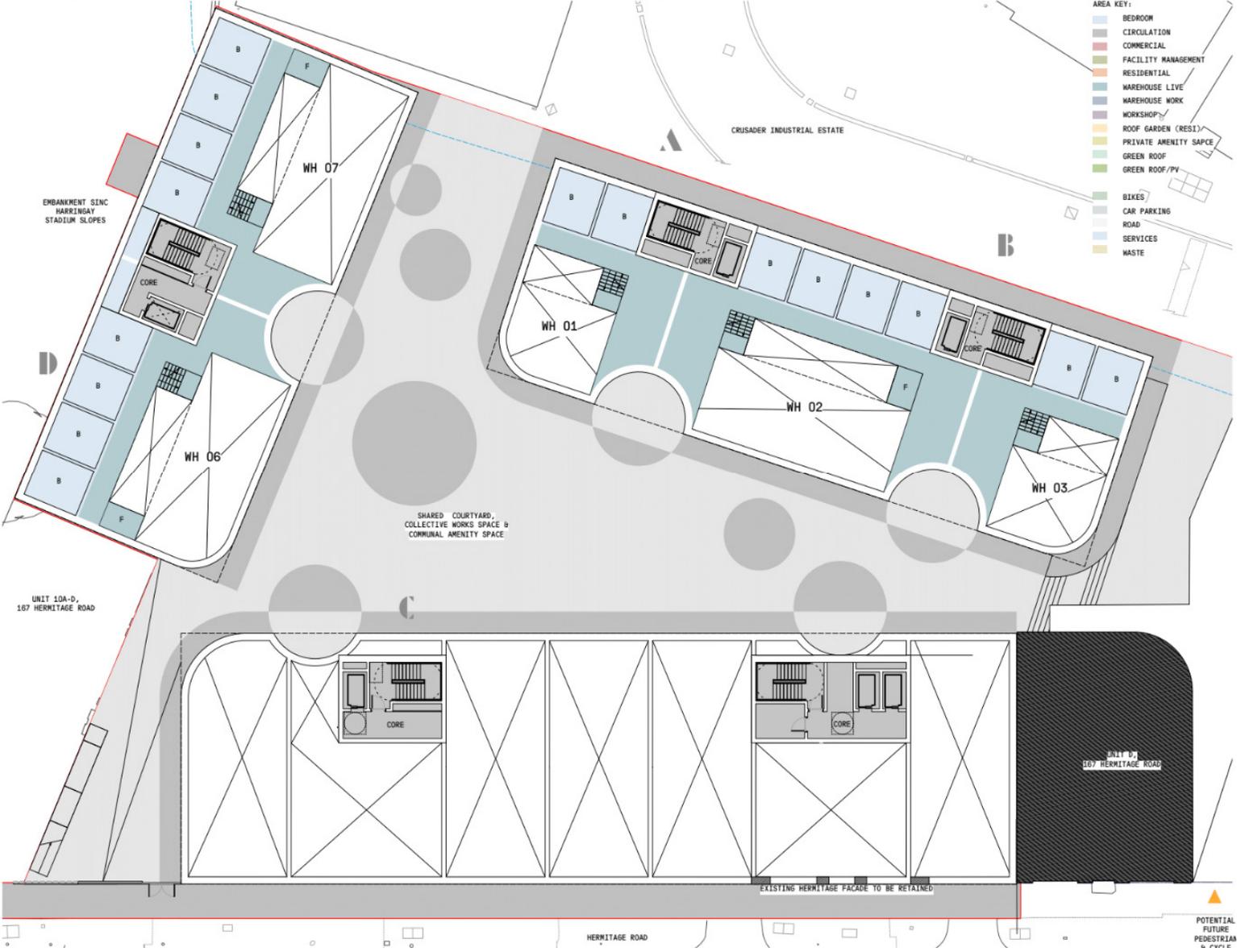


Omega A Ground Floor Plan (warehouse living in blue to the rear)

The following plans show the scheme recently presented to the QRP. The scheme is being amended from that reviewed by the QRP and whilst the latest accommodation schedules are referred to in the report, the plans below have not yet been updated to reflect the latest iteration.



Omega A Split level Floor Plan (warehouse living in blue to the rear)



Omega A 1st Floor Plan (warehouse living in blue on all blocks)



Omega A 2nd Floor Plan (conventional residential)



Omega A Sections



Omega A Hermitage Road Elevation



Omega A northern Elevation from south



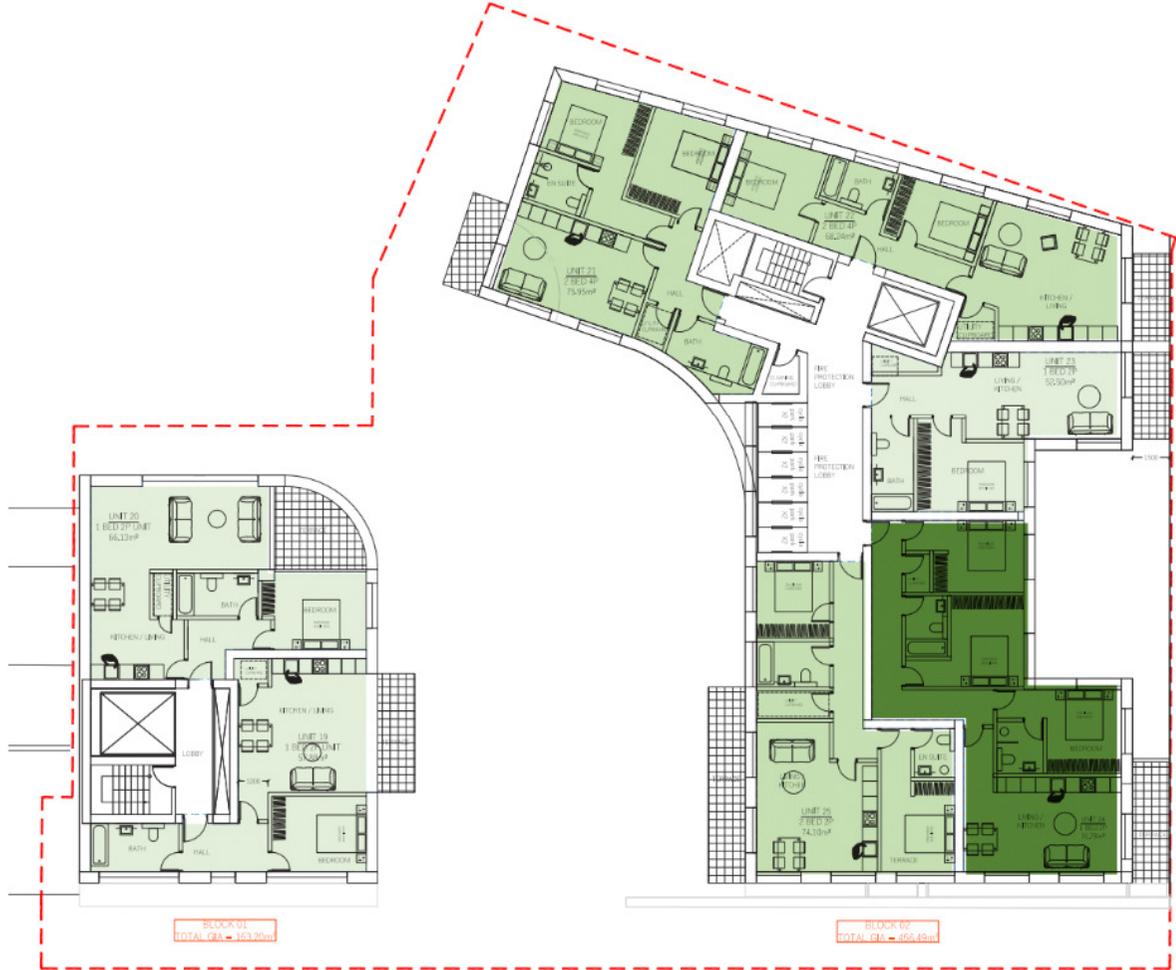
Omega B 3D visualisation



Omega B Typical Upper Floor

- All units are accessible to Part M standard
- All units are now double or triple aspect
- All units have access to dedicated cycle store

- 1 Bed Unit
- 2 Bed Unit
- 3 Bed Unit



Omega B bird's eye visualisation



Omega Works Indicative Masterplan (currently being updated – prior to publication)

1.1 INDICATIVE MASTERPLAN

1. GREEN BUFFER ZONES - enhancement of the ecological corridor.

Between each of the three sites, a green buffer zone is proposed, extending the green embankment to the west, across the site. This will promote biodiversity and create external amenity space.

A green strip is proposed along the east boundary of Crusader Estate. Planting is also proposed along Hermitage Road.

2. VARIETY OF EXTERNAL SPACES - creating a network of public and semi-public courtyards

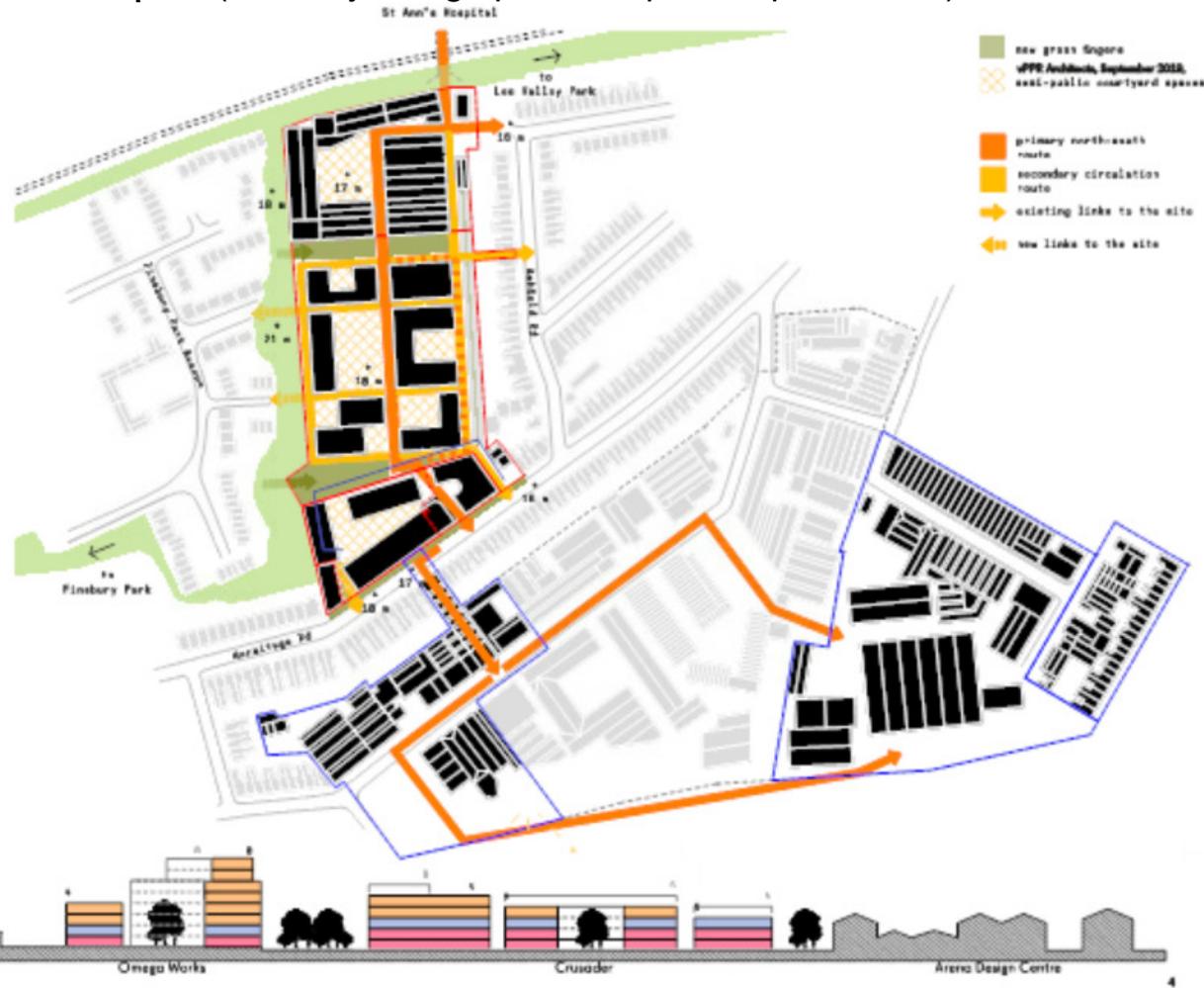
Each of the three ownership sites has a primary courtyard associated with it, connected to the primary north-south axis route.

On Crusader Estate, each group of blocks has a unique external space created by the type and arrangement of blocks. These external spaces sometimes open onto the north-south axis, or sometimes create more private courtyard spaces. The variety and arrangement of the blocks retains the character of the warehouse district.

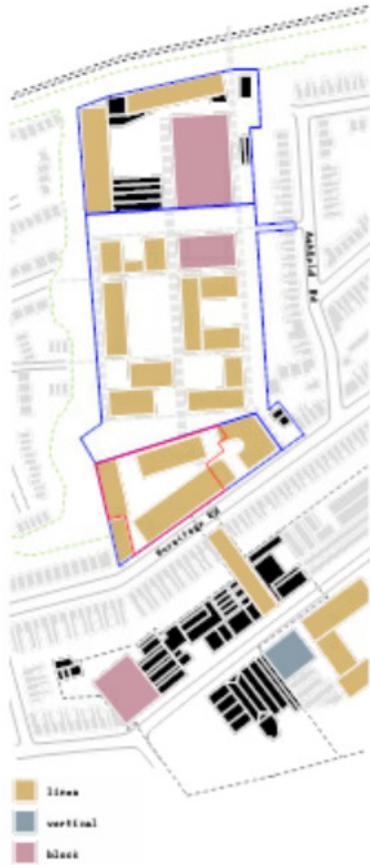
3. LINKS AND CIRCULATION - creating primary and secondary links and routes to enhance pedestrian and cycle links.

A primary north-south route is proposed, from Arena Design Centre, through Crusader Estate through Omega Works to Hermitage Road, and beyond at either end to St Ann's Hospital at the North and to Vale/ Eade to the South. This route will tie the different sites together into a coherent whole.

On Crusader Estate, a circulation route is proposed to run around its boundary which may become the primary route.

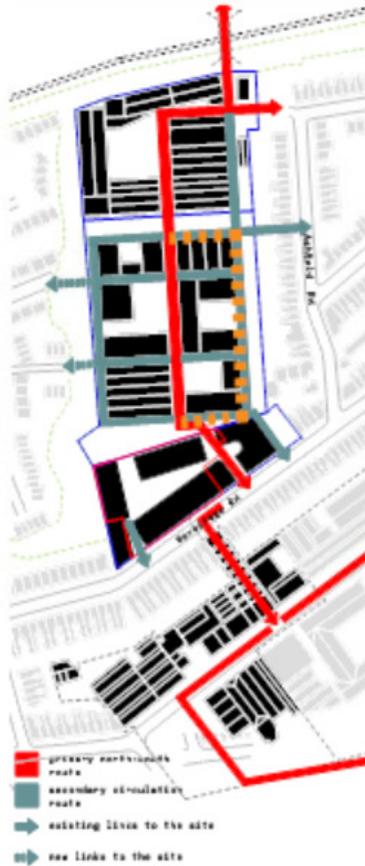


3. Warehouse block type



The proposed masterplan for Crusader Estate shows blocks arranged in groups. There is a variety of block types, with different proportions which have been derived from the existing warehouse district.

2. Linkages and Circulation
Creating primary and secondary links and routes to enhance pedestrian and cycle links



A primary north-south route is proposed, from Arena Design Centre, through Crusader Estate through Omega Works to Hermitage Road, and beyond at either end to St Ann's Hospital at the North and to Vale/ Fede across Hermitage Road on the South. This route will tie the different sites together into a coherent whole.

4. Variety of external spaces
Creating a network of public and semi-public courtyards



Each of the three ownership sites has a primary courtyard associated with it, connected to the primary north-south axis route. On Crusader Estate, each group of blocks has a unique external space created by the type and arrangement of blocks. These external spaces sometimes open onto the north-south axis, or sometimes create more private courtyard spaces. The variety and arrangement of the blocks retains the character of the warehouse district.

5. Scale, massing and use
Minimising impact on surrounding buildings particular towards Ashfield Road



The height of the massing on Crusader Estate is envisaged to increase from 5 stories on Ashfield Road, considered most sensitive due to the adjacent two-story terraced housing, to 8 stories next to the green embankment, which has a steep incline towards White's Gardens. The proposed typologies are in-keeping with the district, whilst the density is massed to create new homes and employment spaces for existing and future communities.

The proposed urban strategy learns closely from the existing urban fabric of the warehouse district. Sampled from the surroundings, the masterplan reflects the urban grain of the warehouse district.

The framework has been derived from our studies of the surrounding warehouses. The key principles that came out of our research include:

- The district is made up of different sized rectilinear blocks
- The blocks are arranged informally, aligned to their site boundaries
- This results in irregular shaped external courtyards
- There is a huge variety of different courtyards and different block types

The typologies are in-keeping with the district, whilst the density is maximised to create new homes and employment spaces.

Our framework assumes that Arena Design District is to be retained largely in its current configuration with the exception of an opening in one building to create a north-south axis, whereas Crusader Estate and Omega Works are considered to be completely rebuilt in a new arrangement due to their existing configurations that limit their potential for sustainable development.

The ground and first floor of Crusader Estate and Omega Works are considered to be Commercial and Warehouse Living, whilst the upper floors are proposed to be Residential.

EXISTING SITES



PROPOSED FRAMEWORK



Appendix 1.

Quality Review Panel (QRP) response from meeting on 9th June 2021.

CONFIDENTIAL



FRAME PROJECTS

Haringey Quality Review Panel

Report of Formal Review Meeting: Omega Works

Wednesday 9 June 2021

Panel

Peter Studdert (chair)
Georgios Askounis
Louise Goodison
Iris Papadatou
Joanna Sutherland

Attendees

Rob Krzyszowski	London Borough of Haringey
Robbie McNaugher	London Borough of Haringey
John McRory	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Sarah Carmona	Frame Projects
Kyriaki Ageridou	Frame Projects

Apologies / report copied to

Philip Elliott	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.

1. Project name and site address

Omega Works, 167 Hermitage Road, Haringey Warehouse District, London N4 1LZ

2. Presenting team

Jessica Reynolds	vPPR Architects
Clementine Holden	vPPR Architects
Israel Gold	Datelink Ltd
Daniel Woolfson	D*Haus Company
David Ben-Grunberg	D*Haus Company
Uriel Kaplan	UKS Estates
Ian Feldman	UKS Estates
John Ferguson	Collective Planning

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 application site is part of site allocation SA32 – Omega Works and is allocated for an increase in mixed-use development, including warehouse-living accommodation with a requirement for improvements to accessibility. The site is 2.35 hectares and contains former industrial premises, with significant residential and some commercial occupancy. The site is split into three parts with 'Omega C' in the southwest corner, which falls outside of the site, Omega A to the west and Omega B to the east of the gated internal/vehicular opening. Omega B, which is predominantly formed of the sawtooth building and the right of the two gabled buildings, is currently in use as warehousing/storage.

To the south of the site are two-storey early 20th Century terraced houses with warehousing and industrial uses beyond. The Crusader Industrial Estate lies to the north with Arena Design Centre beyond and the London Overground Barking - Gospel Oak railway line beyond that. To the west of the site is a strip of land running north that is a Grade II Site of Importance for Nature and Conservation (SINC) - Haringey Stadium Slopes. The SINC land rises steeply from east to west before it meets the rear gardens of a housing estate built on the former Haringay Stadium.



The site falls within an Area of Change (Seven Sisters Corridor) and a Local Employment Area - Regeneration Area, as well as within a Creative Enterprise Zone. These designations acknowledge that the area is suitable for growth and intensification in order to facilitate renewal and regeneration but seek to protect and nurture existing industries, particularly the creative industries such as those based around fashion that have organically blossomed in this part of Tottenham.

The site has a PTAL rating of 2 and is a 10 minute walk from Haringey Green Lanes Overground Station and Manor House Underground which is served by the Piccadilly Line. It is approximately a 15 minute walk to the centre of Finsbury Park and Woodberry Wetlands; and a 5-10-minute cycle to Finsbury Park and Seven Sisters Stations which are served by the Victoria Line. It is also a short walk from the amenities and bus stops on Green Lanes and Seven Sisters Road.

5. Quality Review Panel's views

Summary

The Quality Review Panel applauds the impressive level of analysis undertaken so far and it is pleased to see how well both design teams have responded to previous feedback; the proposals have significantly improved, and promise high quality development.

The panel supports many of the strategic decisions taken so far within both schemes. While the overall scale, form and massing of the proposals have improved significantly, it will be very important to test the current proposals in terms of environmental impact on the central courtyard spaces and on the Crusader Estate to the north, as it is not yet fully convinced by the scale of the taller Omega Works A buildings to the north and west of the site.

As design work continues, the panel highlights some detailed areas for refinement of the architectural expression, layout and circulation arrangements of Omega Works A, and some aspects of the architectural expression of the Omega Works B building. It would also encourage the fine-tuning and reinforcing of sustainable design principles for both schemes, focusing on a 'fabric first' approach, embracing environmental technologies at roof level, allowing for adequate plant space, addressing issues of overheating and shading, and adopting a 'circular economy' model for the reuse of existing materials on site.

The panel feels that it will be important to retain the quality and distinctiveness of the proposals through the planning process and into technical design and construction; it would support officers securing this through planning conditions.

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



Massing and development density: Omega Works A and B

- The broad principle of private residential development cross-subsidising warehouse-living and commercial accommodation, including affordable workspace, seems a very positive approach. The panel applauds the impressive level of analysis undertaken on the existing commercial networks, and the typological aspects of existing warehouse-living units.
- At the previous review on 23 September 2020, the panel expressed concerns about the scale and massing of the proposals for Omega Works A and B.
- It welcomes the reduction in height of the Omega Works B buildings made since that review, and thinks that the massing of this section of the overall site is now working well, especially in terms of the reduced impact of the proposals in the key views shown.
- The panel welcomes the reduction in height and stepping back of the upper levels of the Omega Works A buildings, which will serve to mitigate some of the problems; the scale of the building fronting onto Hermitage Road is now working well, and will allow more light into the centre of the site. However, panel members expressed different views concerning the massing of the Omega Works A buildings at the north and west of the site; these parts of the scheme may require further consideration - and possibly reduction - as the panel is not yet entirely convinced by the proposed heights in these locations.
- In this regard, the panel agrees that the impact of the proposed massing of both Omega Works A and B requires further testing in terms of the environmental impact (daylight, sunlight, overshadowing and microclimate), with regard to both the central courtyard and the Crusader Estate to the north of the site. Consideration of the impact that the form and massing (particularly of Omega Works A) will have on any potential redevelopment plans within the Crusader Estate will be especially important. The panel highlights that if an open space is planned within the Crusader Estate immediately to the north of the Omega Works A site, then this could become very overshadowed and inhospitable.
- Community consultation will also be very important, as local residents may have strong views on the scale and height of the proposed buildings.
- The panel welcomes the significant reduction in the size of the basement-level accommodation within the site.

Design for inclusion and sustainability: Omega Works A and B

- Cycling will be an important mode of transport for the residents of the development; the panel would encourage the design team to further explore the arrangements for cycle parking, to ensure that it is convenient and secure.



Lifts suitable for carrying cycles, in addition to cycle stores accessed via lobbies from the landings on different floors, should be considered.

- The panel highlights the need to have two lifts serving accommodation within taller buildings with larger numbers of units, and to provide access to wheelchair units above ground floor level.
- Adopting a 'fabric first' approach to ensure sustainable environmental design for the development would be laudable; the panel notes that this sometimes results in thicker walls, which should be taken into consideration at an early stage.
- The incorporation of photovoltaic panels and green roofs is welcomed; the design team could also explore the potential for biosolar green roofs (where both technologies are seamlessly integrated) to further maximise biodiversity.
- Early consideration of the locations, space requirements and visual impact of the air source heat pumps would be encouraged, to ensure that they are well-integrated.
- The use of shading balconies and external curtains to achieve thermal comfort within Omega Works A is supported. As design progresses, careful consideration of construction details will be required to ensure that these elements perform well.
- There are areas of full-height glazing within both Omega Works A and B, some of which do not have any shading. The panel notes that the bottom 0.8m of a full-height glazed area does not contribute to light levels internally, however it increases both energy loss and overheating. Further consideration of the size and configuration of glazed areas would be supported. Ensuring good levels of shading will also be important, especially on west-facing elevations.
- The courtyard within the centre of the development is quite compact, so wind modelling will be needed to ensure that residents will be comfortable within the space.
- The panel wonders whether the concrete wall 'memory cast' (of the original saw tooth roofline) of the Omega Works B building could be constructed from materials sourced during demolition of some of the existing buildings on site. A comprehensive audit of existing materials within the site that could be re-used during the redevelopment would be welcomed.
- Where building facades will be retained, it will be important to consider the technical design implications at an early stage, to overcome challenges encountered when keeping the retained wall section within the thermal envelope of the building.



Place-making, public realm and landscape design: Omega Works A and B

- Clarity on pedestrian circulation through and around the site should be provided, including the detailed design of any routes and spaces.
- It is not clear what the servicing arrangements will be within both sites; further work to establish service vehicle circulation would be welcomed.

Omega A: architectural expression and scheme layout

- The panel supports many of the strategic design decisions that have been made during the design process to date. However, it feels that a process of refining some of the details – in terms of the scheme layout and architectural expression – is still required.
- Further consideration should be given to the gable ends of the buildings. In the current proposals, the gable elevations of the Omega Works A buildings present an uncomfortable transition between the heavier brick façade on the outer faces, and the lighter elevational treatment fronting onto the courtyard.
- Most of the gable ends have no windows or articulation; the panel would encourage the design team to explore different ways of activating these facades. Locating bin stores in prominent elevations is problematic; the configuration of the ground floor should be adjusted to minimise areas of 'dead' frontage on key elevations (including gable ends) and introduce 'active' frontage instead - perhaps through inclusion of corner units.
- As design work progresses, greater clarity is needed on the detail of the curved entrance areas, to ensure that they are buildable, functional, and visually attractive while avoiding the creation of awkward left-over external or internal space.
- Greater clarity and consistency in the strategic circulation diagram would also be welcomed, in terms of the relationship of the circulation cores to the street and to the courtyard, and to ensure that there are no conflicts between residential entrances and circulation and that of the commercial accommodation.
- The panel thinks that the deck access on the building to the west of the site works well.
- Further refinement of the materiality and composition of the elevations would be supported, in terms of the visual relationship between 'lighter' and 'heavier' sections of the building envelopes. The panel notes that, typically, visually 'heavy' walls are found at lower levels, with 'lighter' walls above.



- The panel welcomes the aspiration for playfulness within the architectural expression of Omega Works A, and thinks that retaining this sense of playfulness within the facades during the detailed design and construction phases will be critical to the success of the scheme.
- The panel would like to see playfulness reinforced within the architectural expression of the scheme. Exploration of opportunities to highlight important elements of the buildings with playful elements would be welcomed; this could include artwork within the frontages, loosening up the symmetry within the elevations, or utilising visual flourishes to celebrate entrances.
- The panel would encourage the design team to explore how the courtyard could be used in different ways, including how space could be enclosed through mobile planters and what opportunities this would facilitate.

Omega B: architectural expression and scheme layout

- The panel is pleased to see how the proposals for the Omega Works B building have progressed since the previous review. The design team have responded well to the previous feedback, and the scheme now has a robustness and simplicity that feels well resolved.
- The adjustments to the height and massing have been very successful; the three-dimensional form and the courtyard space created by the buildings are all working well.
- The panel welcomes the level of activation of the ground floor elevations and supports the adjustments to the building footprints which have pulled back and opened up the courtyard space, creating strong visual links with Hermitage Road.
- The detail of the elevations is robust and well-considered; the retention of the front façade – to form part of the new buildings and also to enclose the courtyard space – is very successful, and evokes a sense of the site's history in a contemporary way.
- The inclusion of a 'memory cast' in concrete of the original saw tooth roofline on the northern elevation of Omega Works B provides a good level of articulation and interest. The panel also likes the subtle curved sweep of brickwork fronting onto the courtyard, which could also provide a backdrop for some artwork.
- Further consideration should be given to the configuration of the windows at first floor level fronting onto Hermitage Road; currently there is a visually awkward relationship with the retained façade immediately below.
- The panel welcomes the proposed palette of materials and the variation of different hues within the masonry and hard landscaping. It also likes the depth



of reveals shown within the presentation drawings, and hopes that these are achievable through the detailed design stage.

Next steps

- The panel highlights a number of action points for consideration by the design team, in consultation with Haringey officers. It would be happy to consider the proposals again at a chair's review, if required.
- It also offers a focused chair's review specifically on the approach to low carbon design and environmental sustainability.



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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Report for:	Planning Sub Committee Date: 05 July 2021	Item Number:	
Title:	Update on major proposals		
Report Authorised by:	Robbie McNaugher		
Lead Officers:	John McRory		
Ward(s) affected: All	Report for Key/Non Key Decisions:		

1. Describe the issue under consideration

- 1.1 To advise the Planning Sub Committee of major proposals that are currently in the pipeline. These are divided into those that have recently been approved; those awaiting the issue of the decision notice following a committee resolution; applications that have been submitted and are awaiting determination; and proposals which are the being discussed at the pre-application stage. A list of current appeals is also included.

2. Recommendations

- 2.1 That the report be noted.

3. Background information

- 3.1 As part of the discussions with members in the development of the Planning Protocol 2014 it became clear that members wanted be better informed about proposals for major development. Member engagement in the planning process is encouraged and supported by the National Planning Policy Framework 2019 (NPPF). Haringey is proposing through the new protocol to achieve early member engagement at the pre-application stage through formal briefings on major schemes. The aim of the schedule attached to this report is to provide information



on major proposals so that members are better informed and can seek further information regarding the proposed development as necessary.

4. Local Government (Access to Information) Act 1985

- 4.1 Application details are available to view, print and download free of charge via the Haringey Council website: www.haringey.gov.uk. From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.
- 4.2 The Development Management Support Team can give further advice and can be contacted on 020 8489 5504, 9.00am-5.00pm Monday to Friday.

Site	Description	Timescales/comments	Case Officer	Manager
APPLICATIONS DETERMINED AWAITING 106 TO BE SIGNED				
Lockkeepers Cottage, Ferry Lane HGY/2020/0847	Redevelopment of the site comprising the demolition of existing buildings and the erection of a new building ranging in height from 3 to 6 storeys to accommodate 13 residential units (Use Class C3), employment floorspace (Use Class B1a) at upper ground and first floor level and retail / café floorspace (Use Class A1 / A3) at lower ground floor level, along with associated landscaping and public realm improvements, cycle parking provision, plant and storage and other associated works.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Negotiations on the legal agreement are ongoing.	Chris Smith	Robbie McNaugher
Northumberland Terrace 790-814 High Road, Tottenham, N17	THFC proposal for 2,700sqm (GIA) of A1/A2/A3/B1/D1/D2 floorspace and refurbishment of the Listed Buildings fronting the High Road.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Negotiations on the legal agreement are ongoing.	Graham Harrington	Robbie McNaugher
Pool Motors 7 Cross Lane N8 HGY/2020/1724	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. Negotiations on the legal agreement are ongoing.	Valerie Okeiyi	John McRory

26-28 Brownlow Road HGY/2020/1615	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.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Negotiations on the legal agreement are ongoing.	Tobias Finlayson	John McRory
APPLICATIONS SUBMITTED TO BE DECIDED				
Units 1-6 Unicorn works, 21-25 Garman Road N17 HGY/2020/3186	Reconstruction of the industrial unit (to replace the previously destroyed unit by fire)	Seeking to ensure fencing reflects Mowlem Trading Estate and design coordination with neighbouring sites.	Tania Skelli	Robbie McNaugher
Unit A&B 27- 31 Garman Road, London N17 0YU - Finebake Limited HGY/2021/0579	Erection of two replacement B2/B8 units following fire damage and demolition of the original units.	Under assessment	Sarah Madondo	Robbie McNaugher
Chocolate Factory HGY/2021/0624	Minor changes to approved block E (S96a) Changes to wording of some conditions (S96a) Changes to S106 (Deed of variation)	Meetings with applicant (Workspace) on-going	Valerie Okeiyi	John McRory
Branksome Courtenay Avenue London N6 4LP HGY/2021/1190	Demolition of existing dwelling house (Class C3) and erection of replacement dwelling house (Class C3), including accommodation at basement, ground, first floor and roof levels with associated landscaping to front and rear garden areas	Under assessment	Tania Skelli	John McRory

Cross House, 7 Cross Lane N8 HGY/2021/0428	Demolition of existing building; redevelopment to provide business (Class E(g)(iii)) use at the ground, first and second floors, residential (Class C3) use on the upper floors, within a building of six storeys plus basement, provision of 7 car parking spaces and refuse storage	Under assessment	Valerie Okeiyi	John McRory
109 Fortis Green VOID/2020/3396	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 – awaiting viability report 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
IN PRE-APPLICATION DISCUSSIONS				
Ashley House (Levenes)	Demolition and rebuild as 20 storey tower for 90 units, with office space	Pre-app meetings held and advice note issued.	Samuel Uff	John McRory
Wood Green Corner Masterplan	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. Discussions to continue.	Samuel Uff	John McRory
Goods Yard White Hart Lane Banqueting Suite 819-821 High Rd 867-879 High Road	Proposal to amend previous proposals for Goods Yard and 867- 879 High Road and new development on Banqueting Suite site. Part of High Road West Masterplan Area.	Pre-app meetings held and advice note issued. Submission expected in July	Graham Harrington	Robbie McNaugher

Broadwater Farm	Demolition and rebuild of Northolt and Tangmere blocks to provide up to 375 homes, landscaping and public realm improvements.	Pre-app meetings and a QRP held. Public consultations ongoing. 2nd QRP and meeting with the GLA are expected in the Summer.	Chris Smith	Robbie McNaugher
Mecca Bingo	250-300 residential units, replacement bingo hall and other commercial uses	Pre-app advice note issued.	Chris Smith	John McRory
Mary Fielding Guild Care Home, 103-107 North Hill	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.	PPA signed. Further pre-app discussions taking place.	Neil McClellan	John McRory
Hornsey Police Station, 94-98 Tottenham Lane, N8	Retention and change of use of main historic police station building, demolition of extensions and ancillary buildings and erection of new buildings to provide 25 new residential units. Pre-app advice is being sought by the Met Police. They intend to sell the site based on the advice they receive. They will not be working up a planning application or undertaking any detailed design work.	Pre-app advice note issued. Acceptable in principle	Neil McClellan	John McRory

Cranwood House, Muswell Hill Road/Woodside Ave, N10	Redevelopment of site for residential and associated amenity space, landscaping, and parking.	Pre-application discussions ongoing. Submission expected July 2021	Phil Elliott	Robbie McNaugher
Remington Road, N15 6SR	Council development of open land and garages for 35 residential units and associated landscaping, public realm improvements, play space, cycling and refuse stores.	Pre-application discussions ongoing. Submission expected July 2021	Laurence Ackrill	Robbie McNaugher
Adj to Florentia Clothing Village Site Vale Road	Light industrial floorspace	Pre-application discussions ongoing	Tobias Finlayson	Robbie McNaugher
679 Green Lanes	Redevelopment of the site to provide up to 121 new homes, new office and retail space.	Preapp note issued	Samuel Uff	John McRory
44 Hampstead Lane	Use Class C2 high quality specialist dementia care with 73 en-suite bedrooms and communal facilities	Held QRP on 03/02/2021. Preapp note sent.	Samuel Uff	John McRory
Selby Centre	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
139-143 Crouch Hill	Redevelopment of 139 - 143 Crouch Hill to provide 31 residential units (3 affordable) and 55sqm commercial, with basement parking and	Pre-app meeting held on 22/01/2021.	Samuel Uff	John McRory

	additional 250sqm commercial. Maximum height of 6 storeys.	Previously 139-141 but has been extended to include no.143. Pre-app note issued.		
573-575 Lordship Lane	Redevelopment of four storey residential development of 17 units.	Three pre-app meetings ongoing	Chris Smith	John McRory
48-54 High Road, Wood Green	Redevelopment of the site to create a part 6 storey and part 8 storey mixed use development over the existing retail units at ground floor to provide 76 residential dwellings, 2,800sqm of ground floor retail, 868sqm of first floor retail and office space.	Pre-application letter issued. Revised scheme to be submitted.	Chris Smith	John McRory
25-27 Clarendon Road off Hornsey Park Road	Redevelopment of the site to provide new commercial floorspace, 66 flats over in 9 storey high building with associated parking, and amenity space.	Pre-application response issued.	Valerie Okeiyi	John McRory
Warehouse living proposals: Overbury/Eade Road, Arena Design Centre, Haringey Warehouse District	Warehouse Living and other proposals across 2 sites.	Draft framework presented for Overbury /Eade Road Sites, further pre-application meetings scheduled, PPA signed.	Phil Elliott	Robbie McNaugher
Warehouse living proposal - Omega Works Haringey Warehouse District	Warehouse Living and other proposals.	Pre-application discussions taking place.	Phil Elliott	Robbie McNaugher

311 Roundway	Mixed Use Redevelopment – 70 Units	Officers have met with one landowner to seek a masterplanned approach. Pre-application discussions to commence soon.	Chris Smith	Robbie McNaugher
High Road West	Comprehensive redevelopment of site for residential led mixed-use scheme	Ongoing pre-application discussions taking place.	Philip Elliot	Robbie McNaugher
Gladstone House, N22	Demolition of existing buildings and erection of 15 storey mixed use commercial and residential for 44 dwellings	Pre-application report issued.	Samuel Uff	John McRory
36-38 Turnpike Lane London N8 0PS	Erection of 9 residential flats and commercial space at ground floor. (major as over 1000 square metres) (The Demolition of the existing structure and the erection of four-storey building with part commercial/residential on the ground floor and self-contained flats on the upper floors.)	Pre-application report issued. Awaiting full app	Tania Skelli	John McRory
1 Farrer Mews London N8 8NE	Proposed development to Farrer Mews to replace existing residential, garages & Car workshop into (9 houses & 6 flats)	Second pre-application meeting arranged following revised scheme Awaiting full app	Tania Skelli	John McRory
Osborne Grove Nursing Home/ Stroud Green Clinic	Demolition of a 32 bed respite home and clinic building. Erection of a new 70 bed care home and 10 studio rooms for semi-independent living, managed by the care home. Separate independent residential component comprising	Pre-app advice issued Discussions ongoing	Tania Skelli	John McRory

14-16 Upper Tollington Park N4 3EL	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.			
Partridge Way, N22	Council development of garages and adjoining land for block of 17 residential units and associated landscaping, play space, cycling and refuse stores	Pre-application discussions ongoing.	Conor Guilfoyle	John McRory
Wat Tyler House, Boyton Road, N8	Council development of car park for block of 14 residential units and associated landscaping, play space, cycling and refuse stores.	First pre-application discussions ongoing discussions Submission expected July 2021	Laurence Ackrill	John McRory
356-358 St. Ann's Road - 40 Brampton Road	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.	Pre-application meeting held 30/07.	Phil Elliott	Robbie McNaugher
29-33 The Hale	'Shoulder' of 7 storeys and a 23-storey tower. Commercial at ground floor with residential above. Residential would comprise 366 co-living rooms or 435 rooms of student accommodation.	Pre-application meeting to be held 19/08. PPA agreed. Submission expected soon.	Phil Elliott	Robbie McNaugher
(Part Site Allocation SA49) Lynton Road	Demolition/Part Demolition of existing commercial buildings and mixed use	Pre-app discussions ongoing	Tobias Finlayson	John McRory

London, N8 8SL	redevelopment to provide 75 apartments and retained office space			
Land at Pinkham Way	Open Storage (Class B8) - principle of development only	Pre-app advice issued	Tobias Finlayson	John McRory
Brunel Walk and Turner Avenue	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 Follow up pre-app meeting to take place	Valerie Okeiyi	Robbie McNaugher
Braemar Avenue Baptist Church, Braemar Avenue.	Demolition of dilapidated church hall, to allow construction of part 3, part 4 storey building (over basement) comprising new church hall extensions (204m2) and 16 flats. Internal and minor external alterations to adjacent listed church, together with landscaping improvements	Pre-app advice issued.	Valerie Okeiyi	John McRory
157-159 Hornsey Park Road, Wood Green	Redevelopment of existing dilapidated construction yard to provide 40 new-build self-contained flats.	Pre-app advice issued.	Valerie Okeiyi	John McRory
Far Field Sports Ground, Courtenay Avenue.	Various re-surfacing works to field and associated infrastructure	Pre-app advice issued.	Laurence Ackrill	John McRory

Reynardson Court Council Housing led project	Refurbishment and/or redevelopment of site for residential led scheme – 10 units	Pre-application discussions taking place	Laurence Ackrill	Robbie McNaugher
Woodridings Court - Crescent Road/Dagmar Road, N22 Council Housing led project	Developing a disused underground car park to the rear of an existing 4 storey block of Council flats adjacent the railway line	Pre-application discussions to take place	Valerie Okeiyi	Robbie McNaugher
35-37 Queens Avenue	Reconfiguration of the existing internal layout and rear extension to create 16 self contained flats and redevelopment of existing garages in rear garden to provide 4 additional flats	Pre-app advice to be issued.	Valerie Okeiyi	John McRory
Clarendon Gasworks	Reserved Matters Phase 4 (H blocks)	Reserved matter discussions to take place	Valerie Okeiyi	John McRory

Major Application Appeals

Guildens, Courtenay Avenue	Demolition of existing dwelling with retention of front facade and erection of replacement two-storey dwelling and associated extension to lower ground floor and the creation of a basement level.	Appeal dismissed 21/05/2021	Laurence Ackrill Manager: John McRory
300-306 West Green Road HGY/2020/0158	Demolition of existing buildings and erection of a five-storey building (plus basement) comprising of a retail unit at ground and basement levels and nineteen residential units above; and associated landscaping and the provision of an outdoor children's play area	Appeal submitted for Written Representations procedure. Appeal Statement sent to the Inspectorate. Awaiting a decision.	Chris Smith Manager: Robbie McNaugher

HARINGEY COUNCIL

PLANNING COMMITTEE

APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 23/05/2021 AND 11/06/2021

BACKGROUND PAPERS

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

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

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

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

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

Application Type codes:

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

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**FUL Applications Decided: 6**

Application No: **HGY/2021/1112** Officer: Tania Skelli
 Decision: GTD Decision Date: 24/05/2021
 Location: Flat 1 25 Coniston Road N10 2BL
 Proposal: Erection of rear extensions and alterations and outbuilding in rear garden of existing flat.

Application No: **HGY/2021/1140** Officer: Tania Skelli
 Decision: GTD Decision Date: 27/05/2021
 Location: Flat A 71 Rosebery Road N10 2LE
 Proposal: Erection of side single-storey infill extension.

Application No: **HGY/2021/1189** Officer: Tania Skelli
 Decision: GTD Decision Date: 04/06/2021
 Location: Alexandra Park Secondary School Bidwell Gardens N11 2AZ
 Proposal: Replacement of part of the facade and roof of the building to facilitate a new reception area o existing school

Application No: **HGY/2021/1209** Officer: Matthew Gunning
 Decision: GTD Decision Date: 08/06/2021
 Location: Ground Floor Flat 236 Victoria Road N22 7XQ
 Proposal: Build a garden studio that is below 2.5m high and is 5.76m in total floor space of sips panels and shiplap cladding sitting on a concrete base.

Application No: **HGY/2021/1256** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 11/06/2021
 Location: 18 Methuen Park N10 2JS
 Proposal: Erection of cycle store in the front garden

Application No: **HGY/2021/1291** Officer: Samuel Uff
 Decision: GTD Decision Date: 04/06/2021
 Location: Flat B 19 Harcourt Road N22 7XW
 Proposal: Rear dormer roof extension and installation of 3 x front rooflights and 1 x pediment rooflight

NON Applications Decided: 1

Application No: **HGY/2021/1488** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 02/06/2021
 Location: 97 The Avenue N10 2QG
 Proposal: Non material amendment to planning permission HGY/2017/2320 to alter approved rear garden layout/design and associated level changes

RES Applications Decided: 2

Application No:	HGY/2021/1099	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	04/06/2021
Location:	308 Alexandra Park Road N22 7BD		
Proposal:	Approval of details pursuant to condition 5 (cycle parking facilities and bin / refuse stores) attached to planning permission HGY/2020/1837		
Application No:	HGY/2021/1414	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	09/06/2021
Location:	106 Alexandra Park Road N10 2AE		
Proposal:	Approval of details pursuant to condition 3 (Materials), 4 (Green roof) 5 (Cycle parking), 6 (Waste storage) & 7 (Privacy screen) attached to planning permission HGY/2021/0283.		

Total Applications Decided for Ward: 9

WARD: **Bounds Green**

CLUP Applications Decided: 1

Application No:	HGY/2021/1452	Officer:	Janey Zhao
Decision:	PERM DEV	Decision Date:	27/05/2021
Location:	44 Woodfield Way N11 2NS		
Proposal:	Certificate of lawfulness: proposed formation of hip to gable rear dormer extension, insertion of three roof lights and insertion of two windows to second floor elevation and insertion of one window to ground floor elevation.		

PNE Applications Decided: 1

Application No:	HGY/2021/1264	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	09/06/2021
Location:	11 Myddleton Road N22 8LP		
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 3m and for which the height of the eaves would be 3m.		

RES Applications Decided: 2

Application No:	HGY/2021/0810	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	25/05/2021
Location:	Mohr Court Nightingale Road N22 8PX		
Proposal:	Discharge of condition 3 (materials) of planning permission HGY/2019/1263 for Erection of roof extension to both blocks A and B of Mohr Court to create 5 self-contained flats.		
Application No:	HGY/2021/1368	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	07/06/2021
Location:	49 Blake Road N11 2AG		
Proposal:	Discharge of details pursuant to condition 3 (materials) of planning permission ref. HGY/2020/3114 dated 19/1/2021 for the erection of two storey side extension and single storey rear extension		

Total Applications Decided for Ward: 4

WARD: **Bruce Grove**

CLDE Applications Decided: 1

Application No: **HGY/2021/1515** Officer: Emily Whittredge
 Decision: GTD Decision Date: 07/06/2021
 Location: 108 Bruce Grove N17 6UR
 Proposal: Certificate of Lawfulness for an existing use for the conversion of a dwellinghouse into 2x two bedroom flats.

CLUP Applications Decided: 1

Application No: **HGY/2021/1025** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 01/06/2021
 Location: 147 Lordship Lane N17 6XE
 Proposal: Certificate of Lawfulness for proposed outrigger extension to facilitate loft conversion

FUL Applications Decided: 5

Application No: **HGY/2021/0890** Officer: Emily Whittredge
 Decision: GTD Decision Date: 11/06/2021
 Location: 9 Forest Gardens N17 6XA
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2021/1045** Officer: Emily Whittredge
 Decision: NPW Decision Date: 02/06/2021
 Location: Ground Floor Flat 271 Mount Pleasant Road N17 6HD
 Proposal: Erection of single storey rear extension; internal reconfiguration and refurbishment.

Application No: **HGY/2021/1094** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 26/05/2021
 Location: 44 Newlyn Road N17 6RX
 Proposal: Replacement of white single glazed timber sash and casement windows with white double glazed uPVC heritage sash and casement windows.

Application No: **HGY/2021/1220** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 09/06/2021
 Location: 7 Winchelsea Road N17 6XJ
 Proposal: External alterations including replacement of rear windows with double glassed doors and replacement of existing side door with a window.

Application No: **HGY/2021/1230** Officer: Sarah Madondo
 Decision: GTD Decision Date: 09/06/2021
 Location: 1 Clonmell Road N17 6JY
 Proposal: Erection of two-storey side extension.

RES Applications Decided: 1

Application No: **HGY/2020/2846** Officer: Roland Sheldon
 Decision: GTD Decision Date: 09/06/2021
 Location: Bruce Grove Public Conveniences Bruce Grove N17 6UR
 Proposal: Discharge of condition 8 (refuse and waste storage) of planning permission HGY/2020/0004.

Total Applications Decided for Ward: 8

WARD: Crouch End

CLDE Applications Decided: 1

Application No: **HGY/2021/0860** Officer: Laina Levassor
 Decision: GTD Decision Date: 03/06/2021
 Location: 115 Ferme Park Road N8 9SG
 Proposal: Certificate of Lawfulness for existing use of Flats A-G 115 Ferme Park Road as seven self-contained flats

FUL Applications Decided: 4

Application No: **HGY/2021/0985** Officer: Conor Guilfoyle
 Decision: REF Decision Date: 01/06/2021
 Location: 52 Wolseley Road N8 8RP
 Proposal: Formation of a car parking space and vehicle crossover; Associated alterations to front garden and boundary.

Application No: **HGY/2021/1029** Officer: Sarah Madondo
 Decision: GTD Decision Date: 04/06/2021
 Location: 13 Birchington Road N8 8HR
 Proposal: Erection of a side dormer and erection of a single storey rear extension with the replacement of all single glazed windows with double glazed.

Application No: **HGY/2021/1064** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 01/06/2021
 Location: 68 Weston Park N8 9TD
 Proposal: Alterations to first floor to form balcony.

Application No: **HGY/2021/1101** Officer: Matthew Gunning
 Decision: GTD Decision Date: 01/06/2021
 Location: Flat 1 56 Coolhurst Road N8 8EU
 Proposal: Enlargement of existing window to north elevation.

RES Applications Decided: 3

Application No: **HGY/2021/0096** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 25/05/2021
 Location: Hornsey Town Hall The Broadway N8 9JJ
 Proposal: Partial discharge (re-approval) of details pursuant to condition 8 (Tree Protection Method Statement) attached to planning permission HGY/2017/2220

Application No: **HGY/2021/1305** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 01/06/2021
 Location: Land rear of 29 Haringey Park N8 9JD
 Proposal: Approval of details pursuant to condition 3 (Materials) attached to planning permission HGY/2020/1826

Application No: **HGY/2021/1424** Officer: Matthew Gunning
 Decision: GTD Decision Date: 11/06/2021
 Location: 11-12 Topsfield Parade Tottenham Lane N8 8PR
 Proposal: Approval of details pursuant to condition 4 (Construction Management Plan) attached to planning permission HGY/2017/2410.

TPO Applications Decided: 3

Application No: **HGY/2021/0901** Officer: Janey Zhao
 Decision: REF Decision Date: 27/05/2021
 Location: 30 Priory Gardens N6 5QS
 Proposal: Works to tree protected by a TPO: T1 Lime: reduce the crown by 2m, as there is dead wood at the top and as the tree is now very tall

Application No: **HGY/2021/0919** Officer: Janey Zhao
 Decision: GTD Decision Date: 07/06/2021
 Location: 20 Coolhurst Road N8 8EL

Proposal: Works to tree protected by a TPO: Located in front garden. Silver Birch T1 (14M high, 525mm dia.) - Light reduction of tree crown overall by up to 1.5 metres and back to most recent previous points of reduction from 2009

Application No: **HGY/2021/0971** Officer: Janey Zhao
 Decision: GTD Decision Date: 28/05/2021
 Location: 42 Weston Park N8 9TJ

Proposal: Works to tree protected by a TPO: T2 Sycamore Remove and replant with suitable specimen Reasons for works Health and Safety and tree effecting adjacent building please see attached survey (works to T1 Sycamore will be considered separately via a Section 211 Notice)

Total Applications Decided for Ward: 11WARD: **Fortis Green****CLUP Applications Decided: 1**

Application No: **HGY/2021/1319** Officer: Tobias Finlayson
 Decision: PERM DEV Decision Date: 24/05/2021
 Location: 30 Lauradale Road N2 9LU
 Proposal: Certificate of lawfulness for proposed development of a garden studio building for use incidental to the enjoyment of the main dwelling.

FUL Applications Decided: 6

Application No: **HGY/2021/1019** Officer: Roland Sheldon
 Decision: GTD Decision Date: 27/05/2021
 Location: Flat A 20 Queens Avenue N10 3NR
 Proposal: Erection of single storey ground floor rear extension.

Application No: **HGY/2021/1028** Officer: Roland Sheldon
 Decision: GTD Decision Date: 25/05/2021
 Location: 37 Collingwood Avenue N10 3EH
 Proposal: Demolition of existing and erection of replacement single storey rear projection, erection of rear dormer, installation of 1 rear and 3 front conservation roof lights.

Application No: **HGY/2021/1083** Officer: Samuel Uff
 Decision: GTD Decision Date: 24/05/2021
 Location: 16 Southern Road N2 9LE
 Proposal: Single storey rear infill extension (replacing existing conservatory)

Application No: **HGY/2021/1086** Officer: Samuel Uff
 Decision: GTD Decision Date: 01/06/2021
 Location: Garden Flat 39 Midhurst Avenue N10 3EP
 Proposal: Proposed single storey rear extension and ground floor side window.

Application No: **HGY/2021/1097** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 01/06/2021
 Location: Flat B 10 Pages Lane N10 1PS
 Proposal: Replacement of front and rear first and second floor single glazed timber sash windows with 'like for like' double glazed timber windows.

Application No: **HGY/2021/1249** Officer: Samuel Uff
 Decision: GTD Decision Date: 08/06/2021
 Location: 2 Annington Road N2 9NB
 Proposal: Single storey side to rear extension

RES Applications Decided: 3

Application No: **HGY/2021/0683** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 01/06/2021
 Location: 58 - 60 Tetherdown N10 1NG
 Proposal: Approval of details pursuant to condition 4 (landscaping details) attached to planning permission HGY/2019/1929.

Application No: **HGY/2021/1069** Officer: Roland Sheldon
 Decision: GTD Decision Date: 28/05/2021
 Location: 76-78 Great North Road N2 0LL
 Proposal: Discharge of conditions 3 (External materials), 4 (External Landscaping), 5 (External Planting), 6 (External Lighting) of planning permission HGY/2020/2274 for Variation of condition 2 (approved plans) to amend the design and layout of the rear dwellinghouse approved under planning reference HGY/2019/0714, which was for demolition of existing properties and erection of new building containing 7 self-contained flats, erection of new dwelling within rear garden, with associated car parking and landscaping.

Application No: **HGY/2021/1505** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 07/06/2021
 Location: Exeter House 2A Twyford Avenue N2 9NJ
 Proposal: Approval of details pursuant to condition 4 (Landscaping) & 5 (Site enclosures) attached to planning permission HGY/2020/0285.

Total Applications Decided for Ward: 10WARD: **Harringay****CLDE Applications Decided: 1**

Application No: **HGY/2021/1216** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 02/06/2021
 Location: 399 Green Lanes N4 1EU
 Proposal: Certificate of lawfulness: existing use of a restaurant and hot food takeaway for 10 years.

CLUP Applications Decided: 1

Application No: **HGY/2021/1070** Officer: Roland Sheldon
 Decision: PERM DEV Decision Date: 24/05/2021
 Location: 559 Green Lanes N8 0RL
 Proposal: Certificate of lawfulness for proposed use of premises to a restaurant (Class E).

FUL Applications Decided: 4

Application No: **HGY/2021/1065** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 02/06/2021
 Location: 45 Burgoyne Road N4 1AA
 Proposal: Construction of a single storey side ground floor infill extension.

Application No: **HGY/2021/1082** Officer: Samuel Uff
 Decision: GTD Decision Date: 01/06/2021
 Location: 1 Turnpike Lane N8 0EP
 Proposal: Erection of a rear dormer roof extension for use as studio flat; 6 x front rooflights; internal alterations to existing second floor flats; and provision of ground floor refuse and cycle storage.

Application No: **HGY/2021/1228** Officer: Roland Sheldon
 Decision: GTD Decision Date: 03/06/2021
 Location: 48 Umfreville Road N4 1SB
 Proposal: Erection of new flat roof rear side return extension. Adjustments to ground floor fenestration, including a new rooflight to the existing outrigger flat roof. Increasing the size of the existing rooflights to the front and rear roof pitch.

Application No: **HGY/2021/1303** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 07/06/2021
 Location: 37 Mattison Road N4 1BG
 Proposal: Construction of a single storey infill side extension with rooflights and new patio doors, extension to existing basement level to allow for adequate ceiling height, with lightwell to the front.

TEL Applications Decided: 1

Application No: **HGY/2021/1071** Officer: Kwaku Bossman-Gyamera
 Decision: PN REFUSED Decision Date: 26/05/2021
 Location: 16 Wightman Road N4 1SQ
 Proposal: Proposed installation of 20m high 'slim line' Phase 8 H3G street pole c/w wrap around cabinet and 3no. cabinets with ancillary works. (Prior notification: Development by telecoms operators)

Total Applications Decided for Ward: 7WARD: **Highgate****CLUP Applications Decided: 2**

Application No: **HGY/2021/1060** Officer: Kwaku Bossman-Gyamera
 Decision: PERM DEV Decision Date: 24/05/2021
 Location: 7 Grange Road N6 4AR
 Proposal: Certificate of lawfulness for proposed installation of 2no. rooflights to the front and rear elevations.

Application No: **HGY/2021/1348** Officer: Laurence Ackrill
 Decision: PERM DEV Decision Date: 08/06/2021
 Location: 39 Cholmeley Crescent N6 5EX
 Proposal: Certificate of lawfulness for the construction of a single storey rear garden outbuilding

FUL Applications Decided: 5

Application No: **HGY/2021/1102** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 26/05/2021
 Location: Shop 172 Archway Road N6 5BB
 Proposal: Construction of rear upper ground floor extension to provide additional storage and fire escape access to the restaurant.

Application No: **HGY/2021/1117** Officer: Laurence Ackrill
 Decision: REF Decision Date: 08/06/2021
 Location: 5 Grange Road N6 4AR
 Proposal: Retention of front boundary wall and gate.

Application No: **HGY/2021/1159** Officer: Laina Levassor
 Decision: GTD Decision Date: 28/05/2021
 Location: 94 Talbot Road N6 4RA
 Proposal: Erection of single storey rear extension, alterations to existing extension, enlargement of existing rooflight to front roofslope, installation of rooflight to front roofslope, replacement and enlargement of glazing at rear and side elevations.

Application No: **HGY/2021/1232** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 08/06/2021
 Location: 252 Archway Road N6 5AX
 Proposal: Alteration to window fenestration to front elevation, including installation of balcony to the rear.

Application No: **HGY/2021/1239** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 08/06/2021
 Location: 39 Cholmeley Crescent N6 5EX
 Proposal: Demolition of outbuilding

RES Applications Decided: 2

Application No: **HGY/2021/0832** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 09/06/2021
 Location: Flat 33 Cholmeley Lodge Cholmeley Park N6 5EN
 Proposal: Approval of details pursuant to conditions 3 (detailed plans) & 4 (schedule of works / method statement) attached to planning permission HGY/2020/1311

Application No: **HGY/2021/1234** Officer: Roland Sheldon
 Decision: GTD Decision Date: 04/06/2021
 Location: Land At Townsend Yard N6
 Proposal: Details pursuant to condition 19 (desktop contamination study) of planning permission HGY/2020/1326.

TPO Applications Decided: 1

Application No: **HGY/2021/0911** Officer: Janey Zhao
 Decision: GTD Decision Date: 02/06/2021
 Location: 8 North Grove N6 4SL
 Proposal: Works to tree protected by a TPO: T1 -Oak tree - approximately 15m in height - reduce crown to previous pruning points (approximately 2.5 metres reduction) leaving short furnishing growth, remove all epicormic shoots. The proposed tree pruning is part of ongoing tree management.

Total Applications Decided for Ward: 10WARD: **Hornsey****CLUP Applications Decided: 2**

Application No: **HGY/2021/1124** Officer: Roland Sheldon
 Decision: PERM DEV Decision Date: 27/05/2021
 Location: 37 Linzee Road N8 7RG
 Proposal: Certificate of lawfulness for proposed erection of rear dormer with linked roof extension above outrigger projection, installation of 3 front rooflights.

Application No: **HGY/2021/1184** Officer: Tania Skelli
 Decision: PERM DEV Decision Date: 27/05/2021
 Location: 24 Elmfield Avenue N8 8QG
 Proposal: Certificate of lawfulness: proposed development of single storey rear extension and rear roof dormer extension.

COND Applications Decided: 1

Application No: **HGY/2021/1174** Officer: Tania Skelli
 Decision: REF Decision Date: 10/06/2021
 Location: Hornsey Tavern 26 High Street N8 7PB
 Proposal: Variation of condition 2 (in accordance with approved plans) attached to planning permission ref. HGY/2018/1441 dated 1/8/2018 for the retention of the existing public house floorspace and erection of an extension to create 8 flats and associated works; namely to allow flexible use of the ground floor as Public House (Sui Generis), Class E (a-g) or Class F2 (a) (shop or other commercial/ service floorspace).

FUL Applications Decided: 3

Application No: **HGY/2021/0888** Officer: Roland Sheldon
 Decision: GTD Decision Date: 26/05/2021
 Location: 151 North View Road N8 7ND
 Proposal: Erection of single storey ground floor rear extension.

Application No: **HGY/2021/1141** Officer: Tania Skelli
 Decision: GTD Decision Date: 01/06/2021
 Location: Unit 2 62A High Street N8 7NX
 Proposal: Insertion of new window into first floor rear elevation.

Application No: **HGY/2021/1211** Officer: Samuel Uff
 Decision: GTD Decision Date: 07/06/2021
 Location: 84 High Street N8 7NU
 Proposal: Proposed single storey rear extension to shop.

Total Applications Decided for Ward: 6

WARD: **Muswell Hill**

CLUP Applications Decided: 1

Application No: **HGY/2021/1155** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 26/05/2021
 Location: 77 Park Avenue South N8 8LX
 Proposal: Certificate of Lawfulness for proposed single storey rear extension.

FUL Applications Decided: 9

Application No: **HGY/2021/0580** Officer: Roland Sheldon
 Decision: GTD Decision Date: 27/05/2021
 Location: 19 The Chine N10 3PX
 Proposal: Erection of a side and rear dormer, replacement of existing windows to the rear with new timber double glazed casement windows.

Application No: **HGY/2021/0631** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 28/05/2021
 Location: 49 The Chine N10 3PX
 Proposal: Erection of single storey rear extension; Insertion of roof light on side dormer in main roof; Replacement of first floor front windows on like-for-like basis (AMENDED PLANS).

Application No: **HGY/2021/0972** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 27/05/2021
 Location: Ground Floor Flat 120 Muswell Hill Road N10 3JD
 Proposal: Erection of rear garden outbuilding.

Application No: **HGY/2021/1075** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 08/06/2021
 Location: 15 Princes Avenue N10 3LS
 Proposal: Construction of a part single, part two storey rear extension and alterations to the roof and front elevation fenestration to facilitate the conversion of an existing first floor flat into 2 self-contained flats.

Application No: **HGY/2021/1122** Officer: Tania Skelli
 Decision: GTD Decision Date: 27/05/2021
 Location: 77 Park Avenue South N8 8LX
 Proposal: Erection of single-storey side infill extension.

Application No: **HGY/2021/1136** Officer: Fatema Begum
 Decision: GTD Decision Date: 10/06/2021
 Location: 2 Carysfort Road N8 8RB
 Proposal: Erection of a rear dormer and stairwell, with x 2 rooflights to side roofslope.

Application No: **HGY/2021/1175** Officer: Roland Sheldon
 Decision: GTD Decision Date: 04/06/2021
 Location: 4 Rookfield Avenue N10 3TS
 Proposal: Erection of 2 rear dormers, installation of 2 rear rooflights.

Application No: **HGY/2021/1192** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 01/06/2021
 Location: 63 Wood Vale N10 3DL
 Proposal: Construction of a roof extension involving hip to gable and rear dormer extension. Construction of a single storey rear extension and alterations to side and rear elevation fenestrations.

Application No: **HGY/2021/1233** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 07/06/2021
 Location: Ground Floor Flat A 13 Church Crescent N10 3NA
 Proposal: Construction of a single storey rear garden outbuilding following the removal of an existing shed structure

NON Applications Decided: 2

Application No: **HGY/2021/1481** Officer: Roland Sheldon
 Decision: REF Decision Date: 02/06/2021
 Location: 9 Wood Vale N10 3DJ
 Proposal: Non-material amendment sought to planning permission HGY/2019/1262. Proposed change to design and massing of rear dormer.

Application No: **HGY/2021/1570** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 08/06/2021
 Location: 59 Woodberry Crescent N10 1PJ
 Proposal: Non-material amendment following a grant of planning permission HGY/2020/2302 involving alterations to the rear extension roof form.

RES Applications Decided: 1

Application No: **HGY/2021/1523** Officer: Laina Levassor
 Decision: GTD Decision Date: 03/06/2021
 Location: 62 Springfield Avenue N10 3SY
 Proposal: Approval of details for Condition 3 (Details of boundary fencing) of planning permission HGY/2020/1084

Total Applications Decided for Ward: 13WARD: **Noel Park****CLUP Applications Decided: 1**

Application No: **HGY/2021/1161** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 26/05/2021
 Location: 53 Alexandra Road N8 0PN
 Proposal: Certificate of Lawfulness for proposed single storey rear extension.

FUL Applications Decided: 5

Application No: **HGY/2020/3209** Officer: Emily Whittredge
 Decision: GTD Decision Date: 08/06/2021
 Location: 141 Hornsey Park Road N8 0JX
 Proposal: Erection of single storey rear and side infill extension.

Application No: **HGY/2021/0849** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 07/06/2021
 Location: 87 Morley Avenue N22 6NG
 Proposal: Reduction of the existing single storey rear extension.

Application No: **HGY/2021/0990** Officer: Sarah Madondo
 Decision: GTD Decision Date: 25/05/2021
 Location: 1 Malvern Road N8 0LE
 Proposal: Double storey side extension

Application No: **HGY/2021/1096** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 01/06/2021
 Location: 2 Malvern Road N8 0LA
 Proposal: Erection of a single storey rear wraparound extension

Application No: **HGY/2021/1118** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 08/06/2021
 Location: 8 Cheapside High Road N22 6HH
 Proposal: Rear ground floor and first floor extension and conversion of ancillary retail space into two self contained studio apartments.

NON Applications Decided: 1

Application No: **HGY/2021/1392** Officer: Valerie Okeyi
 Decision: GTD Decision Date: 04/06/2021
 Location: Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Coburg Road, Western Road and the Kings Cross / East Coast Mainline, Clarendon Gas Works, Olympia Trading Estate, and 57-89 Western Road N8
 Proposal: Non-material amendment following a grant of planning permission HGY/2017/3117 for amendment to the description of the development to remove reference to Building Heights within the Description of Development, specifically within the Outline element of the permission. Amendment to Condition 5 (Approved Drawings & Documents) to make reference to "SK416 Rev A" as an approved drawing, and to make reference to "Development Specification Rev C (May 2021)" as an approved document

RES Applications Decided: 2

Application No: **HGY/2021/1173** Officer: Christopher Smith
 Decision: GTD Decision Date: 24/05/2021
 Location: 44-46 High Road N22 6BX
 Proposal: Approval of details pursuant to condition 10 part B only (tunnel ground movement assessment) attached to planning permission that was allowed at appeal ref. APP/Y5420/W/18/3218865.

Application No: **HGY/2021/1599** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 09/06/2021
 Location: 18 Hornsey Park Road N8 0JP
 Proposal: Approval of details pursuant to condition 2 (Cycle parking) attached to planning permission HGY/2018/0773.

TEL Applications Decided: 1

Application No: **HGY/2021/1526** Officer: Kwaku Bossman-Gyamera
 Decision: PERM DEV Decision Date: 11/06/2021
 Location: Wood Green Shopping City High Road N22 6YD
 Proposal: Formal notification in writing of 28 days' notice in advance, of our intention to install electronic communications in accordance with Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003. The proposed installation comprises: the removal and replacement of 2No. Existing antennas with 2No. Upgraded antennas affixed to existing support poles on the rooftop, the removal and replacement of 1No. GPS unit with 1No. Upgraded GPS unit and ancillary development thereto.

Total Applications Decided for Ward: 10WARD: **Northumberland Park****CLUP Applications Decided: 2**

Application No: **HGY/2021/1194** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 09/06/2021
 Location: 15 Park Avenue Road N17 0HX
 Proposal: Certificate of Lawfulness for proposed rear dormer extension to facilitate loft conversion.

Application No: **HGY/2021/1435** Officer: Tobias Finlayson
 Decision: PERM DEV Decision Date: 02/06/2021
 Location: 69 Manor Road N17 0JH
 Proposal: Certificate of lawfulness for proposed development of a rear dormer.

FUL Applications Decided: 1

Application No: **HGY/2021/1299** Officer: Gareth Prosser
 Decision: GTD Decision Date: 02/06/2021
 Location: National Grid 275kV substation Watermead Way N17
 Proposal: Erection of a two storey modular office & welfare unit to replace a single storey office and welfare unit. Reconfiguration of existing car parking layout.

PNE Applications Decided: 1

Application No: **HGY/2021/1301** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 09/06/2021
 Location: 54 Ingleton Road N18 2RU
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 4m, for which the maximum height would be 3.15m and for which the height of the eaves would be 3m.

Total Applications Decided for Ward: 4WARD: **St Anns****CLDE Applications Decided: 1**

Application No: **HGY/2021/1598** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 09/06/2021
 Location: 5 Grand Parade N4 1JX
 Proposal: Certificate of lawfulness for the retention of the ground floor of the property under Use Class E

CLUP Applications Decided: 2

Application No: **HGY/2021/1162** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 26/05/2021
 Location: 19 Cranleigh Road N15 3AB
 Proposal: Certificate of Lawfulness for proposed rear dormer extension to facilitate loft conversion.

Application No: **HGY/2021/1411** Officer: Emily Whittredge
 Decision: PERM DEV Decision Date: 28/05/2021
 Location: 16 Roseberry Gardens N4 1JJ
 Proposal: Certificate of lawfulness for the erection of rear dormer and outrigger extensions and installation of front roof lights

FUL Applications Decided: 4

Application No: **HGY/2021/1033** Officer: Emily Whittredge
 Decision: GTD Decision Date: 11/06/2021
 Location: 117 Harringay Road N15 3HP
 Proposal: Demolition of existing wall and erection of a wrap around rear extension.

Application No: **HGY/2021/1061** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 04/06/2021
 Location: 448-450 St Anns Road N15 3JH
 Proposal: New rear extension at first level with alterations to existing dormer windows at the rear of the property to create 4 no. self contained flats with new entrance from St. Annes Road

Application No: **HGY/2021/1134** Officer: Sarah Madondo
 Decision: GTD Decision Date: 04/06/2021
 Location: 80-82 Avenue Road N15 5DN
 Proposal: Joint application for single storey rear/infill extensions at adjoining properties

Application No: **HGY/2021/1160** Officer: Emily Whittredge
 Decision: GTD Decision Date: 27/05/2021
 Location: 16 Roseberry Gardens N4 1JJ
 Proposal: Erection of single storey rear/side extension.

LCD Applications Decided: 1

Application No: **HGY/2021/0967** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 26/05/2021
 Location: Land adjacent to 38-84 Cornwall Road N15 5AR
 Proposal: Erection of 2 x 3 storey residential blocks containing 9 flats (3 x 1 bed flats in front block & 4 x 2 bed flats and 2 x 2 bed wheelchair flats in rear block); Associated development including communal bin store, bike store, communal landscaping, and upgrades to the landscaping along existing Cornwall Road frontage.

NON Applications Decided: 1

Application No: **HGY/2021/1587** Officer: Samuel Uff
 Decision: GTD Decision Date: 08/06/2021
 Location: 64 Glenwood Road N15 3JR
 Proposal: Non-material amendment to HGY/2021/1843 (ground floor infill to rear extension) to alter height of parapet wall; reduce height of roof pitch; and installation of rear window.

Total Applications Decided for Ward: 9WARD: **Seven Sisters****CLDE Applications Decided: 1**

Application No: **HGY/2021/1218** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 07/06/2021
 Location: 501 Seven Sisters Road N15 6EP
 Proposal: Certificate of lawfulness for the existing use of 2 self-contained flats.

CLUP Applications Decided: 1

Application No: **HGY/2021/1560** Officer: Emily Whittredge
 Decision: PERM DEV Decision Date: 09/06/2021
 Location: 103 Fairview Road N15 6TT
 Proposal: Certificate of lawfulness for the erection of rear roof extension

FUL Applications Decided: 6

Application No: **HGY/2021/1007** Officer: Sarah Madondo
 Decision: GTD Decision Date: 26/05/2021
 Location: 7-9 Barry Avenue N15 6AD
 Proposal: Erection of first floor rear extension to No 7 and 9

Application No:	HGY/2021/1042	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	28/05/2021
Location:	89 Ferndale Road N15 6UG		
Proposal:	Erection of Type 2 Loft		
Application No:	HGY/2021/1072	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	01/06/2021
Location:	25 Rostrevor Avenue N15 6LA		
Proposal:	Erection of Type 3 roof extension.		
Application No:	HGY/2021/1081	Officer:	Janey Zhao
Decision:	GTD	Decision Date:	28/05/2021
Location:	60 Heysham Road N15 6HL		
Proposal:	Proposed formation of rear dormer, insertion of two rooflights to front elevation and erection of external staircase to the rear elevation.		
Application No:	HGY/2021/1116	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	03/06/2021
Location:	1 Lockmead Road N15 6BX		
Proposal:	Erection of Type 3 loft extension including first floor side and ground rear extensions (as approved REF: HGY/2015/3710)		
Application No:	HGY/2021/1195	Officer:	Laina Levassor
Decision:	GTD	Decision Date:	11/06/2021
Location:	22 Beechfield Road N4 1PE		
Proposal:	Erection of a single-storey side & rear extension following the demolition of existing extension.		

PNE Applications Decided: 10

Application No:	HGY/2021/1105	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	26/05/2021
Location:	80 Hillside Road N15 6NB		
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 3.10m and for which the height of the eaves would be 3m.		
Application No:	HGY/2021/1106	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	26/05/2021
Location:	80 Hillside Road N15 6NB		
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 3.10m and for which the height of the eaves would be 3m.		
Application No:	HGY/2021/1142	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	01/06/2021
Location:	159 Wargrave Avenue N15 6TX		
Proposal:	Erection of a single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.5m and for which the height of the eaves would be 3m.		

Application No:	HGY/2021/1180	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	09/06/2021
Location:	24 Clifton Gardens N15 6AP		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 2.6m		
Application No:	HGY/2021/1182	Officer:	Laina Levassor
Decision:	PN REFUSED	Decision Date:	01/06/2021
Location:	90 Ferndale Road N15 6UQ		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 5m, for which the maximum height would be 3.5m and for which the height of the eaves would be 2.7m.		
Application No:	HGY/2021/1183	Officer:	Laina Levassor
Decision:	PN REFUSED	Decision Date:	01/06/2021
Location:	90 Ferndale Road N15 6UQ		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 4m, for which the maximum height would be 3m and for which the height of the eaves would be 3m.		
Application No:	HGY/2021/1259	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	09/06/2021
Location:	55 Ermine Road N15 6DD		
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 2.74m and for which the height of the eaves would be 2.74m		
Application No:	HGY/2021/1270	Officer:	Laina Levassor
Decision:	PN REFUSED	Decision Date:	09/06/2021
Location:	82 Wargrave Avenue N15 6UA		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3.5m		
Application No:	HGY/2021/1289	Officer:	Laina Levassor
Decision:	PN REFUSED	Decision Date:	09/06/2021
Location:	49 Wellington Avenue N15 6AX		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.5m and for which the height of the eaves would be 3m.		
Application No:	HGY/2021/1318	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	10/06/2021
Location:	38 Norfolk Avenue N15 6JX		
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 3.6m and for which the height of the eaves would be 3m.		

RES Applications Decided: 2

Application No:	HGY/2021/1246	Officer:	Philip Elliott
Decision:	GTD	Decision Date:	10/06/2021
Location:	Land to the North of Ermine Road N15		
Proposal:	Approval of details pursuant to condition 7 (Construction Management/Logistics Plan) attached to planning permission HGY/2020/2794.		

Application No: **HGY/2021/1381** Officer: Philip Elliott
 Decision: GTD Decision Date: 25/05/2021
 Location: Land to the North of Ermine Road N15
 Proposal: Approval of details pursuant to condition 12 (Construction Environmental Management Plan) attached to planning permission HGY/2020/2794

Total Applications Decided for Ward: 20

WARD: Stroud Green

CLUP Applications Decided: 1

Application No: **HGY/2021/0953** Officer: Samuel Uff
 Decision: PERM DEV Decision Date: 25/05/2021
 Location: 38 Stroud Green Road N4 3ES
 Proposal: Certificate of lawfulness for a proposed ancillary use of the rear of the barber retail unit to provide a tattoo studio.

FUL Applications Decided: 4

Application No: **HGY/2021/1068** Officer: Roland Sheldon
 Decision: GTD Decision Date: 01/06/2021
 Location: 33 Upper Tollington Park N4 3EJ
 Proposal: Single storey ground floor side to rear extension in association with conversion of the property from 5 flats into 3 self-contained flats, including retention of existing 1-bed flat in the roofspace.

Application No: **HGY/2021/1115** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 24/05/2021
 Location: 11 Albany Road N4 4RR
 Proposal: Alteration to rear elevation fenestration involving insertion of replacement window and 1. no rooflight in rear roof slope.

Application No: **HGY/2021/1191** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 02/06/2021
 Location: Flat 3 West Court Inderwick Road N8 9JX
 Proposal: Construction of a single-storey rear extension and new window to ground floor flat.

Application No: **HGY/2021/1210** Officer: Samuel Uff
 Decision: GTD Decision Date: 03/06/2021
 Location: Flat B 49 Lorne Road N4 3RU
 Proposal: Formation of rear dormer and associated roof terrace above outrigger.

NON Applications Decided: 3

Application No: **HGY/2021/1504** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 02/06/2021
 Location: Ground Floor Flat 59 Uplands Road N8 9NH
 Proposal: Revised rear elevation windows and doors.

Application No:	HGY/2021/1542	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	11/06/2021
Location:	66 Mount Pleasant Crescent N4 4HL		
Proposal:	Non-material amendment following a grant of planning permission HGY/2020/0621 for revised roof design at ground floor rear extension.		
Application No:	HGY/2021/1543	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	11/06/2021
Location:	66 Mount Pleasant Crescent N4 4HL		
Proposal:	Non-material amendment following a grant of planning permission HGY/2021/0057 for revised windows design at dormer -Existing front and rear windows to be dark grey -Replaced window at front elevation to be dark grey -Approved two rooflights on the front roof slope positioning confirmation -Two flat rooflights at dormer flat roof.		

Total Applications Decided for Ward: 8

WARD: Tottenham Green

FUL Applications Decided: 6

Application No:	HGY/2021/0687	Officer:	Emily Whittredge
Decision:	REF	Decision Date:	27/05/2021
Location:	120A-122 West Green Road N15 5AA		
Proposal:	Change of Use from Betting Shop (Sui Generis) to Adult Gaming Centre (Sui Generis).		
Application No:	HGY/2021/1006	Officer:	Sarah Madondo
Decision:	REF	Decision Date:	02/06/2021
Location:	42A Summerhill Road N15 4HD		
Proposal:	Erection of two storey residential block consisting of 2 x 1 bedroom flats		
Application No:	HGY/2021/1040	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	26/05/2021
Location:	Rear of 55-57 Broad Lane N15 4DJ		
Proposal:	Retention of rear single storey extension located behind No.55-57.		
Application No:	HGY/2021/1154	Officer:	Emily Whittredge
Decision:	REF	Decision Date:	01/06/2021
Location:	68 Beaconsfield Road N15 4SJ		
Proposal:	Installation of cycle storage in the front garden		
Application No:	HGY/2021/1217	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	04/06/2021
Location:	19 Summerhill Road N15 4HF		
Proposal:	Erection of single storey rear garden outbuilding with pitched roof		
Application No:	HGY/2021/1248	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	27/05/2021
Location:	Unit 8 Tottenham Hale Retail Park Broad Lane N15 4QD		
Proposal:	Alterations to Rear Elevation (additional two louvers and heat pump units to the rear elevation).		

PNC Applications Decided: 2

Application No: **HGY/2021/1214** Officer: Mercy Oruwari
 Decision: PN REFUSED Decision Date: 01/06/2021
 Location: Shop 321 West Green Road N15 3PA
 Proposal: An application to determine if prior approval is required for a proposed Change of use from retail/takeaway (Class A1) to residential use (Class C3)

Application No: **HGY/2021/1215** Officer: Mercy Oruwari
 Decision: PN REFUSED Decision Date: 01/06/2021
 Location: Shop 321 West Green Road N15 3PA
 Proposal: An application to determine if prior approval is required for a proposed Change of use from retail/takeaway (Class A1) to residential use (Class C3)

PNE Applications Decided: 1

Application No: **HGY/2021/1132** Officer: Laina Levassor
 Decision: PN REFUSED Decision Date: 28/05/2021
 Location: 2E Newton Road N15 4PJ
 Proposal: Application to determine if prior approval is required for development consisting of works for the construction of a new dwellinghouse immediately above the topmost storey on a terrace building in use as a single dwellinghouse: Construction of an additional storey which extends 2.62m above the existing roof height under Schedule 2, Part 1, Class AC of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

RES Applications Decided: 1

Application No: **HGY/2021/1240** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 11/06/2021
 Location: 45-63 Lawrence Road N15 4EN
 Proposal: Approval of details pursuant to condition 14 (Plant and Machinery) attached to planning permission HGY/2016/1213

Total Applications Decided for Ward: 10WARD: **Tottenham Hale****CLDE Applications Decided: 2**

Application No: **HGY/2021/1026** Officer: Laina Levassor
 Decision: GTD Decision Date: 02/06/2021
 Location: 29 Halefield Road N17 9XR
 Proposal: Certificate of Lawfulness for existing single storey rear extension.

Application No: **HGY/2021/1095** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 26/05/2021
 Location: 2 Havelock Road N17 9DR
 Proposal: Certificate of lawfulness for the existing use of 3 self-contained flats and 2 non-self contained units

CLUP Applications Decided: 4

Application No: **HGY/2021/0979** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 24/05/2021
 Location: 80 Shelbourne Road N17 9XY
 Proposal: Certificate of Lawfulness for proposed rooflight

Application No: **HGY/2021/1157** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 01/06/2021
 Location: 8 Baronet Grove N17 0LX
 Proposal: Certificate of Lawfulness for proposed single storey rear extension.

Application No: **HGY/2021/1202** Officer: Sarah Madondo
 Decision: PERM DEV Decision Date: 24/05/2021
 Location: 130 Yarmouth Crescent N17 9PH
 Proposal: Certificate of lawfulness for the erection of rear dormer with insertion of 2 x rooflight to front elevation.

Application No: **HGY/2021/1320** Officer: Tobias Finlayson
 Decision: PERM DEV Decision Date: 26/05/2021
 Location: 20 Glendish Road N17 9XT
 Proposal: Certificate of lawfulness for the proposed development of a rear dormer and front porch

FUL Applications Decided: 1

Application No: **HGY/2021/1037** Officer: Sarah Madondo
 Decision: GTD Decision Date: 24/05/2021
 Location: 130 Yarmouth Crescent N17 9PH
 Proposal: Remove one existing window and creating two new windows to rear first floor bedroom.

PNE Applications Decided: 1

Application No: **HGY/2021/1268** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 09/06/2021
 Location: 122 Dowsett Road N17 9DH
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 4.2m, for which the maximum height would be 3.3m and for which the height of the eaves would be 3m.

RES Applications Decided: 7

Application No: **HGY/2020/0785** Officer: Martin Cowie
 Decision: GTD Decision Date: 04/06/2021
 Location: Hale Wharf Ferry Lane N17
 Proposal: Approval of details pursuant to condition A30 (completion of remediation and a report that provides verification that the required works have been carried out) attached to the Hybrid Planning Permission Reference: HGY/2016/1719 - Full discharge.

Application No: **HGY/2020/1923** Officer: Martin Cowie
 Decision: GTD Decision Date: 27/05/2021
 Location: Hale Wharf Ferry Lane N17 9NF
 Proposal: Approval of details pursuant to Condition A9 (Landscaping, Public Realm and Public Art) attached to planning application HGY/2016/1719 granted 12 June 2017. Partial discharge of Parts iii) and iv) only.

Application No:	HGY/2021/0166	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	27/05/2021
Location:	SW Plot Hale Village Ferry Lane N17		
Proposal:	Approval of details pursuant to condition 9f (landscaping - minor artefacts and structures) and 11 (external lighting) attached to planning permission HGY/2017/2005.		
Application No:	HGY/2021/0797	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	27/05/2021
Location:	522 High Road N17 9SX		
Proposal:	Approval of details pursuant to condition 4 (Construction Management Plan & Construction Logistics Plan) attached to planning permission HGY/2018/3766		
Application No:	HGY/2021/1168	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	24/05/2021
Location:	Tottenham Hale Bus Station Ferry Lane N17 9FR		
Proposal:	Application for the approval of details pursuant to Condition 7 (Passenger waiting areas) of the Tottenham Hale Bus Station Planning Permission (ref: HGY/2017/3649) dated 2 May 2018.		
Application No:	HGY/2021/1169	Officer:	Philip Elliott
Decision:	GTD	Decision Date:	01/06/2021
Location:	Ashley Gardens Ashley Road N17 9LJ		
Proposal:	Approval of details pursuant to condition 43b (Delivery and Servicing Plan relating to Building 1) attached to planning permission HGY/2019/2804 (as amended by NMA HGY/2020/2806)		
Application No:	HGY/2021/1247	Officer:	Philip Elliott
Decision:	GTD	Decision Date:	11/06/2021
Location:	Berol Yard Ashley Road N17 9LJ		
Proposal:	Approval of details pursuant to condition 62 (Business and Community Liaison Construction Group, in respect of Phases 1 and 2 only, which are shortly due for completion) attached to planning permission HGY/2017/2044		

Total Applications Decided for Ward: 15

WARD: West Green

CLUP Applications Decided: 1

Application No:	HGY/2021/1024	Officer:	Laina Levassor
Decision:	PERM DEV	Decision Date:	26/05/2021
Location:	13 Belmont Avenue N17 6AX		
Proposal:	Certificate of Lawfulness for proposed dormer and outrigger extension to facilitate loft conversion, façade alterations and internal alterations.		

FUL Applications Decided: 5

Application No:	HGY/2021/1058	Officer:	Laina Levassor
Decision:	GTD	Decision Date:	27/05/2021
Location:	Flat C 212 Langham Road N15 3NB		
Proposal:	Construction of rear dormer and outrigger extensions to facilitate loft conversion with rooflights and installation of solar panels.		

Application No:	HGY/2021/1133	Officer:	Sarah Madondo
Decision:	REF	Decision Date:	02/06/2021
Location:	173 Downhills Way N17 6AH		
Proposal:	Erection of first floor extension above the garage and erection of rear dormer.		
Application No:	HGY/2021/1219	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	08/06/2021
Location:	Flat 1 34 Stanmore Road N15 3PS		
Proposal:	Erection of single storey part rear infill extension with the creation of a courtyard		
Application No:	HGY/2021/1231	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	11/06/2021
Location:	69 Downhills Park Road N17 6AS		
Proposal:	Erection of single storey side and rear extension, loft conversion incorporating a hip to gable and rear dormer, and remodelling of existing Studios 1, 2, 3 and 4.		
Application No:	HGY/2021/1313	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	09/06/2021
Location:	195 Sirdar Road N22 6QU		
Proposal:	Demolition of existing garages, construction of new dwellinghouse		

PNE Applications Decided: 3

Application No:	HGY/2021/1193	Officer:	Laina Levassor
Decision:	PN REFUSED	Decision Date:	01/06/2021
Location:	11 Crescent Road N15 3LJ		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 4m, for which the maximum height would be 3.37m and for which the height of the eaves would be 3m.		
Application No:	HGY/2021/1275	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	09/06/2021
Location:	59 Mannock Road N22 6AB		
Proposal:	Erection of a single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m.		
Application No:	HGY/2021/1297	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	09/06/2021
Location:	30 Rusper Road N22 6RA		
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 3.38m and for which the height of the eaves would be 3m.		

RES Applications Decided: 1

Application No:	HGY/2021/1017	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	08/06/2021
Location:	423-435 Lordship Lane N22 5DH		
Proposal:	Approval of details pursuant to condition 9 (scheme to protect the dwellings hereby approved from external noise) attached to Appeal decision APP/Y5420/W/19/3223654 (original planning reference HGY/2017/3679).		

Total Applications Decided for Ward: 10

WARD: White Hart Lane**FUL Applications Decided: 1**

Application No: **HGY/2021/1093** Officer: Mercy Oruwari
 Decision: REF Decision Date: 01/06/2021
 Location: 226 The Roundway N17 7DE
 Proposal: Erection of first floor wrap around side and rear extension with hipped roof.

NON Applications Decided: 1

Application No: **HGY/2021/1204** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 26/05/2021
 Location: Unit 2 550 White Hart Lane N17 7BF
 Proposal: Non-material amendment following a grant of planning permission HGY/2020/0100 involving alterations to the elevations of the building and the relocation of bike storage.

PNE Applications Decided: 3

Application No: **HGY/2021/1178** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 01/06/2021
 Location: 11 Oak Avenue N17 8JJ
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 4m and for which the height of the eaves would be 3m.

Application No: **HGY/2021/1185** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 10/06/2021
 Location: 233 The Roundway N17 7AL
 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 3.12m and for which the height of the eaves would be 2.97m.

Application No: **HGY/2021/1262** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 09/06/2021
 Location: 41 Mayfair Gardens N17 7LP
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 5.62m, for which the maximum height would be 3m and for which the height of the eaves would be 3m.

RES Applications Decided: 1

Application No: **HGY/2021/0896** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 01/06/2021
 Location: Unit 2 550 White Hart Lane N17 7BF
 Proposal: Approval of details pursuant to condition 12 (Energy Strategy) & 13a (BREEAM Rating Assessment) attached to planning permission HGY/2020/0100

Total Applications Decided for Ward: 6**WARD: Woodside****CLDE Applications Decided: 1**

Application No: **HGY/2021/1446** Officer: Emily Whittredge
 Decision: GTD Decision Date: 27/05/2021
 Location: Ground Floor Flat 11 Park Avenue N22 7HA
 Proposal: Certificate of lawfulness for an existing single storey rear and side infill extension.

CLUP Applications Decided: 2

Application No: **HGY/2021/0519** Officer: Emily Whittredge
 Decision: PERM DEV Decision Date: 24/05/2021
 Location: 8 Grainger Road N22 5LT
 Proposal: Erection of rear dormer and outrigger extensions and installation of front roof lights.

Application No: **HGY/2021/1434** Officer: Tobias Finlayson
 Decision: PERM DEV Decision Date: 02/06/2021
 Location: 34 Melrose Avenue N22 5EA
 Proposal: Certificate of lawfulness for proposed development of a single storey rear extension.

FUL Applications Decided: 7

Application No: **HGY/2021/0845** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 01/06/2021
 Location: First Floor Flat 20 Wolseley Road N22 7TW
 Proposal: Formation of hip-to-gable roof extension with rear dormer and removal of chimney stack

Application No: **HGY/2021/0981** Officer: Sarah Madondo
 Decision: REF Decision Date: 25/05/2021
 Location: First Floor Flat 66 Cranbrook Park N22 5NA
 Proposal: Conversion of first floor flat into HMO

Application No: **HGY/2021/1056** Officer: Laina Levassor
 Decision: GTD Decision Date: 07/06/2021
 Location: 44 Stirling Road N22 5BP
 Proposal: Construction of a single storey rear extension.

Application No: **HGY/2021/1143** Officer: Sarah Madondo
 Decision: REF Decision Date: 09/06/2021
 Location: 708 Lordship Lane N22 5JN
 Proposal: Change of use from a dwelling (C3 use) to a 7 bedroom 10 Persons HMO (Sui Generis) including single-storey rear extension, hip to gable roof extension, rear dormer and installation of three rooflights in front roof slope.

Application No: **HGY/2021/1187** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 01/06/2021
 Location: 9 Park View Gardens White Hart Lane N22 5SH
 Proposal: Two storey side extension & single storey rear extension.

Application No: **HGY/2021/1196** Officer: Laina Levassor
 Decision: GTD Decision Date: 11/06/2021
 Location: 6 Sandford Avenue N22 5EH
 Proposal: Erection of single storey rear/side infill extension and rear dormer extension to facilitate loft conversion.

Application No: **HGY/2021/1242** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 04/06/2021
Location: Ground Floor Flat 11 Park Avenue N22 7HA
Proposal: Amendments to roof, addition of roof lights & alterations to openings of existing extension to ground floor flat. To include the addition of balcony to existing first floor flat ~ with alteration of window to balcony door.

Total Applications Decided for Ward: 10

WARD: **Not Applicable - Outside Borough**

OBS Applications Decided: 1

Application No: **HGY/2021/1272** Officer: Robbie McNaugher
Decision: ROB Decision Date: 01/06/2021
Location: Meridian Works, Units 4, 5, 6, 9 And 9A And Adjacent Land At Orbital Business Park 5 Argon Road, Edmonton, N18
Proposal: Details submitted pursuant to reference 19/02749/FUL: ingress/egress (20) in respect of change of use of buildings (units 4, 5, 6, 9 and 9a) and adjacent land to an events and entertainment space including use as a filming studio ('The Drumsheds') for a temporary period of five years and associated installation of hoarding, gates, lighting and two container offices. (Observations to L.B. Enfield, their reference 21/01419/CND)

Total Applications Decided for Ward: 1

Total Number of Applications Decided: 181

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