

NOTICE OF MEETING

PLANNING SUB COMMITTEE

Tuesday, 14th September, 2021, 7.00 pm - Tottenham Green Leisure Centre, 1 Philip Lane, Tottenham N15 4JA (watch it [here](#))

Members: Councillors Sarah Williams (Chair), Sheila Peacock (Vice-Chair), Gina Adamou, Dhiren Basu, Luke Cawley-Harrison, Emine Ibrahim, Peter Mitchell, 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

To receive any apologies for absence.

4. URGENT BUSINESS

The Chair will consider the admission of any late items of urgent business. Late items will be considered under the agenda item where they appear. New items will be dealt with at item 14 below.

5. DECLARATIONS OF INTEREST

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

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

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

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

6. MINUTES (PAGES 1 - 6)

To confirm and sign the minutes of the Planning Sub Committee held on 5 July 2021 as a correct record.

7. PLANNING APPLICATIONS

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

8. HGY/2021/2075 - LAND AT THE JUNCTION OF PARTRIDGE WAY AND TRINITY ROAD, N22 (PAGES 7 - 134)

Proposal: Redevelopment of the site comprising the demolition of existing garages and the erection of a nine-storey building to accommodate 23 residential units for council rent (Class C3). Associated cycle and refuse/recycling storage facilities, accessible car-parking spaces, and landscaping and public realm improvements including a children's play space. Relocation of existing refuse/recycling facility.

Recommendation: GRANT

9. PRE-APPLICATION BRIEFINGS

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

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

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

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

10. PRE/2020/0138 - MARY FEILDING GUILD CARE HOME, 103-107 NORTH HILL, N6 (PAGES 135 - 146)

Proposal: Demolition of all the existing buildings on the site and redevelopment to provide a new nursing and convalescence home of 70 beds with support facilities, a well-being and physiotherapy centre and associated works.

11. PRE/2021/0011 - ARUNDEL COURT AND BALDEWYNE COURT, LANSDOWNE ROAD,N17 (PAGES 147 - 160)

Proposal: Proposals seek to deliver 30 new homes in five buildings fronting Lansdowne Road at Arundel Court and Baldewyne Court.

12. UPDATE ON MAJOR PROPOSALS (PAGES 161 - 174)

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

13. APPLICATIONS DETERMINED UNDER DELEGATED POWERS (PAGES 175 - 276)

To advise the Planning Committee of decisions on planning applications taken under delegated powers for the period 13/06/2021 – 03/09/2021.

14. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at item 4 above.

15. DATE OF NEXT MEETING

To note the date of the next meeting as 4 October 2021.

Fiona Rae, Principal Committee Co-ordinator
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Fiona Alderman
Head of Legal & Governance (Monitoring Officer)
River Park House, 225 High Road, Wood Green, N22 8HQ

Monday, 06 September 2021

MINUTES OF MEETING PLANNING SUB COMMITTEE HELD ON MONDAY, 5TH JULY, 2021, 7.13 - 10.05 PM

PRESENT: Councillor Sarah Williams (Chair), Councillor Sheila Peacock (Vice-Chair) (from item 8), Councillor Gina Adamou, Councillor Luke Cawley-Harrison, Councillor Emine Ibrahim, Councillor Peter Mitchell, Councillor Liz Morris, Councillor Reg Rice, Councillor Viv Ross, and Councillor Yvonne Say.

The meeting commenced at 7.13pm. The meeting was adjourned at 7.13pm in order to rectify some technical difficulties and recommenced at 7.20pm

1. FILMING AT MEETINGS

The Chair referred to the notice of filming at meetings and this information was noted.

2. PLANNING PROTOCOL

The Chair referred to the planning protocol and this information was noted.

3. APOLOGIES

Apologies for absence were received from Councillor Dhiren Basu. Apologies for lateness were received from Councillor Sheila Peacock.

4. URGENT BUSINESS

There were no items of urgent business.

5. DECLARATIONS OF INTEREST

There were no declarations of interest.

6. MINUTES

In relation to the Planning Sub-Committee on 8 June 2021, Councillor Emine Ibrahim noted that she had also declared that she was a member of AISA (Arsenal Independent Supporters' Association).

RESOLVED

That the minutes of the Planning Sub-Committee held on 19 April 2021 and 24 May 2021, be confirmed and signed as a correct record and that, subject to the

amendment above, the minutes of the Planning Sub-Committee held on 8 June 2021 be confirmed and signed as a correct record.

7. PRE-APPLICATION BRIEFINGS

The Chair referred to the note on pre-application briefings and this information was noted.

8. PRE/2020/0213 - REYNARDSON COURT, HIGH ROAD, N17 9HX

The Committee considered the pre-application briefing for the 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 to be refurbished).

The applicant team and officers responded to questions from the Committee:

- In terms of the mature trees and green space on the site, it was confirmed that Haringey had a policy to resist the loss of open space. It was highlighted that, in this case, the space was a non-designated open space so there would need to be an assessment of whether the proposal was offset by any benefits. It was added that there was a policy to protect spaces, including designated and non-designated spaces, and that the site allocation policy allowed for loss/ improvement of open space and trees.
- It was stated that the building would be four storeys tall, one storey taller than the adjacent building, and lower than two trees on the frontage. The applicant team commented that the proposal was not considered to be excessively tall.
- In terms of disabled access, it was clarified that a step free route would be maintained to the dwellings. The Committee suggested that disabled parking should be located near the associated dwellings. The applicant team noted that access was currently through the public realm but that this could be reviewed. It was added that the final details for the application were being finalised by the Transport Consultant.
- The Committee commented that the building design shown in the Computer Generated Imagery (CGI) was fairly stark and it was queried whether the 'green street' had sufficient planting. These points were noted by the applicant team. It was explained that the results of the below ground survey had been received and that, following discussions with the Tree Officer, it would be possible to include trees within the plans. It was added that there would be additional trees on Rycroft Way. It was explained that the footway would be subject to 'greening' but that there was little capacity on site to set back without reducing the number of units. It was noted that the available space would not allow trees to grow to maturity and that the green space shown in the images was within the demise of the buildings and would be maintained by Homes for Haringey.
- It was noted that the report suggested that the development would improve quality and safety and the Committee requested further detail. The applicant team explained that it was aimed to incorporate some security features within the landscaping and that Secured by Design had provided some input. It was also commented that previously raised scale and massing issues had been addressed in the current design and it was considered that this was a higher quality build.

- It was confirmed that the design aimed to minimise overlooking and that there would be approximately 15-16 metres separation from the rear of Reynardson Court. It was added that the rooms facing Reynardson Court would mainly be bathrooms and kitchens, with some bedrooms located on the corners of the building; it was noted that this information could be included in the plans.
- It was noted that the Quality Review Panel would be considering the proposal in July 2021.
- In relation to the area for doorstep play, it was clarified that there would be 130m² of play space on site, in accordance with the London Plan requirement, and that 69m² of this would be doorstep play. This was demonstrated on page 34 of the agenda pack.
- In relation to the refurbishment of Reynardson Court, it was confirmed that each flat would be surveyed and would be brought up to a decent standard. It was also noted that there would be a section 105 housing consultation and wider pre-application public engagement, as well as a formal public planning consultation once the planning application was received. It was added that communications with residents would include confirmation of necessary works to the flats, prospective timescales, and how to contact the engagement team.
- The Committee also requested that the design of the new build should complement Reynardson Court.

The Chair thanked the applicant team for attending.

9. PPA/2021/0016 - WOODRIDINGS COURT, CRESCENT ROAD N22 7RX

The Committee considered the pre-application briefing for the 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.

The applicant team and officers responded to questions from the Committee:

- It was enquired whether the proposal had sufficient three bed units and whether the balconies would be fully enclosed to protect from noise disturbance and to ensure appropriate temperature control. It was explained that, in balancing the units with the location, it was considered that the location may not be suitable for three bed units but that the mix of units could still be amended. In relation to the balconies, it was noted that these would be 6-7m² amenity spaces in the corners of the buildings. It was noted that these were not internalised and were winter gardens. It was explained that there were screens for acoustic privacy but it was accepted that, due to possible weather and noise, it may not be practical to use the balconies at all times.
- In relation to parking, it was confirmed that no parking would be provided by the proposal. It was explained that there was an intention to have an active car club and that the applicant team was in contact with two car club providers.
- It was clarified that the applicant proposed to remove the ramp on the site and that the road would connect to a new, wider lobby which would result in improved access within the building so that there would be a single entry point and so that all residents could access their apartments from the lift or the stairs.
- The Committee expressed some concerns that the development would be car free but that the surrounding area did not have Controlled Parking Zones (CPZs). The

applicant team commented that the scheme was not able to provide parking; they asked whether the Council might be able to assist with this and suggested that it might be useful to consider this at the consultation stage.

- It was noted that there were some concerns about having a single point of entry due to some previous anti-social behaviour issues and it was enquired which areas would be public and which would be residential. The applicant team explained that the spaces at the front and side of the building were intended to be private spaces for residents and would not be open to the public. It was added that the applicant team was looking forward to engaging with residents to determine how to make the spaces as practical as possible. It was also noted that the block had undergone decent homes improvements approximately five years' ago but that some further, although less intrusive, improvement works were planned in 2022-23.
- It was commented that the applicant was proposing to remove the concrete structure on the site to open up the building to additional natural light. It was noted that new glazing would be set slightly away to provide some three dimensional space, with a view of the courtyard and some visual points of interest. It was also confirmed that all apartments would have 6m² of space in the form of a winter garden.
- Some members noted that there were a number of maisonettes in the surrounding area and that it would be beneficial to provide more family homes if possible.

The Chair acknowledged that this was a challenging site and thanked the applicant team for attending.

At 8.50pm, the Committee agreed a short adjournment; the meeting resumed at 8.55pm.

10. PRE/2020/0004 - OMEGA WORKS, 167 HERMITAGE ROAD, N4 1LZ

The Committee considered the pre-application briefing for the 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.

The applicant team and officers responded to questions from the Committee:

- It was noted that the site was privately owned and that the proposals involved neighbouring land owners. It was explained that the site was within site allocation number 32 (Omega Works) of the Site Allocations Development Plan Document (DPD) 2017 and it was expected that there would be an increase in mixed-use development, including warehouse accommodation, and improved accessibility. It was noted that the proposed site allocations spoke to each other and that the site to the north was part of a different site allocation.
- It was noted that the proposals would provide 76 residential units and 67 bedspaces within two types of warehouse living, including single level and split level. It was explained that the warehouse living component would comprise eight units, with between two and 15 bedrooms per unit. It was added that the minimum bedroom area would be 12m², which was above London standards, and that the ratio of space per person 42-45m², which was above the standard for a studio unit. It was also noted that there would be communal cycle parking, storage, workspaces, laundry rooms, and bathrooms.

- In relation to affordable housing, it was noted that the site allocation did not give a position on this concept and so this was open for consideration. It was noted that, based on the initial scoping, the scheme was just considered to be viable but that, if there was any value left in the scheme, some affordable housing might be provided. It was explained that warehouse living was smaller than conventional housing but did meet a housing need and so the proposal would require appropriate consideration.
- It was commented that there was existing employment use on the site and that existing uses were an important consideration. It was noted that the site allocation discussed affordable workspaces and employment uses and it was important to factor this into the consideration of the scheme. It was explained that a robust viability assessment would be undertaken and that affordable housing would be provided if possible but it was highlighted that there was a requirement for affordable workspaces which would have to be factored into the viability.
- Some concerns were noted about the height of the blocks at the rear of the Omega A proposals. It was clarified that a sunlight and daylight assessment would be undertaken under the next stage of the process and would involve a more detailed analysis. It was explained that this issue was being considered and that there would be a buffer zone between the site and the Crusader Estate. It was noted that there would be approximately 8 metres between the proposed buildings on the eastern side of the site and that there would be a combination of lightweight, transparent, and frosted glazing and metal panels to allow light and minimise overlooking.
- The applicant team clarified that, although they would need to temporarily relocate whilst works were undertaken, it was aimed to retain the existing tenants on the site. It was noted that there would be similar levels of rents and that the spaces would be better utilised.
- It was confirmed that there would be one sustainable roof and two other roofs providing amenity space. It was added that there would be vehicular access to the site but no through route.
- Members commented that the design of Omega B was welcomed.
- Some concerns were raised about the number of people that would be sharing bathrooms, health and safety issues, and the levels of natural light. It was noted by some members that they would not want this accommodation to have different standards to Houses in Multiple Occupation (HMOs). It was explained by the applicant team that the bedrooms were designed for one person and that, although they could accommodate couples, only a very small number were used by couples. It was noted that the bedrooms would meet minimum standards for natural light and outlook. It was added that there were spacious communal areas and that the units were based on existing warehouse living sites. In relation to bathrooms, it was explained that this varied but that, at most, a bathroom would be shared by 1-3 people in the smaller units and 1-5 people in the larger units.
- It was noted that the site was within a Local Employment Area - Regeneration Area and that policy DM38 required developments to maximise employment floorspace. The applicant team noted that the proposal would double the commercial space and that this did not include the working areas within the warehouse living. It was added that there would be an increase in the number of residential units and that these would contribute to the viability of the affordable workspaces.

- Some members commented that the design of the balconies and the sawtooth element in the Omega B proposals appeared slightly overcrowded and it was enquired whether the balconies could be internalised. The applicant team explained that recessed and pop out balconies had been considered and that there were advantages and disadvantages to both designs. It was commented that recessed balconies generally had reduced natural light. It was considered that the current design worked well for the units whilst trying to retain and incorporate as much of original building as possible.
- It was clarified that the proposal did not include any cladding.

The Chair thanked the applicant team for attending.

11. UPDATE ON MAJOR PROPOSALS

The Chair noted that, due to time constraints, this would be considered at the next meeting if required.

12. APPLICATIONS DETERMINED UNDER DELEGATED POWERS

The Chair noted that, due to time constraints, this would be considered at the next meeting if required.

13. NEW ITEMS OF URGENT BUSINESS

There were no items of urgent business.

14. DATE OF NEXT MEETING

It was noted that the date of the next meeting was 6 September 2021.

Post-meeting note: the date of the next meeting was postponed until 14 September 2021.

CHAIR: Councillor Sarah Williams

Signed by Chair

Date

Planning Sub Committee

Item No. 8

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE**1. APPLICATION DETAILS****Reference No:** HGY/2021/2075**Ward:** Bounds Green**Address:** Land at the junction of Partridge Way and Trinity Road N22 8DW

Proposal: Redevelopment of the site comprising the demolition of existing garages and the erection of a nine-storey building to accommodate 23 residential units for council rent (Class C3). Associated cycle and refuse/recycling storage facilities, accessible car-parking spaces, and landscaping and public realm improvements including a children's play space. Relocation of existing refuse/recycling facility.

Applicant: London borough of Haringey**Ownership:** Council**Case Officer Contact:** Conor Guilfoyle**Site Visit Date:** 12/08/2021**Date received:** 09/07/2021 **Last amended Date:** N/A

1.1 The application has been referred to the Planning Sub-committee for decision as it is a major application that is also a Council owned and led development.

1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- Planning policy recognises the important role and contribution that small sites such as this play in meeting an identified need for new housing in borough. The site is within an established neighbourhood with good access to public transport connections and existing neighbourhood facilities, where planning policy expects additional housing at a greater density than existing. This is subject to a design-led approach to development of the site, which was carried out here to capitalise on the opportunities and location of the site to bring forward and deliver 23 much needed affordable homes as per the Council's Local Plan. In land-use terms, the proposal is strongly supported in principle.
- The development would be of a high-quality design which responds appropriately to the local context and is supported by the Quality Review Panel.

- The proposal also includes an associated comprehensive hard and soft landscaping scheme and a wider public realm strategy including improvements to existing children's play areas.
- The size, mix, tenure, and quality of accommodation are acceptable and either meet or exceed relevant planning policy standards. All flats have external amenity space.
- The proposal has been designed to avoid any material harm to the amenity of neighbouring living conditions in terms of a loss of sunlight and daylight, outlook, or privacy, in terms of excessive noise, light or air pollution.
- The proposed development is car free and would not result in any significant adverse impacts on parking due to imposed restrictions on future occupiers of the development being unable to obtain on-street parking permits. Furthermore, the site's location is in a highly accessible location in terms of public transport routes and the scheme is also supported by sustainable transport initiatives to be secured by condition and legal agreement.
- High performance energy saving measures form part of the proposal, which would also include insulation measures that would safeguard the amenity of future occupiers from excessive noise levels whilst preventing heat-loss.
- The proposal would have a negligible impact on the historic built environment which is considered acceptable when it is weighted against the public benefits of the proposal.
- The proposed development will secure several planning obligations including financial contributions to mitigate the residual impacts of the development.

2 RECOMMENDATION

- 2.1 That the Committee resolve to GRANT planning permission and that the Head of Development Management is authorised to issue the planning permission and impose conditions and informatives subject to the signing of an agreement providing for the obligations set out in the Heads of Terms below following the expiry of the consultation by way of press notice on 23rd September without any new material representations.
- 2.2 That delegated authority be granted to the Head of Development Management or the Assistant Director Planning, Building Standards & Sustainability to make any alterations, additions or deletions to the recommended heads of terms and/or recommended conditions as set out in this report and to further delegate this power provided this authority shall be exercised in consultation with the Chair (or in their absence the Vice-Chair) of the Sub-Committee.

- 2.3 That the agreement referred to in resolution (2.1) above is to be completed no later than 14th October or within such extended time as the Head of Development Management or the Assistant Director Planning, Building Standards & Sustainability shall in her/his sole discretion allow; and
- 2.4 That, following completion of the agreement(s) referred to in resolution (2.1) within the time period provided for in resolution (2.3) above, planning permission be granted in accordance with the Planning Application subject to the attachment of the conditions.

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

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans
- 3) Materials submitted for approval
- 4) Details of hard and soft landscaping
- 5) SuDS Maintenance and Management
- 6) Energy Strategy
- 7) Biodiversity measures
- 8) Overheating measures
- 9) Land contamination
- 10) Unexpected contamination
- 11) Demolition/Construction
- 12) Non-Road Mobile Machinery
- 13) Interim Travel Plan
- 14) Full Travel Plan
- 15) Cycle parking
- 16) Construction Logistics Plan
- 17) Secured by Design
- 18) Social Rent
- 19) Car-free
- 20) Car Club membership
- 21) Highway works
- 22) Employment and skills plan
- 23) Energy Strategy
- 24) Energy performance indicators
- 25) Considerate Contractors
- 26) Construction Management and Logistic Plans
- 27) Telecommunications / Broadband
- 28) Architect retention

Informatives

- 1) Co-operation
- 2) CIL liable
- 3) Hours of construction
- 4) Party Wall Act
- 5) Street Numbering
- 6) Fire safety and sprinklers
- 7) Surface water drainage
- 8) Thames Water
- 9) Asbestos
- 10) Secured by Design advice

Planning Obligations

- 2.5 Planning obligations are usually secured through a S106 legal agreement. In this instance the Council is the landowner of the site and is also the local planning authority and so cannot legally provide enforceable planning obligations to itself.
- 2.6 Several obligations which would ordinarily be secure through a S106 legal agreement will instead be imposed as conditions on the planning permission for the proposed development.
- 2.7 It is recognised that the Council cannot commence enforce against itself in respect of breaches of planning conditions and so prior to issuing planning permission measures will be agreed between the Council's housing team and the planning department, including the resolution of non-compliances with planning conditions by the Chief Executive and the reporting of breaches to portfolio holders, to ensure compliance with any conditions imposed on the planning permission for the proposed development.
- 2.8 The Council cannot impose conditions on planning permission requiring the payment of monies and so the Director of Housing, Regeneration and Planning has confirmed in writing that the payment of contributions for the matters set out below will be made to the relevant departments before the proposed development is implemented.

Payment Head of Terms:

1. Initial carbon offset contribution
 - o £14,170 (50% of expected carbon offset based on the energy report). Payable on implementation.

2. Deferred carbon offset contribution
 - £14,170 - 50%+ of expected carbon offset based on the energy report, plus any additional carbon offset charges required following energy testing based on £90/per tonne of carbon. Payable prior to occupation.
3. Amending TMO
 - The applicant must contribute a sum of £4,000 (four thousand pounds) towards the amendment of the TMO for this purpose.
4. Employment skills provision
 - Provision of employment skills and support payment

2.9 **Presumption in Favour of Sustainable Development**

- 2.10 In the event that members choose to make a decision contrary to the officer recommendation it will be necessary to consider the presumption in favour of sustainable development in the NPPF. This is because the Council's delivery of housing over the last three years is substantially below its housing target and so paragraph 11(d) of the NPPF is engaged by virtue of footnote 7 of the NPPF. Members must state their reasons including why it is considered that the presumption is not engaged.

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4. CONSULATION RESPONSE
5. LOCAL REPRESENTATIONS
6. MATERIAL PLANNING CONSIDERATIONS
7. COMMUNITY INFRASTRUCTURE LEVY
8. RECOMMENDATION

APPENDICES:

Appendix 1	Planning Conditions and Informatives
Appendix 2	Plans and Images
Appendix 3	Consultation Responses – Internal and External Consultees
Appendix 4	Representations
Appendix 5	QRP Reports
Appendix 6	Pre application presentation minutes

3 PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

- 3.2 This is an application for the redevelopment of the site comprising the demolition of existing garages and the erection of a nine-storey building and associated works. The building would accommodate 23 residential units (14 x 1 beds and 9 x 2 beds) for Council rent as follows;

- 14 x one-bed two-person units
- 7 x two-bed four-person units
- 1 x two-bed three-person 'wheelchair unit'
- 1 x two-bed four-person 'wheelchair unit'

- 3.3 The proposal includes cycle and refuse/recycling storage facilities, reprovision of the existing refuse/recycling facility, and provision of two accessible car-parking spaces off Partridge Way. The proposal also involves associated landscaping and public realm improvements which includes upgrading the green/children's play space space adjacent to the north-east.
- 3.4 The building would be nine storeys in height with a two storey plinth. The design reflects the triangular shape of the site and would be finished in textured buff brick with dark windows, panelling and balcony railings. It incorporates framed balconies on each of its three corners and inset brick panelling and detailing.
- 3.5 The site is one of several identified sites that the Council is seeking to develop for Council housing as part of its 2018 commitment to delivering a thousand new Council homes at Council rents by 2022. The Council homes built will be managed by Homes for Haringey who manage the Council's existing stock.

3.6 Site and Surroundings

3.7 The application site comprises two areas. The first (and main) part of the site is a prominent triangular shaped parcel of land, located at the junction of Partridge Way and Trinity Road which runs parallel to Bounds Green Road.

3.8 This part of the site is currently occupied by a row of garages fronting Partridge Way. Paving slabs cover the remainder of this area, up to the adjacent house of No.2 Partridge Way to the east. No.2 Partridge Way is a two-storey end-terrace property, which forms part of a group of mid-twentieth century terrace houses. Their 'rear' gardens back onto Trinity Way. Their main front access is gained from a footpath to the north, off Partridge Way.

3.9 The second part of the application site encompasses the green space to the north-east of the main triangular site, opposite the front of the Partridge Way terraced houses. This area would comprise public realm improvements including a children's play space for continued use by the public.

3.10 The site is not subject to any notable planning designations. It is not in a conservation area and does not affect the setting of any locally or statutorily listed building.

3.11 However, the building would be visible from two nearby conservation areas – Trinity Gardens and Bowes Park conservation areas. They lie beyond the immediate environs of the site to the south/east and northeast/north respectively.

3.12 Relevant Planning and Enforcement history

3.13 None relevant.

4 CONSULTATION RESPONSE

4.1 Planning Committee Pre-Application Briefing

4.2 The proposal was presented to the Planning Sub Committee at a Pre-Application Briefing on 08th September 2020. The minutes are attached in Appendix 6.

4.3 Quality Review Panel

4.4 The scheme has been presented to Haringey's Quality Review Panel on two occasions.

4.5 Following the final Quality Review Panel meeting on 26th August 2020, Appendix 6, the Panel offered their 'warm support' for the scheme, subject to further refinement of some detailed points.

- 4.6 The panel welcomed the revisions (since the first QRP) to the layout and form of the proposals and felt that the scale of the proposals is suitable for the location. Adjusting the footprint and layout of the tower to accommodate three units per floor, rather than two as previously proposed, was stated as very successful. The removal of the proposed two-storey terrace and the adjusted location of the tower, pulled away from the adjacent housing, was also supported.
- 4.7 The notes for the most recent review are set out in Appendix 5. Its support included suggestions to improve the scheme. These suggestions include exploring further improvement of the function and nature of the proposed new yard (between the tower and the adjacent terrace), improved security and access arrangements for the bicycle store by including access from this gated yard, improvements to the elevation of the first floor plinth and its windows, and consideration of a less gloomy textured brick. The applicant has addressed these details in this submission.
- 4.8 In summary, the latest iteration of the proposal is consistent with the final scheme presented to the QRP. The proposed design reflects their suggestions.

4.9 **Application Consultation**

- 4.10 The following responses were received:

Internal:

- 1) LBH Transportation Group – No objection subject to conditions further details of waste/recycling and servicing arrangements. Awaiting further information from applicant and review before revised comments
- 2) LBH Carbon Management – No objection subject to energy strategy, carbon contribution, and further details including = biodiversity and overheating matters which can be secured by condition(s)
- 3) LBH Environmental Health Services (EHS) – Pollution, Air Quality & Contaminated Land - No objection subject to conditions
- 4) LBH Cleansing – No objection in principle but raised queries with further information expected to be submitted to address them
- 5) LBH Design Officer – No objection: Outlined merits of proposal
- 6) LBH Conservation Officer – No objection
- 7) LBH Health Officer – No comment

8) LBH Drainage – No objection subject to a management schedule for the SUDS measures

9) LBH Building Control – No comment

External:

10) Metropolitan Police DOCO: No objection subject to details which can be secured by condition(s) and informatives

11) London Fire Brigade – No comment

Thames Water – No comment

5 LOCAL REPRESENTATIONS

5.1 The following were consulted:

- 241 Neighbouring properties
- Site notices were erected close to the site
- A notice advertising the application was placed in the press

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

No of individual responses: 25

Objecting: 23

Supporting: 0

Others: 2

5.3 The following local groups/societies made representations:

- None

5.4 The following Councillor made representations:

- None

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

Design/Appearance/Character

- Excessive scale, height, and proximity relative to surroundings
- Unattractive design
- Design fails to respond to context
- Excessive/inappropriate density

Amenity Impacts

- Loss of privacy/overlooking
- Loss of daylight/sunlight/natural light to residents/neighbours
- Sense of enclosure to nearby residents
- Loss of outlook/visible sky
- Light pollution
- Loss of 'peace'/disturbance from additional comings and goings
- Construction noise/disturbance/pollution harm to nearby residents
- Air pollution

Transport impacts

- Loss of parking spaces from garages
- Parking pressures from additional flats/deliveries/servicing
- Parking interruptions during construction
- Suggestion that permit-free restrictions would create a 'two track' Council housing list/allocation
- Junction with Bounds Green Road difficult for some drivers to manoeuvre
- Garages are in-demand
- Concerns emergency services could be hindered
- Disabled neighbours' road access would be hindered such as by making it harder for ambulances to park in the road
- Child/road user safety risk increased by increased traffic

Other

- No need for new housing here
- Will over-stretch existing services/infrastructure
- Query what will replace garages for bulk storage
- Air quality concerns for new residents (proximity to Bounds Green Rd)
- Loss of 'open' space (Officer comment: Site is partly 'open' hardstanding almost entirely enclosed on two sides, partly single storey garages)
- Crime/fear of crime/security/antisocial behaviour concerns
- Rooms too small, bedrooms would have inadequate storage space
- Objection to a children's play area near a main road
- Fire Risk: building too close to others, particularly Finsbury House high-rise flats
- Social rent rate is higher than normal council rents
- Comments on formal pre-application advice process including the absence of public participation

5.6 The following issues raised are not material planning considerations:

- Comments on informal pre-application advice/engagement events

- Misunderstandings on the purpose of pre-application submissions
- Impact on property prices
- Suggestions for alternative proposals
- Tenure of existing/future occupants and neighbours
- Comments on past improvement works
- Comments on work outside the scope of the application
- Suggestion that permit-free restrictions create a 'two track' housing list/allocation
- Suggestion permits could still be issued
- Procedural issues – site notice not visible
- Objection to consultation letters sent in English-only given many residents have other first languages

6 MATERIAL PLANNING CONSIDERATIONS

Statutory Framework

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with policies of the statutory Development Plan unless material considerations indicate otherwise.

Considerations

- 6.2 The main planning issues raised by the proposed development are:
1. Principle of the development
 2. Design and impact on the character and appearance of the surrounding area and nearby conservation areas
 3. Landscaping, public realm, amenity and play space and associated works
 4. Housing mix, tenure and quality of accommodation
 5. Impact on neighbouring amenity
 6. Impact on nearby conservation areas
 7. Transport, parking, waste/recycling and servicing
 8. Sustainability, Energy and Climate Change
 9. Crime Prevention
 10. Flood risk & Drainage
 11. Air quality
 12. Ecology
 13. Land-contamination

6.3 Principle of the development

National Policy

- 6.4 The 2021 National Planning Policy Framework (NPPF) establishes the overarching principles of the planning system, including the requirement of the system to “drive

and support development” through the local development plan process. It advocates policy that seeks to significantly boost the supply of housing and requires local planning authorities to ensure their Local Plan meets the full, objectively assessed housing needs for market and affordable housing.

- 6.5 Paragraph 69 notes that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes.

Regional Policy - The London Plan

- 6.6 The London Plan (2021) Table 4.1 sets out housing targets for London over the coming decade, setting a 10-year housing target (2019/20 – 2028/29) for Haringey of 15,920, equating to 1,592 dwellings per annum.
- 6.7 Policy H1 ‘Increasing housing supply’ states that boroughs should optimise the potential for housing delivery on all suitable and available brownfield sites, especially sites with existing or planned public transport access levels (PTALs) 3-6 or which are located within 800m of a station or town centre boundary.

Policy H2A outlines a clear presumption in favour of development proposals for small sites such as this (below 0.25 hectares in size). It states that they should play a much greater role in housing delivery and boroughs should pro-actively support well-designed new homes on them to significantly increase the contribution of small sites to meeting London’s housing needs. It sets out (table 4.2) a minimum target to deliver 2,600 homes from small sites in Haringey over a 10-year period. It notes that local character evolves over time and will need to change in appropriate locations to accommodate more housing on small sites.

- 6.8 London Plan Policy H4 requires the provision of more genuinely affordable housing. The Mayor expects that residential proposals on public land should deliver at least 50 per cent affordable housing on each site.
- 6.9 London Plan Policy D6 seeks to optimise the potential of sites, having regard to local context, design principles, public transport accessibility and capacity of existing and future transport services. It emphasises the need for good housing quality which meets relevant standards of accommodation.

6.10 Local Policy

The Haringey Local Plan Strategic Policies DPD (hereafter referred to as *Local Plan*), 2017, sets out the long-term vision of the development of Haringey by 2026 and sets out the Council’s spatial strategy for achieving that vision. Policy SP2

revises the Borough's housing target to a minimum target per annum from 820 to 1,502 for the period 2015-2026. While this is not an 'allocated site' for larger-scale housing growth, not all housing development will take place in allocated sites,. The supporting text to Policy SP2 specifically acknowledges the role these 'small sites' play towards housing delivery.

- 6.11 Local Plan policy SP2 states that the Council will aim to provide homes to meet Haringey's housing needs and to make the full use of Haringey's capacity for housing by maximising the supply of additional housing to meet and exceed the minimum target including securing the provision of affordable housing.
- 6.12 The Development Management DPD (2017) (hereafter referred to as the *DPD*) is particularly relevant. Policy DM10 seeks to increase housing supply and seeks to optimise housing capacity on individual sites such as this. Policy DM13 makes clear that the Council will seek to maximise affordable housing delivery on sites.

Assessment

- 6.13 The site is one of several identified sites that the Council is seeking to develop for Council housing as part of its 2018 commitment to delivering a thousand new Council homes at Council rents by 2022. The Council homes built will be managed by Homes for Haringey who manage the Council's existing stock. This proposal makes a valuable contribution to Council housing supply.
- 6.14 This proposal seeks to provide 100% of the housing as Council rent which would satisfy the above planning policy requirements.
- 6.15 Officers note that the surrounding area is an established residential area which includes a range of tenures, including private rent, owner-occupation and Council rent. The proposal would therefore contribute to a mixed and balanced community and make a significant contribution to delivery of the Borough wide affordable housing target.
- 6.16 The site is not subject to any specific planning policy designations but is a brownfield site with good access to public transport within a residential area. So there is strong policy support for the principle of residential development on this site as set out in Policy H1 and H4 of the London Plan.
- 6.17 In summary, residential development of this underutilised brownfield site is supported. The principle of an affordable residential development on the site is strongly supported by national, regional, and local policies. The provision of 23 units will make an important contribution towards meeting Haringey's housing target in line with Policies SP1 SP2 and DM10 and an important contribution to the Borough wide target of 40% affordable housing.

Design and impact on the character and appearance of the surrounding area and nearby conservation areas

National policy

- 6.18 Chapter 12 of the NPPF (2021) states that that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 6.19 It states that, amongst other things, planning decisions should ensure that developments function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development and be visually attractive due to good architecture, layouts, and appropriate and effective landscaping.

Regional Policy – London Plan

- 6.20 The London Plan (2021) policies emphasise the importance of high-quality design and seek to optimise site capacity through a design-led approach. Policy D4 notes the importance of scrutiny of good design by borough planning, urban design, and conservation officers (where relevant). It emphasises the use of the design review process to assess and inform design options early in the planning process (as taken place here).
- 6.21 Policy D6 concerns housing quality and standards and notes the need for greater scrutiny of the physical internal and external building spaces and surroundings as the density of schemes increases due the increased pressures that arise. It includes qualitative measures such as minimum housing standards.

Local Policy

- 6.22 Policy SP11 of the Haringey Local Plan requires that all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. Policy SP12 requires new development to conserve the historic significance of Haringey's heritage assets and their settings.
- 6.23 Policy DM1 of the 2017 DPD requires development proposals to meet a range of criteria having regard to several considerations including building heights; forms, the scale and massing prevailing around the site; the urban grain; and a sense of enclosure. It requires all new development to achieve a high standard of design and contribute to the distinctive character and amenity of the local area.
- 6.24 DPD Policy DM6 concerns building heights. It expects all development proposals to include heights of an appropriate scale, responding positively to local context and achieving a high standard of design in accordance with Policy DM1. For buildings projecting above the prevailing height of the surrounding area it will be

necessary to justify them in in urban design terms, meeting prescribed design requirements.

Assessment

Site context

- 6.25 In accordance with the above policies, the design of any proposal should optimise the potential of the site to deliver high-quality homes having regard to the character and appearance of the surrounding area.
- 6.26 Partridge Way comprises two existing 15-storey council tower blocks and low-rise housing and the surrounding area also accommodates a varied built environment. Traditional housing and further post-war residential developments feature locally in addition to a range of non-residential buildings, public realm, and open spaces. The existing garages on the application site are not of architectural merit, nor are existing hardstanding elements etc.

Tall buildings

- 6.27 Policy D9 of the London Plan states that Development Plans should define what is considered a tall building for specific localities, the height of which will vary between and within different parts of London but should not be less than 6 storeys or 18 metres measured from ground to the floor level of the uppermost storey. The Council's 2017 Local Plan (Strategic Policies DPD) pre-dates the London Plan and defines tall buildings as 10 storeys and above. However, given the London Plan is most recent policy it takes precedence and this proposal must be considered and assessed as a tall building in line with Policy D9.
- 6.28 Policy D9 B sets out that boroughs should determine if there are locations where tall buildings may be an appropriate form of development and such locations and appropriate tall building heights should be identified on maps in Development Plans. Tall buildings should only be developed in locations that are identified as suitable in Development Plans.
- 6.29 As the Local Plan only considers tall buildings to be 10 storeys or above in this instance this site has not been identified as suitable for a tall building as defined in the London Plan of 6 storeys and above. However, given this policy position a tall building can be considered acceptable if it meets the other detailed requirements of the Policy D9.
- 6.30 Policy D9 requires development proposals to address the following impacts:
- 1) *visual impacts*
- the views of buildings from different distances:

- whether part of a group or stand-alone, tall buildings should reinforce the spatial hierarchy of the local and wider context and aid legibility and wayfinding
- architectural quality and materials
- harm to heritage assets and their settings.
- adverse reflected glare
- light pollution from internal and external lighting

2) *functional impact*

- safety of all occupants
- servicing, maintenance and building management arrangements
- entrances, access routes, and ground floor uses
- capacity of the area and its transport network
- maximises the role of the development as a catalyst for further change in the area
- should not interfere with aviation, navigation or telecommunication, and solar energy generation on adjoining buildings

3) *environmental impacts*

- wind, daylight, sunlight penetration and temperature conditions around the building(s)
- air movement
- noise should not detract from the comfort and enjoyment of open spaces around the building

4) *cumulative impacts*

6.31 This building would be visible from surrounding areas, rising above the prevailing building heights. It would be most prominent in views from Bounds Green Road. The building would be seen within the existing context of the two taller tall buildings adjacent. It would represent a step-down in height between those and the two storey houses on the other side which are more typical of prevailing buildings in the area. Its height, massing and position would not harm any protected local or strategic London views.

6.32 The existing taller buildings are established already visual landmarks and wayfinding points and located this building adjacent to them would reinforce the spatial hierarchy of the local and wider context and further aid legibility and wayfinding, particularly from Bounds Green Road where it would be most prominent.

6.33 The architecture and quality of materials are considered later in this report but found to be high-quality design. It also noted to avoid significant harm to the nearby conservation areas (heritage assets) and views from within it.

- 6.34 The proximity to the taller buildings and location adjacent to existing houses to its sides and rear means it would not cause excessive light pollution in this setting and combined with its recessed balcony glazing, this would also avoid adverse reflected glare.
- 6.35 In terms of the functional requirements set out in Policy D9, the building features standard safety measures including adherence to fire safety standards and measures outlined in a fire safety strategy and compliance with relevant building regulations.
- 6.36 The building layout has been designed to consider servicing, management and maintenance arrangements. It would have generous room at the ground floor for services, plant, and resident facilities, good access would be provided to all relevant areas and routes in and out are clear and legible. Its height below that of the taller towers would be insufficient to interfere in aviation, navigation, telecommunications, or solar energy generation on adjoining buildings.
- 6.37 A wind analysis was carried out and concluded the proposal would result in no adverse wind or micro-climate impacts harmful to residents and pedestrians. The balcony and recessed glazing would act as solar shading to avoid internal overheating on the most sensitive elevations. Daylight, sunlight and noise studies demonstrate how the proposal would avoid causing detrimental harm to existing or future occupiers. Mechanical ventilation avoids the need to open windows during noisier periods if this is so desired, giving occupiers choice. Comprehensive studies have assessed environmental impacts on existing and future occupiers to be acceptable.
- 6.38 There would be no cumulative impact from other buildings and the existing buildings were considered assessments. The proposal is therefore an acceptable tall building with regards to the criteria of London Plan Policy D9.

Quality Review Panel

- 6.39 The proposal has been presented to QRP at pre-application stage on two separate occasions. The latest QRP report is set out in full at Appendix 5 with the summary from the final report as follows;
- The panel offers warm support for the scheme, subject to further refinement of a number of detailed points. It welcomes the adjustments to the layout and form of the proposals and feels that the scale of the proposals is suitable for the location.
 - Adjusting the footprint and layout of the tower in order to accommodate three units per floor – rather than two as previously proposed – is very successful.

The removal of the proposed two-storey terrace and the adjusted location of the tower – pulled away from the adjacent housing – are also supported.

6.40 A summary of the most recent Chair’s review and suggested refinements is below, in addition to the officer comments.

QQP Chair’s Review Comments	Officer Response
<i>Massing form and layout</i>	
<p>Whilst the layout of the adjusted proposals is now generally working well, the panel notes that at a detailed level, scope for improvement remains within the bicycle storage at ground floor level.</p> <p>The panel feels that currently the access arrangements are not secure enough, with the store accessed from a door leading from the pavement. It would encourage the design team to adjust the layout in order to accommodate two layers of secure entry</p>	<p>Design amended accordingly to move the cycle access door to the side passage. This in turn provides ‘active’ surveillance of that area, and further security behind its entrance.</p>
<p>The panel highlights that the new yard located between the tower and the adjacent houses should also be very carefully considered, to avoid the prospect of it becoming an informal residents’ waste/storage area. This consideration should extend to the materiality, function, and detailed design of the yard.</p> <p>It wonders whether one option might be to locate the external entrance to the bike store off the secure yard, thereby achieving two layers of secure entry, while at the same time providing purpose, footfall and natural surveillance of the yard</p>	<p>Cycle store entry relocated to this area to improve ‘ownership’ and security for both, as outlined above.</p>
<p>The panel notes that the brickwork within the precedent images looks good; however, the brickwork shown within the rendered images of the actual scheme looks much flatter and ‘gloomy’. It will be critically important to use a high-quality brick that will provide texture and will visually ‘lift’ the elevation – while providing a contrast with the fenestration.</p>	<p>Lighter stock brick now proposed. Condition attached to approve details to ensure high quality, appropriate finish.</p>

<p>It welcomes the inclusion of a strong, two-storey plinth at the base of the development and feels that this is a positive visual device for the overall scheme, giving both verticality and height to the base. At a detailed level, it would encourage the design team to explore the design of the elevation within the plinth at first floor level and would support adjustments to the double-order visual device to allow the inclusion of larger glazed elements in order to achieve good levels of daylight within the apartments at this level, alongside a more open and generous outlook.</p>	<p>The design has been amended with greater light penetration/outlook for the affect flats as suggested.</p>
<p><i>Design for inclusion, sustainability, and healthy neighbourhoods</i></p>	
<p>The panel questions whether Mechanical Ventilation with Heat Recovery (MVHR) will be incorporated within the scheme</p>	<p>Yes this has been incorporated and allows windows to be closed should occupiers wish for quieter living conditions at noisy times of day/night.</p>
<p>The panel also suggests early consideration of how boiler flues may be integrated within the elevations in the future, in the event that there is a shift within the approach to services.</p>	<p>No boilers are proposed.</p>

Design assessment

- 6.41 Objections have been raised concerning the scale and height of the building and its proximity relative to surroundings. The Council's Urban Design Officer has reviewed the scheme and notes that this scheme has developed and evolved in accordance with community feedback, officer advice and the Quality Review Panel. It is a refined, well thought out addition of high quality affordable new homes which also has a positive placemaking impact on an otherwise disused site.
- 6.42 They note that the proposed nine storey building mediates between the Victorian houses across Bounds Green and the 15 storey blocks of Finsbury and Newbury House. The articulation of a double height plinth at the base of the building responds directly to the adjacent terrace of houses, and to the wider context and streetscape across Bounds Green Road.
- 6.43 Officers consider a 'regular' shaped building would look awkward and contrived here and instead, by following the approximate shape and layout of these streets

which frame the site, the form and layout of the proposed building would successfully respond and contribute to this context. The triangular footprint of the building enables its form to respond positively to its context by addressing the corner plot and aligning sensibly with neighbouring plots.

- 6.44 The Design Officer notes that the recessed balconies, framed by thick brick piers emphasis the strong form of the building, and offer greater privacy for residents. This depth in the facade also helps reduce solar gain, helping to keep the living spaces cool in the summer. The vertical circulation is articulated through the brick detailing and fenestration above the well detailed entrance which is a key architectural feature.
- 6.45 In terms of the detailed design the Design Officer notes that the recessed balconies, framed by thick brick piers emphasis the strong form of the building, and offer greater privacy for residents. This depth in the facade also helps reduce solar gain, helping to keep the living spaces cool in the summer. The vertical circulation is articulated through the brick detailing and fenestration above the well detailed entrance which is a key architectural feature.
- 6.46 They note that the main entrance to the building is clearly demarcated with recessed brick detailing and the design of openings on the ground floor facade offers active frontages to Bounds Green Road. The bike stores and post room, the more active ground floor uses in a residential scheme, are locating on the most prominent corner of the site to further activate the street. The location and scale of post room is a positive, forward thinking provision for servicing modern life. The dual entrances to the bike store, with the external entrance away from the street for additional security and usability.
- 6.47 In terms of materials the building does not seek to duplicate the taller residential blocks on the other side of Partridge Way, but rather represents a considered design which seeks to achieve a high-quality finish which does not detract from, and contributes to, the character and appearance of its area. The design officer notes that the building sits in a context that is architecturally diverse in terms of styles and ages, so the material palette of brick and metal is a restrained and contemporary addition to this eclectic mix. The brick is an understated, muted stock with multi-tonal quality that has visual interest, variation and character. The remaining architectural elements (window frames, balustrades, doors, trims and signage) are in black aluminium which complements and contrasts with the brickwork. A condition is attached to secure details of the external materials to be approved by Officers before the works are carried out.
- 6.48 The design officer notes that quality of the internal layouts, the circulation core is dual aspect so the communal areas of the building, creating a well daylit, pleasant and safer journey to each home. Each home is well laid out for modern life, with open plan living spaces, from which a private balcony is accessed.

- 6.49 The proximity of the development to its surroundings and general 'overdevelopment' issues were raised as objections in the representations received. In this respect, the proposed building is also not considered uncharacteristic or atypical of residential development in this area. This is because the building would be detached from the terrace, and its alignment respects its pattern of development of their plots (front to rear fences). The building's proximity to others is not uncharacteristic of the area. The impact on residential amenity is addressed below.

Conclusion

- 6.50 This proposal reflects the design elements suggested at pre-application stage and incorporates the final suggestions of the Quality Review Panel (detailed earlier in this report) who support the scheme. It is a considered scheme which respects and relates to the character, appearance, and context of its location and surroundings. It is appropriate in scale, form, massing and appearance and would represent a positive contribution to the character of the area, without detracting from the significance or special attributes of nearby conservation areas. The scheme represents a successful design-led scheme which will optimise the potential of the site to create a high-quality development of a density appropriate to its location. The proposal fulfils the aims of the above planning policy framework and is therefore acceptable in this regard.

Landscaping, public realm, amenity and play space and associated works

- 6.51 The application site is split into two parts. The existing area of hardstanding and garaging on the corner is considered to detract from the quality of the local environment whilst the communal green space presents an opportunity to enhance this amenity for the benefit of existing residents and those of the proposed new homes.

Policy context

- 6.52 In addition to the general design-led policies in the previous section, London Plan (2021) Policy G4 seeks to "*promote the creation of new areas of publicly-accessible open space*" as well as "*enhance open spaces to provide a wider range of benefits for Londoners*". London Plan Policy G5 requires major development proposals to contribute to the greening of London by including urban greening as a fundamental element of site and building design.
- 6.53 London Plan Policy G6 seeks to manage impacts on biodiversity and aims to secure biodiversity net gain. London Plan Policy S4 states the need to provide new play facilities as part of development proposals, with at least 10m² of play space per child provided which meets several criteria.

- 6.54 Local Plan Policy SP11 promotes high quality landscaping on and off-site and Policy SP13 seeks to protect and improve open space and providing opportunities for biodiversity and nature conservation, including provision of formal play space to standards set out in the Mayor's SPG Providing for Children's and Young People's Play and Informal Recreation.
- 6.55 DPD Policy DM1 requires proposals to demonstrate how landscape and planting are integrated into the development and expects development proposals to respond to trees on or close to a site. Policy DM21 expects proposals to maximise opportunities to enhance biodiversity on-site.
- 6.56 The proposal would redevelop the existing area of hardstanding and garages to provide the new housing. Having regard to the existing nature of this existing part of the site, the new building and landscaping are considered to represent a significant improvement to the character and appearance of the built environment. The hard and soft landscaping elements around the building's frontage would improve the public realm.
- 6.57 Improvements to the existing footpath at the junction of Partridge Way and Trinity Road are proposed. Existing bins at the junction of Trinity Road and Partridge Way would be replaced with a new purpose-built facility adjacent to Finsbury House providing a convenient purpose-built provision. A new footpath would be provided along Partridge Way, where none currently exists due to the presence of the garages, which would run along the side of the building and lead to the existing/improved communal amenity space nearby to the rear. Two car parking spaces serving the development would be provided on Partridge Way. These would all further improve the built environment of the area around the site and in particular, the existing tower block and the road junction.
- 6.58 A range of landscaping improvements, including the provision of a new children's play space, are proposed in the second part of the application site, which comprises the green space to the rear/north-east. This area and its improved play facilities would be provided for the residents of the new housing, and existing residents in the area. New tree, shrub and groundcover planting and seating in this area will provide a more attractive green and useable space and a broader range of habitats and ecological opportunities, improving biodiversity in accordance with the aims of the above planning policies
- 6.59 The application proposes natural play elements (play boulders, logs and possibly a mound) to cater for children up to 11 years of age only. This provides a centrally located 'door-step' type space with a travel distance of approximately 50 metres from the proposed new homes and is a facility that children in existing buildings can also use. It is expected that older children (12-15 years) and young adults would use the surrounding open space, play and sports facilities targeted at these age groups that exist within convenient and safe walking distance from Partridge Way.

- 6.60 No existing trees would be removed under this proposal and to enhance the public realm within and promote biodiversity, the application proposes to plant more trees on the opposite corner of Partridge Way and along the verge to Bounds Green Road. The new and relocated bin store adjacent to Finsbury House will also be screened with new trees. In total, approximately 24 new trees are proposed to be planted locally and the precise nature and position is to be agreed with Haringey's Tree Officer.

Urban Greening Factor

- 6.61 The urban greening factor (UGF) identifies the appropriate amount of urban 'greening' required in new developments. The UGF is based on factors set out in the London Plan such as the amount of vegetation, permeable paving, tree planting, or green roof cover, tailored to local conditions. The London Plan recommends a target score of 0.4 for developments which are predominately residential.
- 6.62 An assessment of the Urban Greening Factor (UGF) has been undertaken, based on the surface cover types and areas within the application boundary. The proposals deliver an UGF of 0.456, which is above the requirement for residential development of 0.4 as set out in London Plan policy G5 and therefore satisfy this requirement
- 6.63 The above landscaping details can be secured by condition to ensure Officers review the proposals in greater detail and with necessary consultation as required in order to secure a high-quality scheme and a long-term, viable implementation. Subject to this, the proposal represents marked improvements to the hard and soft landscaping on-site and in its immediate environs and would result in play/children's space provision which is considered acceptable for this location, housing size/population, and typology. The proposal satisfies the above planning policies in this regard.

Housing mix, tenure and quality of accommodation

Housing mix

- 6.64 London Plan (2021) Policy H10 states that schemes should generally consist of a range of unit sizes. To determine the appropriate mix of unit sizes in relation to the number of bedrooms for a scheme, it advises that regard is made to several factors. These include robust evidence of local need, the requirement to deliver mixed and inclusive neighbourhoods, the nature and location of the site (with a higher proportion of one and two bed units generally more appropriate in locations which are closer to a town centre or station or with higher public transport access and connectivity), and the aim to optimise housing potential on sites.

- 6.65 The 2021 London Plan states that boroughs may wish to prioritise meeting the most urgent needs earlier in the Plan period, which may mean prioritising low-cost rented units of particular sizes.
- 6.66 Local Plan Policy SP2 and DPD Policy DM11 of the Council's Development Management DPD adopt a similar approach.
- 6.67 DPD Policy DM11 states that the Council will not support proposals which result in an over concentration of 1 or 2 bed units overall unless they are part of larger developments or located within neighbourhoods where such provision would deliver a better mix of unit sizes.
- 6.68 The proposal is for 23 units. The dwelling mix is as follows;
- 14 x one-bed two-person units
 - 7 x two-bed four-person units
 - 1 x two-bed three-person wheelchair unit
 - 1 x two-bed four-person wheelchair unit
- 6.69 The opportunity to provide family sized units was explored during the pre-application process, however due to the nature of this site it was not found to be feasible to viably provide a larger unit. The site is small and irregular and the requirements for internal stairwell/lift provision, limits the amount of 'usable' floor area that can be provided. This prevents providing 3 bedroom units that meet relevant standards of accommodation, including minimum space standards and featuring at least dual aspects. Having regard to these considerations, the proposed provision of mostly one-bedroom units, and the remainder at two-bedrooms, is considered acceptable and is also appropriate for the characteristics of this small, constrained site with good proximity to existing transport and services.
- 6.70 Furthermore, Officers point out that this proposal forms part of the Council's Housing Delivery Programme which seeks to optimise the provision of affordable accommodation for Council rent to meet local need. It aims to address the Council's housing waiting list through the provision of a wide range of housing typologies and address issues relating to the over and under occupation of the existing housing stock and ensure the effective use of public assets and funding. In this respect, the units meet an identified need. The proposed housing mix is therefore considered acceptable with regard to the above planning policies.

Quality of accommodation

- 6.71 The Nationally Described Space Standards set out the minimum space requirements for new housing. The London Plan (2021) standards are consistent with these. London Plan Policy D6 requires housing developments to be of high-quality design, providing comfortable and functional layouts, benefiting from sufficient daylight and sunlight, maximising the provision of dual aspect units and

providing adequate and easily accessible storage space as well as outdoor amenity space. It provides qualitative design aspects that should be addressed in housing developments.

- 6.72 The Mayor of London's Housing SPG seeks to ensure that the layout and design of residential and mixed-use development should ensure a coherent, legible, inclusive and secure environment is achieved.

Indoor and outdoor space/accommodation standards

- 6.73 All dwellings achieve or exceed minimum space standards including bedroom sizes, gross internal area, and outside amenity space standards (balconies). All dwellings have a minimum floor to ceiling height of 2.5m. All dwellings are well laid out to provide useable living spaces and sufficient internal storage space. The units are acceptable in this regard.

Unit Aspect

- 6.74 All units would be at least double aspect, with most having a triple aspect. This would ensure good natural light penetration and levels of outlook to help ensure high-quality accommodation.

Accessible Housing

- 6.75 London Plan Policy D5 seeks to provide suitable housing and genuine choice for London's diverse population, including disabled people, older people and families with young children. To achieve this, it requires that 10% of new housing is wheelchair accessible and that the remaining 90% is easily adaptable for residents who are wheelchair users. Local Plan Policy SP2 is consistent with this as is DPD Policy DM2 which requires new developments to be designed so that they can be used safely, easily and with dignity by all.

- 6.76 All dwellings achieve compliance with Building Regulations M4 (2) and 10% of units achieve M4 (3) compliance. Two accessible car parking spaces are provided for the two wheelchair accessible units. The proposal is therefore acceptable in this regard.

Child Play Space provision

- 6.77 London Plan Policy S4 seeks to ensure that development proposals include suitable provision for play and recreation. Local Plan Policy SP2 requires residential development proposals to adopt the GLA Child Play Space Standards and Policy SP13 underlines the need to make provision for children's informal or formal play space.

- 6.78 The applicant has produced a child yield calculation for the proposed development based on the mix and tenure of units in accordance with the current GLA population yield calculator. It requires 114.4m² of play space based on a yield of 11.4 children with 10m² provision per child. The amount of play space provided exceeds this requirement.
- 6.79 While the size of the play space exceeds policy requirements for all children, the applicant expects that older children (12-15) and young adults may be likely to use existing play and sports facilities in the wider area which are targeted at these age groups. This would enable the proposed on-site works to focus on providing space for younger children where space close (approximately 50 metres away) to the flats is necessary for supervision and safety reasons.
- 6.80 Natural play elements (play boulders, logs and possibly a mound) are proposed to cater for children up to 11 years of age only. This provides high quality landscaping to be provided in this area, well-located close to the occupiers of the flats. It also represents an improved facility for existing younger children in the area. This approach is considered to provide greater benefits for both new occupiers and the existing residents nearby. The play space provision is therefore acceptable.

Daylight/Sunlight/overshadowing – Future Occupiers

- 6.81 Daylight and sunlight studies have been undertaken to assess the levels of daylight and sunlight within the proposed building. The study is based on the numerical tests laid down in the relevant Building Research Establishment (BRE) guidance.
- 6.82 The report confirms that the proposed design satisfies all of the requirements set out in the BRE guide 'Site Layout Planning for Daylight and Sunlight. All habitable rooms receive adequate sunlight and daylight. This is to be expected in a building with generous window allocations to all flats, most of which are triple, but at least dual, aspect. The proposal would result in an acceptable standard of accommodation for future occupiers in this regard.

Noise – Future Occupiers

- 6.83 The NPPF states, in paragraph 180, that new development should mitigate and reduce to minimum potential adverse impacts resulting from noise and avoid noise giving rise to significant adverse impacts on health and the quality of life. London Plan Policy D14 specifically concerns noise and requires development proposals to reduce, manage and mitigate noise impacts. Local Plan Policy DM23 states that the Council will seek to ensure that new noise sensitive development is located away from existing or planned sources of noise pollution. Proposals for potentially noisy development must suitably demonstrate that measures will be implemented to mitigate its impact.

- 6.84 The application is accompanied by an Acoustic Report, which concludes that appropriate internal and external noise levels can be achieved and that the site is therefore suitable for residential development. The building would incorporate mechanical ventilation and heat recovery (MVHR) and give residents the option of opening the windows or keeping them closed. The applicant decided on MVHR for the whole building as it was more efficient from an energy perspective (which the Council's Carbon Team support).
- 6.85 The noise report notes that in some scenarios at certain times, the south elevation windows would be more susceptible to higher levels of noise than ideal, notably when windows are opened to provide ventilation. However, it notes that mechanical ventilation would allow for airflow into the property without reliance on window-opening at louder/more sensitive times (such as at night when passing traffic on Bounds Green Road may be more noticeable).
- 6.86 The report also acknowledges that some of the outside areas (balconies), at some times, would have higher noise levels than desired for a residential property. However, this is not considered materially harmful to living conditions. Officers recognise that it is a by-product of the fact all new dwellings have external amenity spaces and most of the times the balconies would not suffer from excessive noise. The benefits of having such a space outweigh the fact that some of the balconies may experience higher external noise levels at certain times, particularly in a constrained urban site. This is unlike the tower blocks opposite which have no external space and are similarly noise sensitive.
- 6.87 While there are some windows and times that would be sensitive to higher noise levels than desired, on balance the units would retain a good quality of living accommodation in this respect with the MVHR as an alternative 'backup' to opening windows if noise is problematic in certain times, with modern thermally efficient windows also mitigating its impact. On balance, the proposed details are acceptable in this regard.

Housing provision: Summary

- 6.88 In summary, the standards of accommodation and living conditions proposed are very high and while some parts of the building are more noise sensitive than others, the acoustic performance would be good and not unusual in this regard. For a scheme in this location with its site constraints, the proposal represents very good quality units and living conditions which satisfy planning policy.

Impact on neighbouring amenity

- 6.89 The NPPF (para.130) requires planning decisions to create places with a high standard of amenity for existing users in the area. London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to

surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts. DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours.

Outlook, and overlooking/privacy

- 6.90 The proposed building is positioned between and to the south-east of two large 15-storey tower blocks at Finsbury House and Newbury House, across Partridge Way. At its nearest point, it is over 15m and 25m respectively from these blocks, which sit at a slight angle opposite. The building is also over 40m from the nursery facility which is to the rear and between the existing towers.
- 6.91 The scale and location of the proposed development in relation to these neighbouring buildings ensures that a reasonable outlook will be retained for existing residents and users of the nursery facility. For the same reasons set out above the windows and balconies would not be close enough to cause a harmful loss of privacy or overlooking to closest surrounding residents. Nor the other properties at the far end of Partridge Way, obliquely beyond the existing play area, which are much further away.
- 6.92 In relation to the adjoining two-storey terraces on Partridge Way the proposed building stands over 2m north-west from the flank elevation of the nearest property and effectively extends the existing building line at the front and rear. Due to its limited depth beyond the building lines of the terrace, and its set-back from their side boundary, the level of outlook from these properties is not considered to be affected to a degree that warrants material 'harm'. While the nearest corner of the proposed building will be visible from the rear gardens, it would not affect outlook in a significantly detrimental way.
- 6.93 The layout and form of the proposed building have also been designed to prevent unacceptable levels of overlooking by placing non-habitable areas such as the communal lift and the stair core on its north-western elevation facing across to Finsbury House and Newbury House and the nursery facility. The proposed balconies are framed and their openings on this side of the building are smaller to again limit the potential for overlooking.
- 6.94 The south-east elevation facing the adjoining two-storey terrace (most notably, No.2) has been designed with secondary habitable room windows and the balconies on this side incorporate louvres to restrict views out/away from No.2 and the terraced gardens below, and instead towards areas beyond, towards Bounds Green Road. which is considered an acceptable approach to minimise overlooking.

Daylight/sunlight assessment

- 6.95 The Mayor's Housing SPG, indicates that BRE guidelines on assessing daylight and sunlight should be applied sensitively to higher density development in London, particularly in central and urban settings, recognising the London Plan's strategic approach to optimise housing output and the need to accommodate additional housing supply in locations with good accessibility suitable for higher density development. Quantitative standards on daylight and sunlight should not be applied rigidly within built up urban areas, without carefully considering the location and context and standards experienced in broadly comparable housing typologies in London.
- 6.96 The design of the proposed development has also been informed by detailed sunlight and daylight analysis to ensure that neighbouring properties, including the nursery receive sufficient sunlight and daylight. It considers the impact of the development on the light receivable by the neighbouring properties at 1 Northcott Avenue, 1 to 84 Finsbury House, 1 to 84 Newbury House, 2, 4, 6, 8, 10, 12 & 14 Partridge Way, 2 Cornwall Avenue, Seventh Day Adventist Church and Wood Green Pre School Playgroup.
- 6.97 All neighbouring windows (that have a requirement for daylight or sunlight) pass the relevant BRE daylight and direct sunlight tests. The development also passes the BRE standards in relation to the overshadowing of gardens and open spaces.
- 6.98 There is a degree of non-compliance with the BRE criteria, limited to the Vertical Sky Component (VSC) test in respect to four windows on Finsbury House. Having regard however to the overall very high level of compliance with the BRE recommendations, the mitigating factors and the aforementioned Mayor's Housing SPG guidance that such standards are not applied rigidly within built up urban areas, the proposed development is considered acceptable in terms of its impact on existing daylight and sunlight levels received by neighbouring properties.

Noise

- 6.99 While concerns about noise from occupants are noted, the proposal is not considered to increase noise levels beyond those expected in a residential area and the proposal is not considered to result in harm to neighbouring living conditions in this regard.

Summary

- 6.100 In summary, the proposal would not result in detrimental harm to neighbouring living conditions/accommodation. The proposal satisfies relevant planning policy in this regard.

Impact on nearby Conservation areas

- 6.101 DPD Policy DM9 states that development should sustain and enhance the significance of heritage assets. The site lies near three conservation areas (CA). Trinity Gardens CA lies beyond the site and its boundary, towards the south-east and east. Bowes Park CA lies beyond the site and its boundary, to the north-east and north (on the far side of the two Partridge Way tall buildings). Wood Green Common CA extends approximately 260m to the south and south-east of the application site.
- 6.102 The setting of a heritage asset is defined in the glossary to the NPPF as: "The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral". There is also the statutory requirement to ensure that proposals 'preserve or enhance' the conservation area.
- 6.103 The Council's Conservation Officer has reviewed the proposal and notes that it would have an impact on the significance of the Wood Green Common CA and associated historic buildings. This is due to its distance from the Wood Green Common CA, the intervening railway infrastructure and development, and the height, mass and scale of the proposal and its location and context adjacent to the two existing 15-storey tower blocks.
- 6.104 Views looking into and out of the Bowes Park CA are limited and the special interest of the CA lies in the surviving Victorian and Edwardian residential development there. This proposal would only be partially visible from limited locations and given its context adjacent to the existing tall buildings, the Officer notes that it would not appear prominent or overbearing. For this reason, they consider that it would not substantially detract from the Bowes Park CA.
- 6.105 Trinity Gardens CA has a more open character and allows for more views out of it. Views are afforded along Bounds Green Road towards the application site, most notably from Nightingale Gardens and Trinity Gardens. The proposed nine storey building would be visible here in the setting of this CA which has low-rise development and open spaces. However, again, it would be seen in the context of the existing taller buildings which already influence these views. For this reason, the harm to the significance of this CA is considered by the Conservation Officer to be limited.
- 6.106 In summary, the proposal would have a negligible impact on the surrounding heritage assets. In line with Para 202 of the NPPF this must be treated as less than substantial harm, when weighed against the public benefits of the proposal, it is considered acceptable and sufficient to satisfy planning policy. The proposal is considered to preserve the character and appearance of the conservation areas.

Transport, parking, highway safety, waste/recycling and servicing

- 6.107 Paragraph 110 of the NPPF (2021) states that in assessing development proposals, decision makers should ensure that appropriate opportunities to promote sustainable transport modes have been taken up, given the type of development and its location. It prioritises pedestrian and cycle movements, followed by access to public transport, including facilities to encourage this.
- 6.108 London Plan Policy T1 sets out the Mayor's strategic target for 80% of all trips in London to be made by foot, cycle or public transport by 2041. This policy also promotes development that makes the most effective use of land, reflecting its connectivity and accessibility by existing and future public transport. Policy T6 sets out cycle parking requirements for developments, including minimum standards. T7 concerns car parking and sets out that 'car-free' development should be the starting point for all development proposals in places that are well-connected by public transport. Policy T6.1 sets out requirements for car parking spaces that are proposed.
- 6.109 Local Plan Policy SP7 states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport. This approach is continued in DM DPD Policies DM31, DM32 and DM33.
- 6.110 DM32 is particularly relevant and states that the Council will support proposals for new development with limited or no on-site parking where there are alternative and accessible means of transport available, public transport accessibility is at least 4 as defined in the Public Transport Accessibility Index, a Controlled Parking Zone (CPZ) exists or will be provided prior to the occupation of the development, parking is provided for disabled people; and parking is designated for occupiers of developments specified as car capped.
- 6.111 The site is located with easy access to a range of local amenities, has a PTAL of 4/5 and good pedestrian and cycle links. The site and roads adjoining the site are within the Wood Green (WG) Outer controlled parking zone (CPZ) where regulations apply Monday to Saturday 8am to 6.30pm. So the proposal meets the relevant policy criteria for Car-free development.
- 6.112 The application was submitted with a comprehensive transport statement/assessment which includes a trip generation assessment which has shown that the proposed development would have a negligible impact on local roads and public transport services. Due to the loss of parking (the garages on site) a Parking Survey following the 'Lambeth Methodology' which is typically used

in assessing parking stress/impacts of proposals in the borough has been carried out.

- 6.113 The parking surveys found that the average overnight parking stress of Controlled Parking Zone WG where permit holding residents can park within the survey area, was found to be 69% or 77% when splitting kerb space into increments of 5 metres or 6 metres respectively. Of the 156 total Zone WG Permit Holder kerb side parking opportunities within the study area (5 metre increments), an average of 108 cars have been observed to be parked leaving 48 available spaces.
- 6.114 Based on the worst-case assessment that 18 cars will be displaced from the current site, because of the demolition of the existing 18 garages, overnight parking stress on Zone WG Permit holder spaces would increase from the current level of 69% to 81% for the 5m bay length assessment, and from 77% to 90% for the 6m sensitivity test bay length assessment. In reality some of the current 'lock-up' garages may already be vacant or used for storage.
- 6.115 As outlined above, planning policy sets out that residential developments in PTAL 4 and 5 areas should be 'car free'. The proposed development will be car-free in that no on-site parking is provided (other than 2 wheelchair bays which are a requirement for the two accessible flats), and residents would not be permitted to apply for on-street CPZ parking permits. Subject to this, the proposal would not increase overnight parking stress on CPZ permit-controlled spaces nearby, above the level described above for the worst-case displacement of 18 cars from the current site.
- 6.116 The site is close to Bounds Green Road bus routes and the wider transport routes at Bounds Green and Wood Green nearby. Furthermore, the unit make up of 1-2 bedroom units typically have lower car-use than 'family sized' (3 bed +) units.
- 6.117 However, to supplement this, and encourage sustainable travel choices/options for residents, cycle parking is provided for 39 cycles and two mobility scooters within a secure communal cycle store in accordance with the planning policy requirements above. Visitor cycle parking is also provided, in accordance with policy requirements, and new communal cycle storage hangars will be located within the adjoining development for the benefit of existing residents.
- 6.118 The Council's Transportation Officers have reviewed the scheme. They note that even in the 'worse case' scenario, the scheme is not considered to result in unacceptable highway safety, capacity or parking impacts. They are satisfied with the above parking assessment, a car-free development, and the cycle parking provision. The car-free status will be secured via a unilateral undertaking. The cycle parking will be secured by condition to confirm the details.
- 6.119 Officers are aware of concerns raised in objections received from the public where it was queried what will replace these garages for bulk storage (indicating some

are used for storage), and parking provision. Bulk storage is not the primary intention for garages and these garages are a public good on an under-utilised site, where the borough is under pressure to provide housing to accommodate an identified and significant need to ease housing pressure. Given the high PTAL of the site, Officers consider the need for housing to outweigh the ability of the public to hire/use a garage for parking/bulk storage here.

Waste/recycling and servicing

- 6.120 London Plan Policy D6 requires suitable waste and recycling storage facilities in all new developments, Local Plan Policy SP6 requires well designed recycling facilities to be integrated into all new developments, and DPD Policy DM4 requires all proposals to make on-site provision for general waste and separate recycling provision. Further guidance of waste and refuse is set out in Haringey's Sustainable Design SPD and its Waste Management Services guidance note.
- 6.121 The waste storage arrangements are detailed in the Design and Access Statement and Transport Statement. The building would have integral internal waste storage (accommodating general waste, food waste, and recycling waste), accessible internally for residents, and externally for collection via a ground floor door to the street in close proximity.
- 6.122 Bins are proposed to be collected from Partridge Way as part of existing refuse collection schedules. They would be within a transfer distance of 15m from kerbside to refuse vehicle. The proposed scheme will not affect the ability of refuse or servicing vehicles from entering, exiting and turning in Partridge Way.
- 6.123 A current recycling store for Finsbury House, which is located adjacent to the site, would be moved to a position adjacent to Finsbury House and screened by landscaping.
- 6.124 The Council's Transportation Officers have indicated that the distance the bins would be transferred to the street should be referred to the Council's Cleansing Officers. They raise no objection in-principle to the proposals but have queried several matters.
- 6.125 They have reviewed the scheme and advise that a distance of 10m is required. The bin distance, types, approval with homes for Haringey to relocate the tower block bins from in front of this site to a purpose built store next to that block opposite, and are issues with are still being resolved by the applicant.
- 6.126 Subject to resolving these matters the proposal can be considered to be in accordance with the planning polices outlined above, subject to details within a unilateral undertaking and planning conditions, the proposal would be acceptable on highways, parking, and waste/recycling/servicing grounds.

Sustainability, Energy and Climate Change

- 6.127 The proposed development has sought to adopt a progressive approach in relation to sustainability and energy to ensure that the most viable and effective solution is delivered to reduce carbon emissions. The NPPF requires development to contribute to the transition to a low carbon future, reduce energy consumption and contribute to and conserve the natural environment.
- 6.128 London Plan Policy SI 2 - Minimising greenhouse gas emissions, states that major developments should be zero carbon, and in meeting the zero-carbon target a minimum on-site reduction of at least 35 per cent beyond Building Regulations is expected. Local Plan Policy SP4 requires all new developments to introduce measures that reduce energy use and carbon emissions. Residential development is required to achieve a reduction in CO2 emissions. Local Plan Policy SP11 requires all development to adopt sustainable design and construction techniques to minimise impacts on climate change and natural resources.
- 6.129 DPD Policy DM1 states that the Council will support design-led proposals that incorporate sustainable design and construction principles and Policy DM21 expects new development to consider and implement sustainable design, layout and construction techniques.
- 6.130 An energy statement was submitted with the application which demonstrates that consideration has been given to sustainable design principles throughout the design of the proposed scheme. The building is designed to minimise its environmental impact through various means and minimise carbon dioxide emissions in line with the prescribed energy hierarchy. The scheme achieves a 64% improvement in CO2 emissions over the baseline requirements within Building Regulations Approved Document Part L1A. The development will further achieve 'zero carbon' through an offset payment in line with the London Plan guidance.
- 6.131 The development employs an efficient building fabric, including well insulated walls and highly efficient glazing, efficient systems. Air source heat pumps and PV Panels are specified to maximise carbon savings for the site. An Overheating Assessment has been submitted which details various measures that have been incorporated to minimise the risk of overheating as part of the overall energy strategy. All rooms are shown to provide a good level of thermal comfort for new residents.
- 6.132 The Council's Carbon Management Team have been consulted on the application. In summary, they support the scheme based on its carbon reductions. They have requested further information which can be dealt with by conditions. A carbon offset contribution of £25,764 + 10% monitoring fee can be secured in the agreement. This would be secured as £14,170, based on 50% of expected carbon offset based on the energy report, payable on implementation. Followed by a deferred carbon

offset contribution of £14,170+ based on 50% of expected carbon offset based on the energy report, plus any additional carbon offset charges required following energy testing based on £90/per tonne of carbon.

- 6.133 Subject to these, the proposal represents a zero carbon scheme which significantly exceeds the Local Plan Policy requirements of a 35% reduction and therefore represents an exemplar scheme which not only satisfies, but exceeds, the requirements of relevant planning policy in this regard.

Crime prevention

- 6.134 London Plan Policy D3 states that development proposal should achieve safe, secure and inclusive environments. Local Plan Policy requires all development to incorporate solutions to reduce crime and the fear of crime by promoting social inclusion, creating well-connected and high-quality public realm that is easy and safe to use and apply 'Secured by Design' and Safer Places principles. DPD Policy DM2 seeks to ensure that new developments have regard to the principles set out in 'Secured by Design'.

- 6.135 The design has been influenced by the 'Secure by Design' (SBD) principles and in doing so seeks to design out crime. SBD principles have been considered and incorporated from the pre-application stage where the Metropolitan Police Designing Out Crime Officer and a Constable were consulted and provided advice, commentary on the indicative proposals, and recommendations on what measures to include in the scheme. They indicated that the proposal was capable of SBD accreditation. These measures and approaches have been incorporated into this proposal. The Design and Access Statement provides information on the way the proposed development seeks to enhance security through the design of the building and treatment of the public realm.

- 6.136 The applicant advises that they aim to achieve a SBD Silver Award, with the aspiration to achieve an SBD Gold Award.

- 6.137 The Metropolitan Police Designing Out Crime Officer (DOCO) was consulted on this final design. They raise no objection in principle to the proposal and recommend planning condition(s) to secure accreditation prior to commencement. Subject to SBD measures by condition, Officers consider the proposal would create a safe secure environment, satisfy the planning policies requirements and would be acceptable in this regard.

Flood Risk and Drainage

- 6.138 Local Plan Policy SP5 and DPD Policy DM24 seek to ensure that new development reduces the risk of flooding and provide suitable measures for drainage.

- 6.139 A Flood Risk Assessment has been carried out for the site which highlights it as being in Flood Zone 1. All sites are in a flood zone categorised between 1 and 3, with 1 having the least risk. It concludes that the risk of flooding is low. It demonstrates that the effect of the proposed development on off-site flood risk is also low and that there is a decrease of surface water run-off rates and run-off volume as a result of the development.

The proposal would incorporate sustainable drainage (SUDs) and water runoff measures. The approach taken for the drainage of all new surfaces is to create a management train from run-off source to site outfall, incorporating attenuation and treatment wherever possible. The proposal is to use permeable paving and to use threshold drainage installed on entrances to the building.

- 6.140 The Council's drainage Officers have reviewed the scheme and agree that the above approach is acceptable subject to securing details of the long-term management of the sustainable urban drainage systems in-place to remain in place for the lifetime the development. Subject to this, the proposal satisfies relevant planning policy and is acceptable in this regard.

Air quality

- 6.141 DPD Policy DM23 requires all development to consider air quality and improve or mitigate the impact on air quality in the borough and users of the development. An Air Quality Assessment ('AQA') was prepared to support the planning application and concluded that the site is suitable for residential use and that the proposed development would not expose existing residents or future occupants to unacceptable air quality. It also highlighted that the air quality impacts from the proposed development during its construction phase would not be significant and that in air quality terms it would not conflict with national or local planning policies.
- 6.142 Officers have reviewed this assessment and agree that while concerns raised about construction works are noted, these are temporary and can be mitigated through the requirements of the construction logistics plan to include air quality control measures such as dust suppression. The proposal is not considered an air quality risk or harm to nearby residents, or future occupiers. The proposal is acceptable in this regard.

Ecology

- 6.143 Consistent with the NPPF, London Plan Policy G6 seeks to ensure that development proposals manage impacts on biodiversity and aim to secure net biodiversity gain, while G5 requires major developments to contribute to urban greening. DPD Policy DM6 requires proposals for taller buildings to consider their ecological impact.

- 6.144 An ecology survey was carried out to determine the presence of any important habitats or species which might be impacted by the proposed development. The report concludes that the existing site is of negligible value to wildlife, as it consists largely of hardstanding and building, with only a small section of grass in a raised bed. Soft landscaping in the wider area includes only blocks of mown amenity grass, scattered broadleaved trees, and circular arrangement of trimmed introduced shrubs.
- 6.145 No birds were observed on site during the survey, nor any old or in-use birds' nests, although common species were observed in the wider area. The garages are not suitable for bat use and were not identified as a bat roost or hibernation site. None of the trees in the surrounding area were found to contain features such as decay cavities, woodpecker holes, fissures and exfoliating bark, that would be considered suitable for bat roosting and/or hibernation.
- 6.146 The report highlights that the site itself is of no value to foraging bats, as it is very small with little vegetation. No evidence of badgers was found, and the site is unsuitable for otters and water voles. There is no standing water on the site for breeding amphibians, and with very limited foraging opportunities and no suitable habitats, the land is considered unsuitable for them. The site is also considered to be unsuitable for reptiles for the same reason, and they are considered to be absent. The report concluded that there was low potential for significant invertebrate assemblages, in particular those species listed as a priority in the UK Biodiversity Action Plan and/or Local Biodiversity Action Plan. As such, the proposal is acceptable in this regard.

Land contamination

- 6.147 DPD Policy DM23 (Part G) requires proposals to demonstrate that any risks associated with land contamination can be adequately addressed to make the development safe.
- 6.148 A desk study preliminary risk assessment has been carried and which has identified several potential sources of contamination including:
- Contaminated ground associated with previous site use (roadway / verge, lock-up garages)
 - Potential for Made Ground associated with previous development operations
 - Potential asbestos containing materials within existing buildings
- 6.149 The risk of contamination identified in the report is moderate to low.
- 6.150 Officers consulted the Council's Environmental Health service on this proposal. Their Officers reviewed the scheme in detail and agree that the proposal is acceptable subject to conditions which would initially require a site investigation to

be conducted, to allow a risk assessment to be undertaken, refinement of the Conceptual Model, and the development of a Method Statement detailing any remediation requirements if necessary. An asbestos survey is also advised to be undertaken prior to any demolition works, to identify the location and type of asbestos containing materials. Any asbestos containing materials would be required to be removed from safely from the site. Subject to appropriate conditions to deal with land-contamination risk, the proposal would satisfy the above planning policy requirements and is acceptable in this regard.

6.151 **Conclusion**

- The development would provide a high standard of accommodation that serves an identified need and represents an opportunity to provide a notable contribution towards affordable housing delivery targets in the borough.
- Although the scheme results in a taller building than those adjacent to the east, the proposal responds to its context and is of high design quality and equally provides a high quality of accommodation for future occupiers.
- The building would not appear overly intrusive or overbearing in views from the surrounding conservation areas when viewed in the context of the existing 15-storey Finsbury House and Newbury House nearby. Its visibility and presence would have a negligible impact on the historic built environment which is considered acceptable when it is weighted against the public benefits of the proposal.
- The design, layout and orientation of the buildings and separation distances to neighbouring properties are satisfactory to protect the amenities of the neighbouring occupier.
- Environmental impacts and factors have been appropriately managed and considered and conditions are in place to control these.

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

7 CIL

Based on the information given on the plans, the Mayoral CIL charge will be £125,762 (2077 residential sqm x £60.55 and the Haringey CIL charge will be £477,502 (2077 sqm x £229.90). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this

charge. The development is likely to be eligible for Social Housing Relief from CIL due to the affordable housing proposed, subject to the relevant serving of notices.

8.0 RECOMMENDATIONS

GRANT PERMISSION subject to conditions in Appendix 1 and subject to Unilateral Undertaking

Applicant's drawing No.(s) Design and Access Statement, July 2021; 'MLM Group' Sustainability Statement REV.01 dated 21/07/2021'; 'MLM Group' Noise Impact Assessment Report REV.C03 dated 27/05/2021; 'MLM Group' Air Quality Assessment REV.C03 dated 25/05/2021; TH 2674 (Arboricultural Impact Assessment, Method Statement & Tree Protection Plan) dated 03/06/2021; Outline Construction Logistics Plan, July 2021; 21152/E1 ('Indigo Surveys' Preliminary Ecological Appraisal Report); 'MLM Group' Energy Statement REV.03 dated 23/06/2021'; 'Ellis + Moore' Flood Risk Assessment dated 05/10/2020; Statement of Community Involvement, July 2021; Planning Statement, July 2021; Landscape Proposals & Play Space Strategy, 28 June 2021; 'MLM Group' Energy Statement REV.03 dated 23/06/2021'; 'MLM Group' Summer Overheating Assessment in Dwellings - CIBSE TM59 Compliance for Partridge Way, Haringey, REV.01 dated 14/12/2020; 'JOMAS Engineering Environmental' Desk Study/Preliminary Risk Assessment Report, V2.0 dated 07/10/2020 and accompanying appendices and drawings; Daylight and Sunlight Study (Neighbouring Properties), 8 December 2020; Daylight and Sunlight Study (Within Development), 1 June 2021; Transport Statement, June 2021; TX 141445 (Issue 05) 'London Plan Fire Statement' dated 09/07/2021; TX 141445 (Issue 04) 'Fire Safety Strategy Report, RIBA Stage 3' dated 09/07/2021; ; 'JOMAS Engineering Environmental' Exploded Ordnance Desk Top Risk Assessment; BRE Client Report ref: P118564, Issue 3, dated 01/06/2021;0187_100 REV.A;0226-001 REV.P02; 0226-002 REV.P01; 0226-008 REV.P01; 0226-009 REV.P01; 0226-010 REV.P01; 0226-121 REV P01; 0226-101 REV.P01; 0226-104 REV.P01; 0226-103 REV.P01; 0226-104 REV.P01; 0226-106 REV.P02; 0226-109 REV.P01; 0226-107 REV.P02; 0226-105 REV.P01; 0226-102 REV.P01; 0226-110 REV.P01; 0226-108 REV.P01; 0226-120 REV.P01

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Appendix 1 Planning Conditions and Informatives

CONDITIONS

1) Development begun no later than three years from date of decision

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

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

2) In accordance with approved plans

The approved plans comprise drawing nos; Design and Access Statement, July 2021; 'MLM Group' Sustainability Statement REV.01 dated 21/07/2021'; 'MLM Group' Noise Impact Assessment Report REV.C03 dated 27/05/2021; 'MLM Group' Air Quality Assessment REV.C03 dated 25/05/2021; TH 2674 (Arboricultural Impact Assessment, Method Statement & Tree Protection Plan) dated 03/06/2021; Outline Construction Logistics Plan, July 2021; 21152/E1 ('Indigo Surveys' Preliminary Ecological Appraisal Report); 'MLM Group' Energy Statement REV.03 dated 23/06/2021'; 'Ellis + Moore' Flood Risk Assessment dated 05/10/2020; Statement of Community Involvement, July 2021; Planning Statement, July 2021; Landscape Proposals & Play Space Strategy, 28 June 2021; 'MLM Group' Energy Statement REV.03 dated 23/06/2021'; 'MLM Group' Summer Overheating Assessment in Dwellings - CIBSE TM59 Compliance for Partridge Way, Haringey, REV.01 dated 14/12/2020; 'JOMAS Engineering Environmental' Desk Study/Preliminary Risk Assessment Report, V2.0 dated 07/10/2020 and accompanying appendices and drawings; Daylight and Sunlight Study (Neighbouring Properties), 8 December 2020; Daylight and Sunlight Study (Within Development), 1 June 2021; Transport Statement, June 2021; TX 141445 (Issue 05) 'London Plan Fire Statement' dated 09/07/2021; TX 141445 (Issue 04) 'Fire Safety Strategy Report, RIBA Stage 3' dated 09/07/2021; ; 'JOMAS Engineering Environmental' Exploded Ordnance Desk Top Risk Assessment; BRE Client Report ref: P118564, Issue 3, dated 01/06/2021; 0187_100 REV.A; 0226-001 REV.P02; 0226-002 REV.P01; 0226-008 REV.P01; 0226-009 REV.P01; 0226-010 REV.P01; 0226-121 REV.P01; 0226-101 REV.P01; 0226-104 REV.P01; 0226-103 REV.P01; 0226-104 REV.P01; 0226-106 REV.P02; 0226-109 REV.P01; 0226-107 REV.P02; 0226-105 REV.P01; 0226-102 REV.P01; 0226-110 REV.P01; 0226-108 REV.P01; 0226-120 REV.P01. The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission

indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

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

3) Materials submitted for approval

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

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

4) Details of hard and soft landscaping

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

Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme]. The soft landscaping scheme shall include detailed drawings of:

- a. any existing trees to be retained.
- b. any existing trees to be removed.
- c. any existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent. All such work to be approved in writing by the Local Planning Authority.
- d. Any new trees and shrubs to be planted together with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development.

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

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

5) SUDS Maintenance and Management

Prior to the occupation of the development, management maintenance schedules, including details of who is responsible for maintenance, for each SuDS element of the development, shall be submitted to and approved in writing by the local planning authority. The SuDS shall remain in place for the lifetime of the development.

To manage and mitigate flood risk impacts in accordance with Policy SP5 of the Haringey Local Plan 2017 and Policy DM24 of the Haringey Development Management DPD 2017.

6) Energy Strategy

The development hereby approved shall be constructed in accordance with the Energy Statement (dated 23 June 2021) prepared by MLM, delivering a minimum 64% improvement on carbon emissions over 2013 Building Regulations Part L, with SAP10 emission factors, high fabric efficiencies (min. 13% reduction), air source heat pumps (ASHPs) and minimum 8.4 kWp solar photovoltaic (PV) energy generation.

(a) Prior to above ground construction, details of the proposed ventilation and heating systems and solar PV shall be submitted to and approved by the Local Planning Authority. This must include:

- Location, specification and efficiency of the proposed ASHPs (Coefficient of Performance, Seasonal Coefficient of Performance, and the Seasonal Performance Factor), with plans showing the ASHP pipework and noise and visual mitigation measures;

- Specification and efficiency of the proposed Mechanical Ventilation and Heat Recovery (MVHR), with plans showing the rigid MVHR ducting and location of the unit;
- Details of the PV including: a roof plan; the number, angle, orientation, type, and efficiency level of the PVs; how overheating of the panels will be minimised; their peak output (kWp) and the final carbon reduction at the Be Green stage of the energy hierarchy;
- A metering strategy.

The development shall be carried out strictly in accordance with the details so approved prior to first operation and shall be maintained and retained for the lifetime of the development. The solar PV array shall be installed with monitoring equipment prior to completion and shall be maintained and cleaned at least annually thereafter.

(b) Within six months of first occupation, evidence that the solar PV and ASHPs installation have been installed correctly shall be submitted to and approved by the Local Planning Authority, including photographs of the solar array, a six-month energy generation statement, and a Microgeneration Certification Scheme certificate.

(c) Within six months of first occupation, evidence shall be submitted to the Local Planning Authority that the development has been registered on the GLA's Be Seen energy monitoring platform.

(d) Within one year of first occupation, evidence shall be submitted to and approved by the Local Planning Authority to demonstrate how the development has performed against the approved Energy Strategy and to demonstrate how occupants have been taken through training on how to use their homes and the technology correctly and in the most energy efficient way and that issues have been dealt with. This should include energy use data for the first year and a brief statement of occupant involvement to evidence this training and engagement.

Reason: To ensure the development reduces its impact on climate change by reducing carbon emissions on site in compliance with the Energy Hierarchy, and in accordance with London Plan (2021) Policy SI2, and Local Plan Policy SP4 and DM22.

7) Biodiversity measures

a) Prior to the commencement of development, details of ecological enhancement measures and ecological protection measures shall be submitted to and approved in writing by the Council. This shall detail the biodiversity net gain, plans showing the proposed location of ecological enhancement measures, a sensitive lighting scheme, justification for the location and type of enhancement measures by a

qualified ecologist, and how the development will support and protect local wildlife and natural habitats.

(b) Prior to the occupation of development, photographic evidence and a post-development ecological field survey and impact assessment shall be submitted to and approved by the Local Planning Authority to demonstrate the delivery of the ecological enhancement and protection measures is in accordance with the approved measures and in accordance with CIEEM standards.

Development shall accord with the details as approved and retained for the lifetime of the development.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and the mitigation and adaptation of climate change. In accordance with Policies G1, G5, G6, SI1 and SI2 of the London Plan (2021) and Policies SP4, SP5, SP11 and SP13 of the Haringey Local Plan (2017).

8) Overheating measures

Prior to occupation of the development, the following overheating measures must be installed to reduce the risk of overheating in habitable rooms in line with the Overheating Statement (dated 14 December 2020), prepared by MLM:

- Openable windows;
- Glazing g-value of 0.46;
- MVHR with summer bypass (1.5 ACH) and integrated heat pump during the summer.

These approved measures must be retained for the lifetime of the development.

Reason: In the interest of reducing the impacts of climate change, to ensure that any necessary mitigation measures are implemented prior to construction, and maintained, in accordance with Policy SI4 of the London Plan (2021), and Policies SP4 and DM21 of the Local Plan.

9) Land contamination

Prior to the commencement of the development other than for investigative work:

- a) Using the information already submitted on Desk Study/Preliminary Risk Assessment with reference P2794J2049/JWT prepared JOMAS Associates Ltd dated 25th September 2020, an intrusive site investigation shall be conducted for the site using information obtained from the desktop study and Conceptual Model. The site investigation must be comprehensive enough to enable; a risk assessment to be undertaken, refinement of the Conceptual Model, and the development of a Method Statement detailing the remediation requirements.

- b) The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority which shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.
- c) Where remediation of contamination on the site is required, completion of the remediation detailed in the method statement shall be carried out and;
- d) A report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy SD1 of the London Plan 2021 and Policy DM23 of The Development Management DPD 2017.

10) Unexpected contamination

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

Reasons: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution from previously unidentified contamination sources at the development site in accordance with paragraph 174(e) of the NPPF 2021, Policy SD1 of the London Plan 2021, and Policy DM23 of The Development Management DPD 2017.

11) Demolition/Construction Environmental Management Plans

No demolition works associated with the approved development shall take place until; A); a Demolition Environmental Management Plan (DEMP) has been submitted to and approved in writing by the local planning authority, and; B); development shall not commence (other than demolition) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority.

The following applies to both Parts A and B above:

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

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

- i. A construction method statement which identifies the stages and details how works will be undertaken;
- ii. Details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays;
- iii. Details of plant and machinery to be used during demolition/construction works;
- iv. Details of an Unexploded Ordnance Survey;
- v. Details of the waste management strategy;
- vi. Details of community engagement arrangements;
- vii. Details of any acoustic hoarding;
- viii. A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);
- ix. Details of external lighting; and,
- x. Details of any other standard environmental management and control measures to be implemented.

c) The CLP will be in accordance with Transport for London's Construction Logistics Plan Guidance (July 2017) and shall provide details on:

- i. Monitoring and joint working arrangements, where appropriate;
- ii. Site access and car parking arrangements;
- iii. Delivery booking systems;
- iv. Agreed routes to/from the Plot;
- v. Timing of deliveries to and removals from the Plot (to avoid peak times, as agreed with Highways Authority, 07.00 to 9.00 and 16.00 to 18.00, where possible); and
- vi. Travel plans for staff/personnel involved in demolition/construction works to detail the measures to encourage sustainable travel to the Plot during the demolition/construction phase; and
- vii. Joint arrangements with neighbouring developers for staff parking, Lorry Parking and consolidation of facilities such as concrete batching.

D) The AQDMP will be in accordance with the Greater London Authority SPG Dust and Emissions Control (2014) and shall include:

- i. Mitigation measures to manage and minimise demolition/construction dust emissions during works;
- ii. Details confirming the Plot has been registered at <http://nrmm.london>;
- iii. Evidence of Non-Road Mobile Machinery (NRMM) and plant registration shall be available on site in the event of Local Authority Inspection;
- iv. An inventory of NRMM currently on site (machinery should be regularly serviced, and service logs kept on site, which includes proof of emission limits for equipment for inspection);
- v. A Dust Risk Assessment for the works; and
- vi. Lorry Parking, in joint arrangement where appropriate.

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

Reason: To safeguard residential amenity, reduce congestion and mitigate obstruction to the flow of traffic, protect air quality and the amenity of the locality in accordance with paragraph 174(e) of the NPPF 2021, Policy SD1 and SI 1 of the London Plan 2021, and Policy DM23 of The Development Management DPD 2017.

12) Interim Travel Plan

An Interim Travel Plan Statement for the future residents and visitors of the development, based on the principles set out in the Travel Plan Statement, shall be submitted to and approved in writing by the local planning authority within a period of no less than three months prior to occupation of the approved development. Without the prior agreement of the Council, the owner shall not allow the development to be occupied until the Interim Travel Plan Statement has been approved by the Council.

Following approval of the Interim Travel Plan Statement, the owner and all residents of the development shall comply with the approved Interim Travel Plan Statement.

Reason: To ensure the Travel Plan Statement is appropriately implemented, reviewed and monitored, to maximise its benefits for the users of the development and minimise any adverse impacts of the development upon the local transport networks, consistent with Policies SP0, SP4 and SP7 of the Haringey Local Plan 2017.

13) Full Travel Plan

Following approval of the Interim Travel Plan Statement, unless otherwise agreed with the Council, the owner shall submit to the Council a Full Travel Plan Statement for the residents and visitors of the development (including a baseline resident travel survey and updates to the mode share targets) no later than six months after first occupation or as soon as 75% of the dwellings become occupied, whichever is sooner.

Following approval of the Full Travel Plan Statement, the owner and all residents of the development shall comply with the approved Full Travel Plan Statement.

The owner shall undertake a review of the Full Travel Plan Statement annually to be submitted to the Council no later than the anniversary of the approval of the Full Travel Plan Statement or on a reasonable alternative date requested or approved by the Council and notified to the owner.

The owner shall have regard to any reasonable recommendations made by the Council upon the operation of the Travel Plan Statement following each annual review and discussion of the same with the Council.

The review and monitoring of the implementation of the Travel Plan Statement will span over a period of five years starting from the submission of the Full Travel Plan Statement (including the baseline staff travel survey).

Reason: To ensure the Travel Plan Statement is appropriately implemented, reviewed and monitored, to maximise its benefits for the users of the development and minimise any adverse impacts of the development upon the local transport networks, consistent with Policies SP0, SP4 and SP7 of the Haringey Local Plan 2017.

14) Cycle parking

No above-ground development shall take place until details of the type and location of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until a minimum of 39 long-stay and 2 short-stay cycle parking spaces for users of the development, have been installed in accordance with the approved details and the London Cycling Design Standards. Such spaces shall be retained thereafter for this use only.

Reason: To promote sustainable modes of transport in accordance with policy T5 of the London Plan 2021 and Policy SP7 of the Haringey Local Plan 2017.

15) Construction Logistics Plan

Prior to the commencement of development, a Detailed Construction Logistics Plan shall be submitted to and approved in writing by the Local Planning Authority. The document shall include the following matters and the development shall be undertaken in accordance with the details as approved:

- a) The routing of excavation and construction vehicles, including a response to existing or known projected major building works at other sites in the vicinity and local works on the highway;
- b) The estimated peak number and type of vehicles per day and week;
- c) Estimates for the number and type of parking suspensions that will be required; and
- d) Details of measures to protect pedestrians and other highway users from construction activities on the highway.

Reasons: To ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area consistent with Policies T4, T7

and D14 of the London Plan 2021, Policies SP0 of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 2017.

16) Secured by Design

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

REASON: To ensure safe and secure development and reduce crime.

17) Social Rent

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

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

18) Car-free

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

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

19) Car club membership

Prior to first occupation, evidence of entering into or establishing membership of a car club scheme, which includes the provision of two years' free membership for all residents, shall be submitted to and approved in writing by the local planning authority.

Reason: To enable residential occupiers to consider sustainable transport options, as part of the measures to limit any net increase in travel movements.

20) Highway works

The approved development shall not be occupied until the associated highway works as set out in the approved details have been completed.

Reason: To ensure that the development includes accessible parking and does not prejudice the free flow of vehicular and pedestrian traffic or the conditions of general safety of the highway.

21) Employment and skills plan

The approved development shall not be implemented, carried out, or occupied except in accordance with an approved employment and skills plan, the details of which shall first be submitted to and approved in writing by the local planning authority.

Reason: In the interests of the local and economic development of the borough.

22) Energy Strategy

The approved development shall not carried out or occupied except in accordance with the energy strategy 66201764-MLM-ZZ-XX-RP-SU-0001-EnergyStatement-03a the details of which shall first be submitted to and approved in writing by the local planning authority.

Reason: To contribute towards sustainable development, energy reduction measures, and climate change mitigation.

23) Energy performance indicators

The approved development shall not be implemented unless and until verified estimates of the 'be seen' energy performance indicators have been submitted via the GLA portal and a metering strategy submitted to the Council for approval.

Reason: To contribute towards sustainable development, energy reduction measures, and climate change mitigation.

24) Considerate Contractors

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

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

25) Construction Management and Logistic Plans

The approved development shall not be carried out except in accordance with an approved construction management plan and construction logistic plan to be submitted to and approved in writing by the local planning authority.

Reason: To ensure that the development does not prejudice the free flow of vehicular and pedestrian traffic or the conditions of general safety of the highway.

26) Telecommunications / Broadband

The approved development shall not be occupied until details of a telecommunications plan is submitted to and approved in writing by the local planning authority.

Reason: In the interests of visual amenity of the area.

27) Architect retention

The existing architects or other such architects as approved in writing by the Local Authority acting reasonably shall undertake the detailed design of the project.

Reason: In order to retain the design quality of the development in the interest of the visual amenity of the area and consistent with Policy SP11 of the Haringey Local Plan 2017

Reason: To ensure a high quality design.

INFORMATIVES

1) Co-operation

In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our pre-application advice service and published development plan, comprising the London Plan 2021, the Haringey Local Plan 2017 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

2) CIL liable

INFORMATIVE : Community Infrastructure Levy

The applicant is advised that the proposed development will be liable for the Mayor of London and Haringey CIL. Based on the information given on the plans, the Mayor's CIL charge will be £125,762 (2077 residential sqm x £60.55 and the Haringey CIL charge will be £477,502 (2077 sqm x £229.90). This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

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

3) Hours of construction

INFORMATIVE: Hours of Construction Work

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

8.00am - 6.00pm	Monday to Friday
8.00am - 1.00pm	Saturday

and not at all on Sundays and Bank Holidays.

4) Party Wall Act

INFORMATIVE: Party Wall Act

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

5) Street Numbering

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

6) Fire safety and sprinklers

The London Fire and Emergency Authority recommends that sprinklers are considered for new development and major alterations to existing premises. Sprinkler systems installed in building can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life.

7) Surface water drainage

INFORMATIVE: The development offers limited opportunity to have above ground SuDS. The SuDS techniques have been included in the scheme including permeable paving throughout the site, will need be lined to prevent infiltration and the possibility of mobilising contaminants that may be present. In satisfying the requirements of the relevant SuDS planning condition, the applicant will need to complete a pro-forma available from the Council's SuDS Officer, Pankit Shah, on Pankit.shah@haringey.gov.uk

8) Thames Water

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

9) Asbestos

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

10 Secured by Design advice

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

REASON: To ensure safe and secure development and reduce crime.

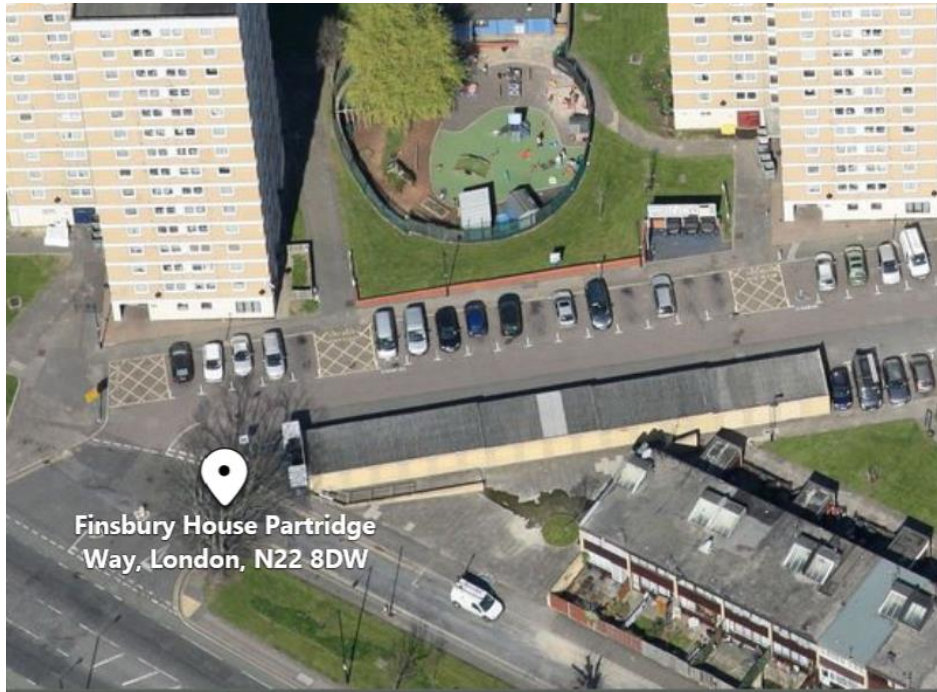
Appendix 2 Plans and Images

Location Plan



01 EXISTING LOCATION PLAN
001 1:1250

Existing context



3.2 Aerial photograph with the site boundary

Site photos



5.1 View of the bin storage area and the level change from Trinity Road to the rear of the site.



5.3 View of the west facing side of the site at the junction of Trinity Road and Partridge Way.



5.2 View of the bricked up garage doors along Trinity Road.



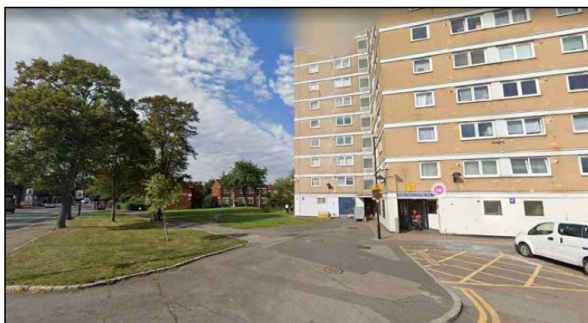
5.4 View of the garage fronts along Partridge Way.



5.5 View of the level change between Trinity Road and Partridge Way.



5.7 View of existing landscaped area to the east of the site.

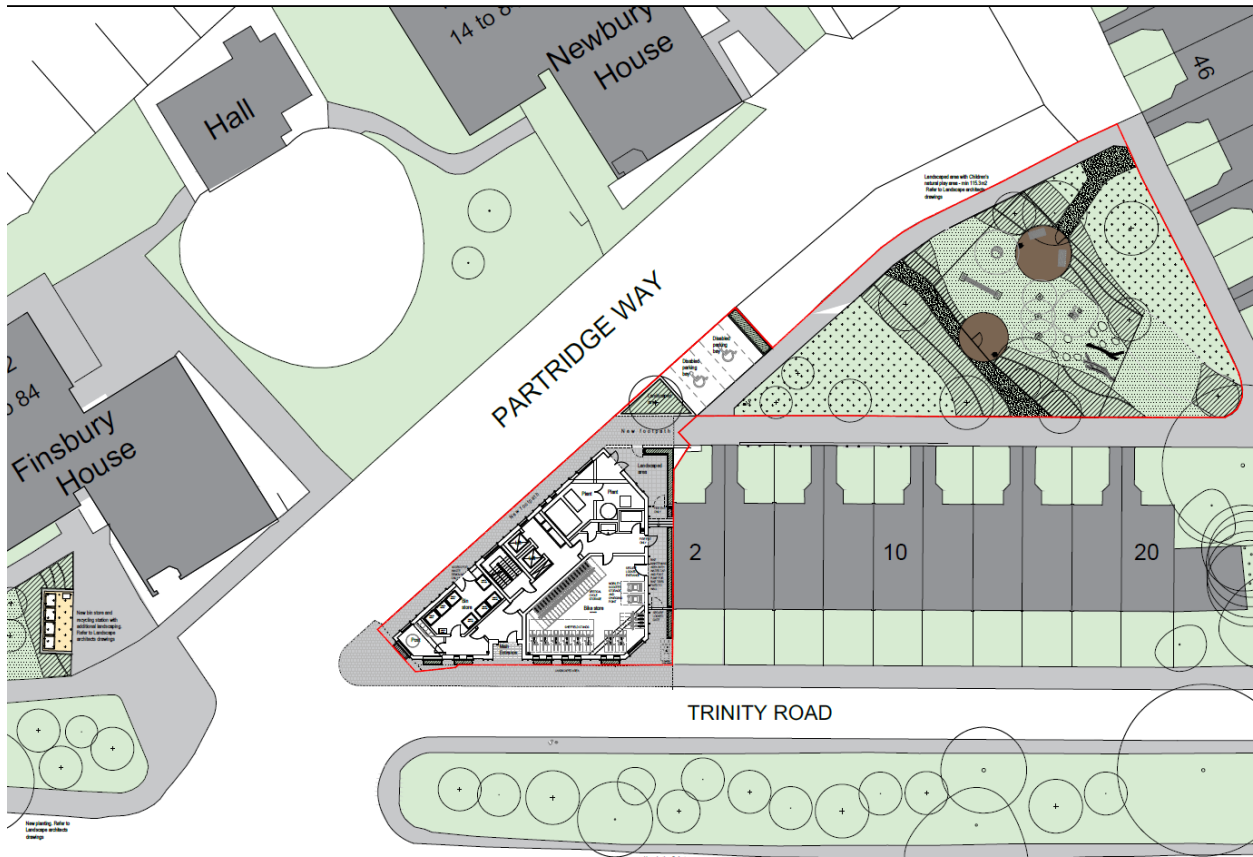


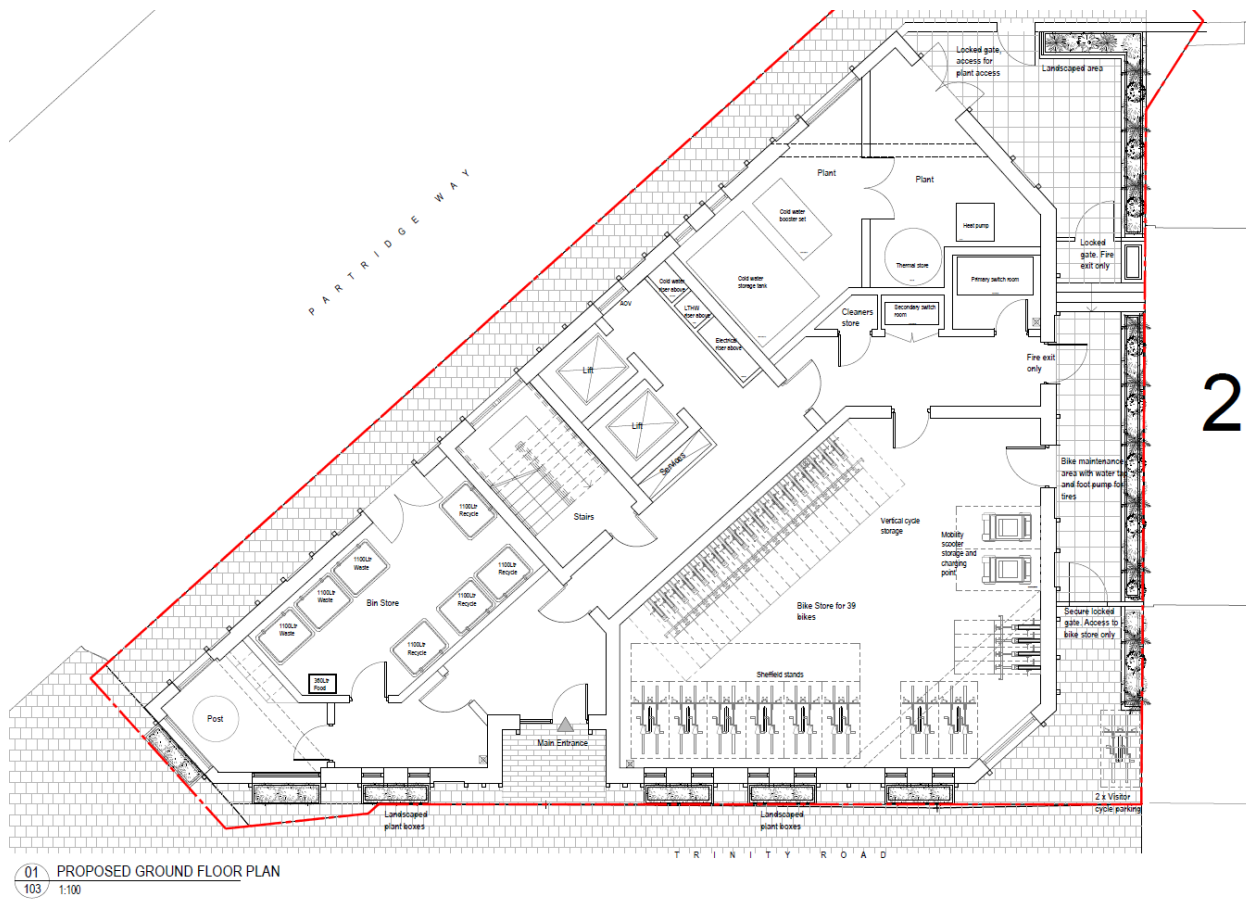
5.6 View of the entrance to Finsbury House



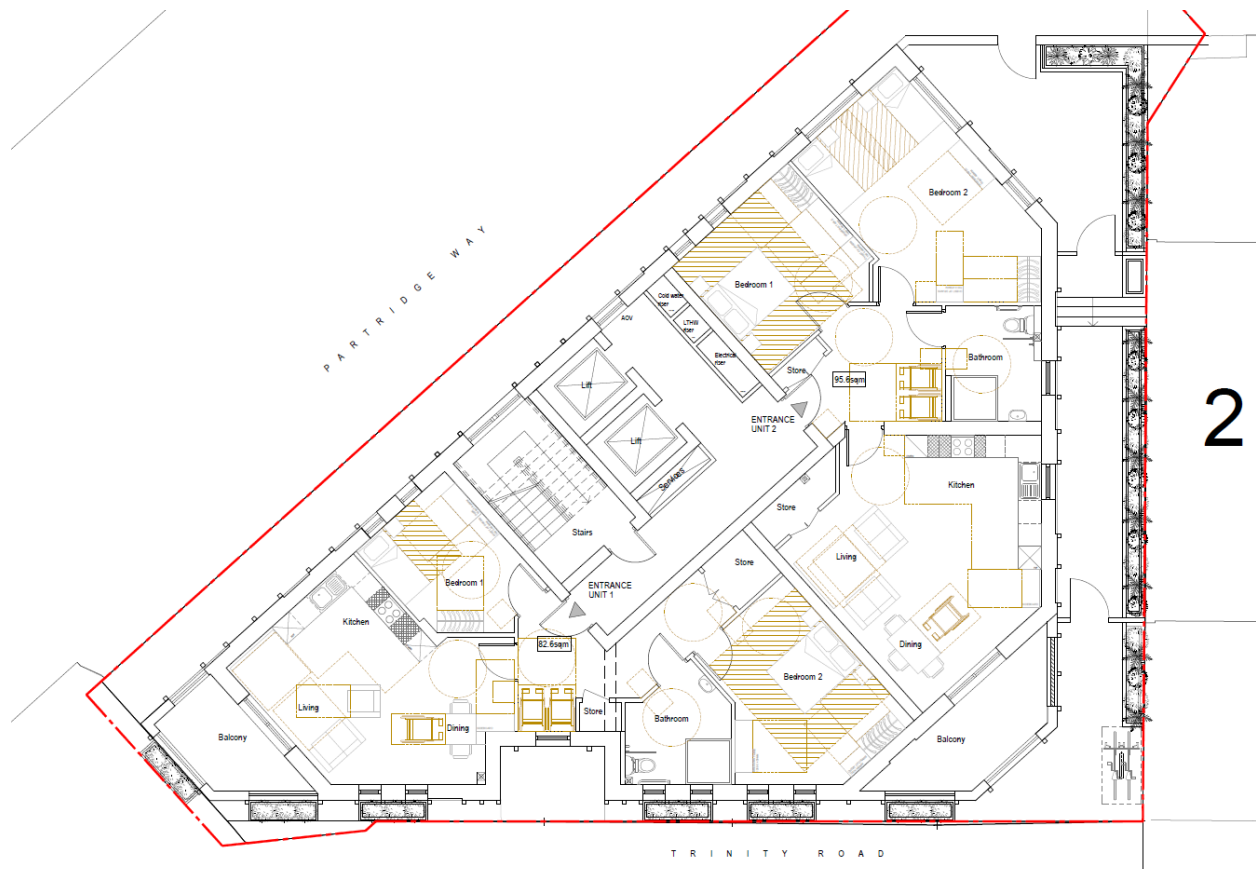
5.8 View of the green central verge between Bounds Green Road and Trinity Road

Proposed site plan and floor plans

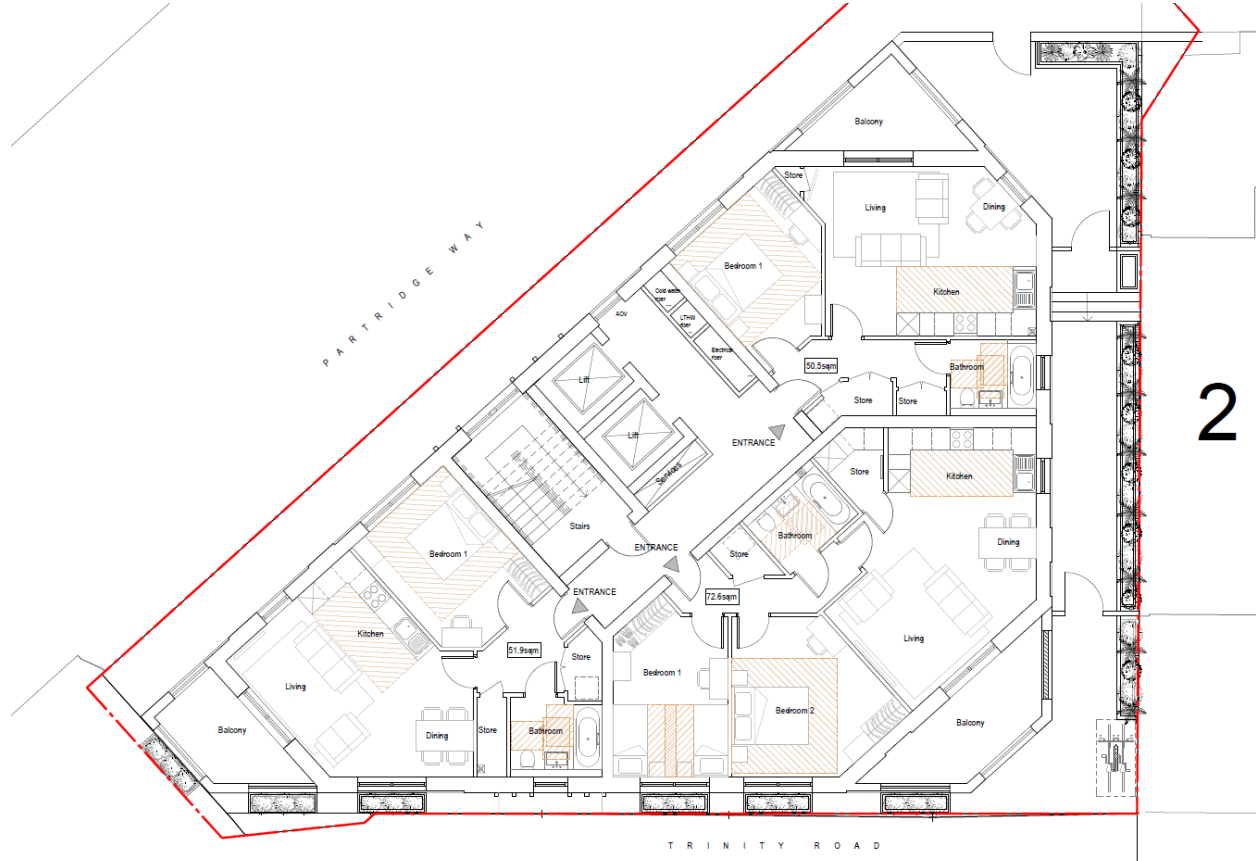




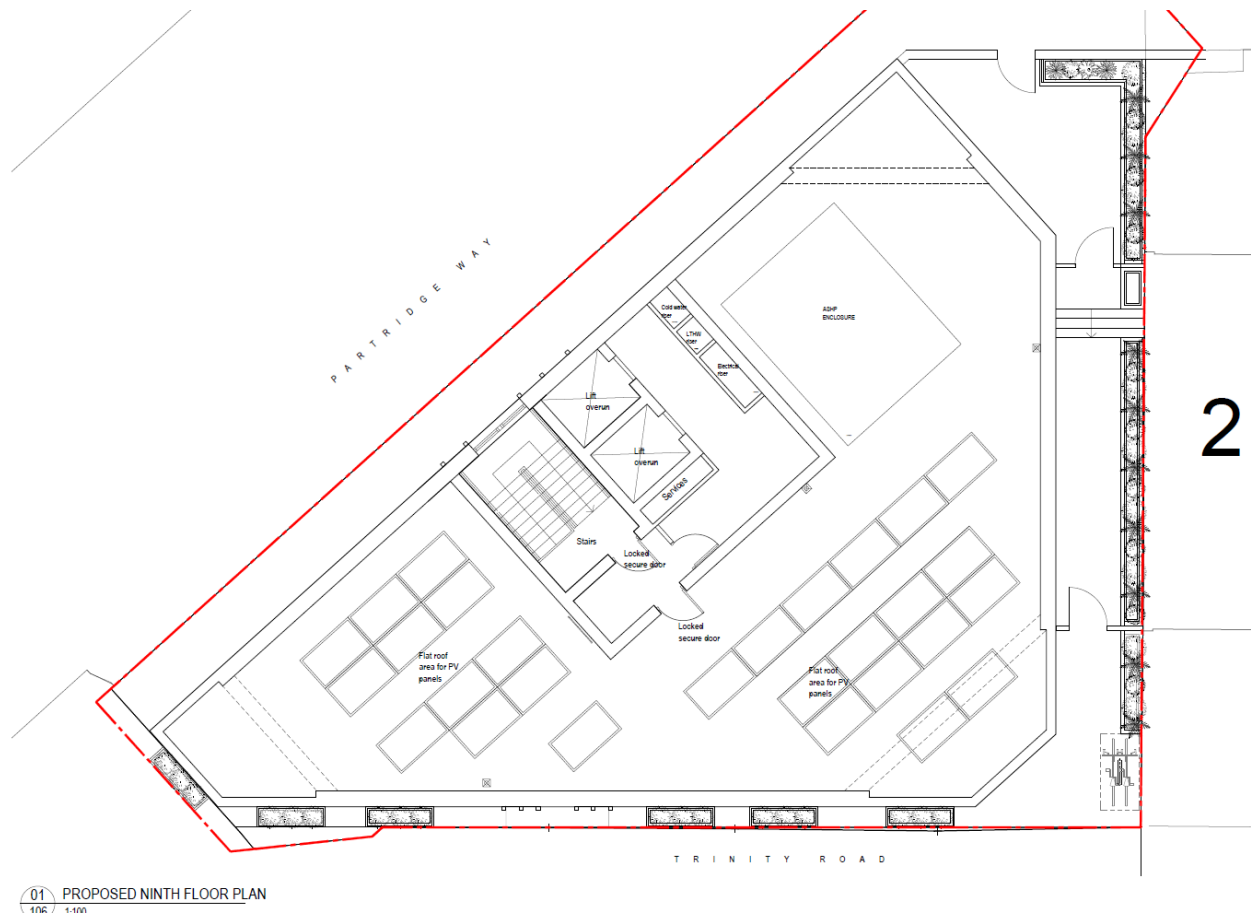
01 PROPOSED GROUND FLOOR PLAN
103 1:100



01 PROPOSED FIRST FLOOR PLAN
104 / 1:100



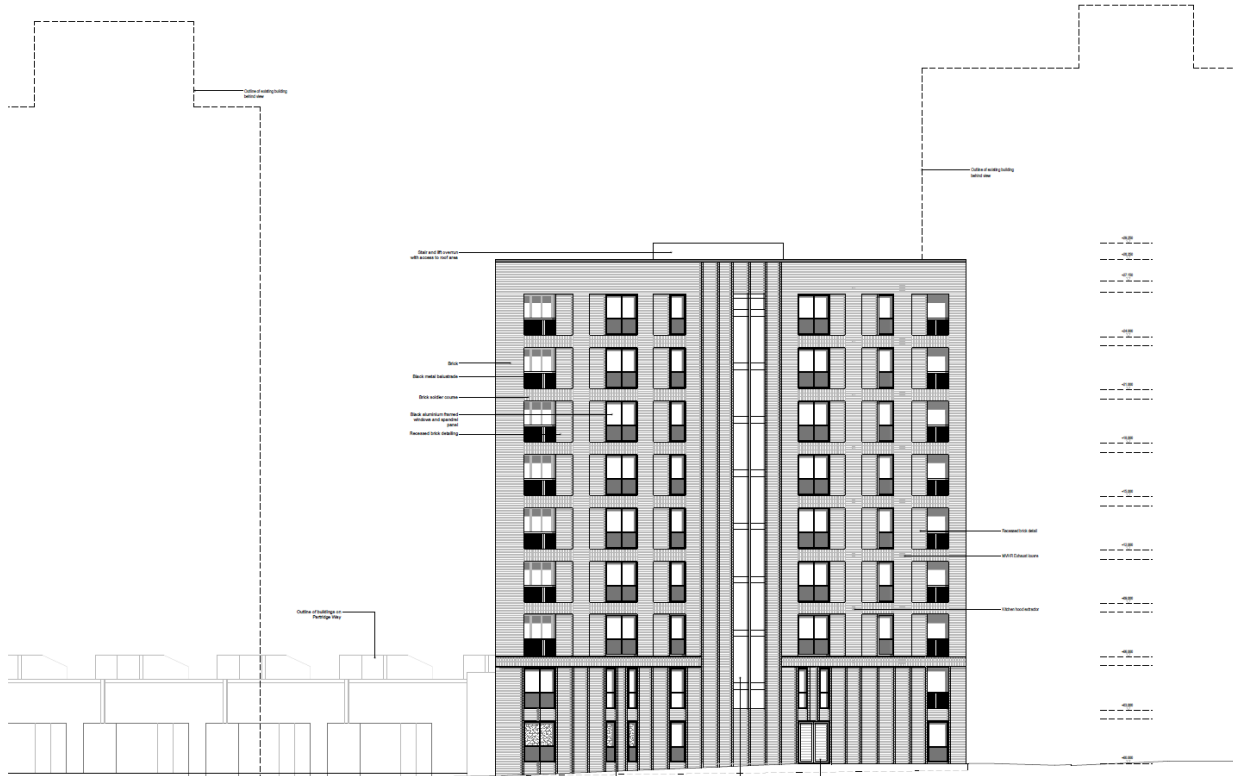
01 PROPOSED SECOND TO EIGHTH FLOOR PLAN
105 1:100



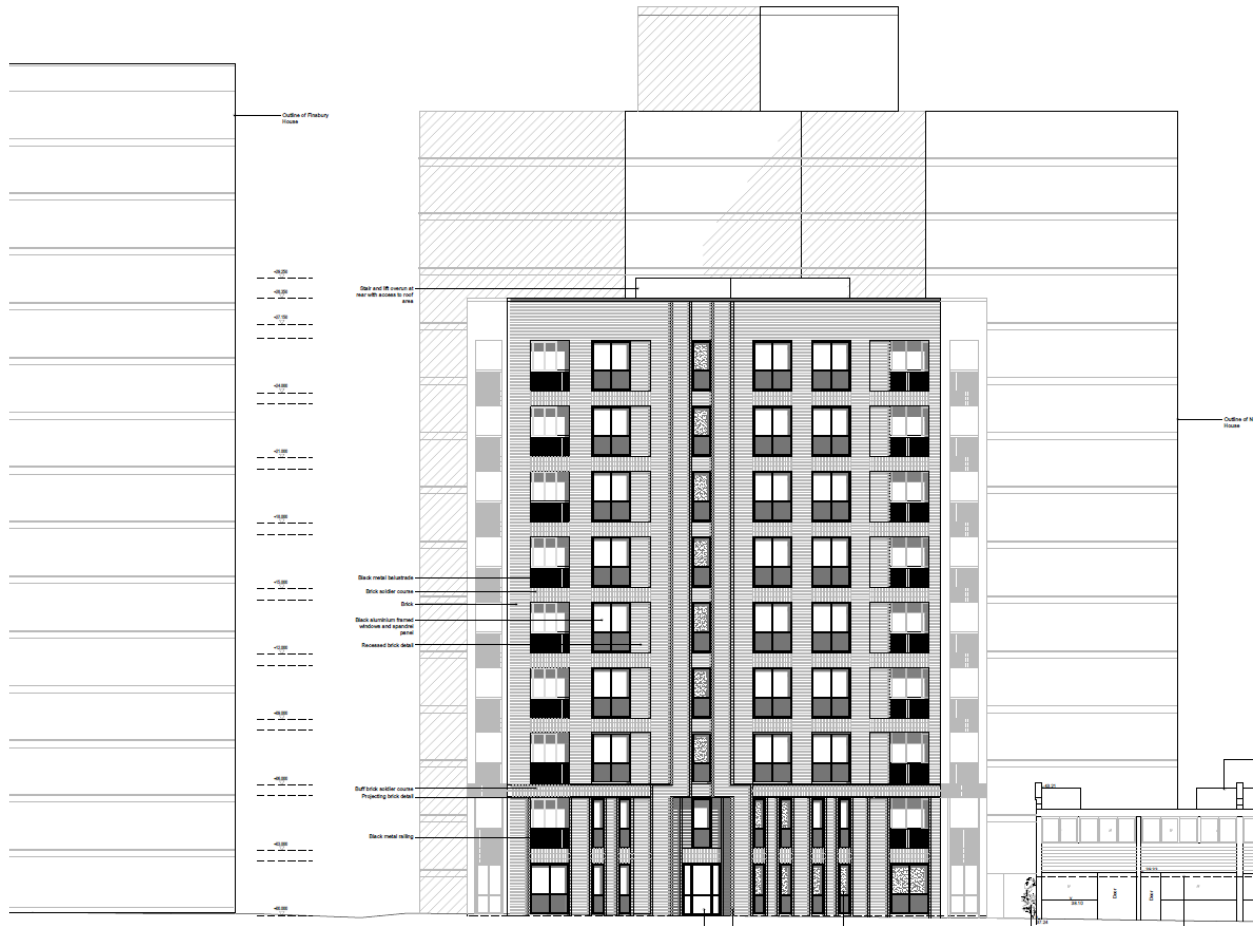
Proposed southeast elevation



Proposed north elevation



Proposed southwest elevation



Proposed materials

1. BRICKWORK

Colour: Buff coloured stock brick
 Size: 65mm x 215mm x 102.5mm
 Bond: Stretcher bond and stacked where indicated
 Mortar: light buff or light grey



2. WINDOWS

Manufacturer: Idealcombi or approved similar
 Range: Futura+ I – 53mm frame
 Type: Tilt and turn
 External Frame Colour: Anthracite/black
 Finish type: Matt



3. ENTRANCE DOOR

Manufacturer: Idealcombi or approved similar
 Range: Nation IC
 Type: External grade entrance door
 External Frame Colour: Anthracite/black
 Finish type: Matt



4. SLIDING DOOR

Manufacturer: Idealcombi or approved similar
 Range: Futura+ 53mm frame
 Type: Push out single sliding door
 External Frame Colour: Anthracite/black
 Finish type: Matt



5. BALCONY BALUSTRADE

Material: Metal
 Colour: Anthracite or black to match window frames
 Type: 50mm flat slats
 Height: Min 1100mm from finish floor level



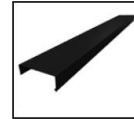
6. SIGNAGE

Name of building for main entrance signage to be cut out from sheet metal and mounted to masonry with luminance behind.



7. CAPPING AND TRIMMINGS

To be aluminium PPC in colour to match windows.



Proposed details, including louvers to deflect views away from No.2

FLAT BAR BALUSTRADE SLATS AND SCREENS



50mm flat steel bar to be used for the balustrades and louvred screening. Louvred screening to be angled to control views away from existing residential properties. Colour to be black to form a strong contrast against the buff brick.

FLAT BAR BALUSTRADE SLATS AND SCREENS



The site gate which allows residents into the bike store will be in black to match the window/door frames and planting boxes, and will be a flat bar gate which will match the balcony railings.

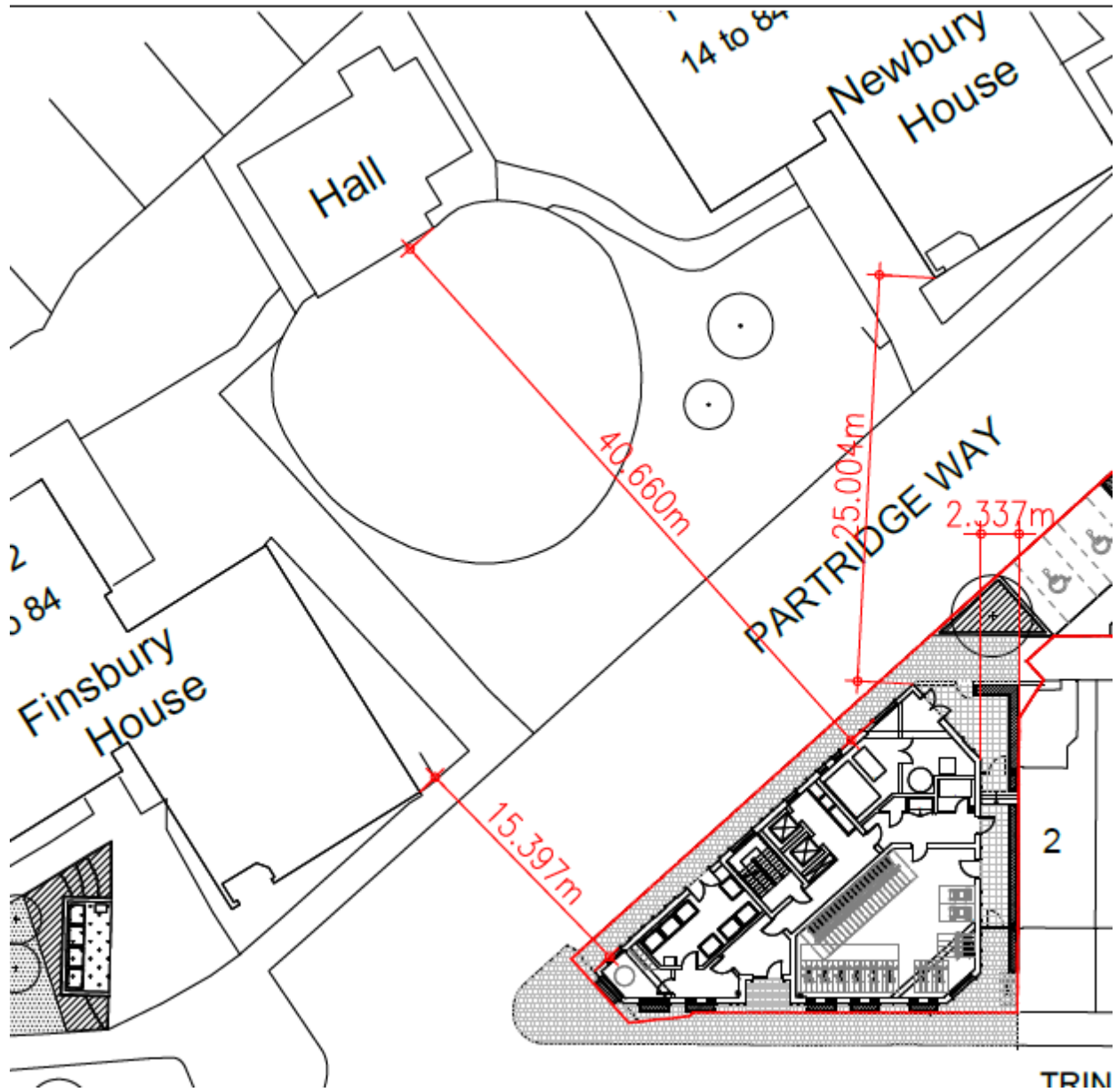
Relative height and massing visualisations



KEY	
	15 Storey height
	9 Storey height
	2 Storey height

45.2 Storey heights within immediate context

Distances from neighbouring buildings



Proposed visualisations









Appendix 3 Consultation Responses – Internal and External Consultees

Stakeholder	Question/Comment	Response
INTERNAL		
<p>Transportation Group</p>	<p>Transport Statement</p> <p><u>Development Proposals</u></p> <p>The development is intended to provide 23 new units (14 x 1 bed and 9 x 2 bed) on the site at Partridge Way (currently occupied by 18 lock-up garages). Car parking would comprise 2 on-site wheelchair-accessible bays, alongside on-site cycle parking.</p> <p><u>Existing Garages</u></p> <p>The Transport Statement states that it has not been possible to establish whether all of the 18 lock-up garages are being in active use, therefore the assessment has been undertaken on the presumption that they are, in order to be robust.</p> <p><u>Revised PTAL Calculation</u></p> <p>Whilst WebCAT indicates that the site’s PTAL is 4, the transport consultant has identified that the online tool ignored some pedestrian shortcut routes to local public transport access points which would reduce the actual distances to specific bus stops and services. As the result, the revised manual calculation shows the PTAL would be 5. The calculation has been reviewed and is accepted.</p> <p><u>Parking Stress Survey</u></p>	<p>Comments noted.</p> <p>Further details of the delivery and servicing, arrangements, including in relation to waste/refuse requirements, have been requested from the applicant and this will be reported in an addendum.</p> <p>The requirements suggested to be secured by condition/obligations (cycle parking/access arrangements, ineligibility to obtain an on-street car parking permit, car club membership measures for future occupiers, detailed construction logistics plan, and</p>

Stakeholder	Question/Comment	Response
	<p>A parking stress survey has been undertaken in accordance with the Lambeth methodology within 200m of the site, for both 5m and 6m car bay lengths, respectively as per the methodology and LBH Transport's request. The results show that the occupancy of resident permit-holder spaces in the Wood Green Outer CPZ around the site varied between 69% and 77% (depending on the bay length considered) at the time of the survey in June 2020. Within the housing estate along Partridge Way, the occupancy of the marked estate parking spaces (managed by Homes for Haringey and to be used by residents of the estate only) was found to be over capacity, at 104%. This was due to cars parking outside marked bays. Cars were also found to be parked in front of the lock-up garages which are subject to demolition as part of this application, as well as on sections of 'unsuitable' kerbside space (corners and where that would block vehicle access).</p> <p>On-street parking pressures within the local CPZ are therefore under the 85% threshold, beyond which it is usually considered that parking becomes difficult and on-street parking highly stressed. Anything above the 90% threshold means there are virtually no spaces left for parking on street and kerbside parking space becomes fully utilised. With current stress levels comprised between 69% and 77%, it is considered that the local area still has capacity to accommodate a number of additional parked vehicles.</p> <p><u>Proposed Cycle Parking</u></p> <p>Based on the proposed unit mix (14 x 1 bed and 9 x 2 bed), a total of 39 long-stay and 2 short-stay cycle parking spaces are proposed, which accords with the London Plan (2021) minimum residential cycle parking standards.</p> <p>The long-stay spaces would be provided in the form of 8 Sheffield stands (16 spaces) and 23 vertical cycle spaces in an internal cycle store. The short-stay spaces would be provided as a Sheffield stand externally, in the public realm. A cycle maintenance room would also be provided adjacent to the cycle store.</p>	<p>travel plan details) are noted and these have been secured by condition and/or arrangement as appropriate.</p>

Stakeholder	Question/Comment	Response
	<p>Access to the cycle store would be segregated with a dedicated secure locked gate leading to the internal cycle store.</p> <p>Cycle parking should follow the principles set out in the London Cycling Design Standards (LCDS). Cyclists should not have to pass through more than two doors to access the internal cycle storage area (which appears to be the case on the plan), and access to cycle parking should avoid obstacles such as narrow doorways and passages of less than 1.2m in width. Access to the long-stay cycle store should be granted by means of a fob, pass or keypad for security and management reasons.</p> <p>The adequacy of the long-stay and short-stay cycle parking and access arrangements would be secured by planning condition. This would involve the provision of full details showing the parking systems to be used, access to them, the layout and space around the cycle parking spaces with all dimensions marked up on plans.</p> <p><u>Proposed Car Parking</u></p> <p>Car parking would comprise 2 on-site wheelchair-accessible bays, provided from the outset (which equates to the 10% of units which would be wheelchair-accessible).</p> <p>The site is located in the Wood Green Outer CPZ operating Monday-Saturday, 08:00-18:30. As established before, the PTAL is 5. As such, in line with Policy DM32: Parking of the Development Management DPD, the proposed development would qualify for a car-free status. The Council would not issue any occupiers of the proposed units with on-street resident parking permits due to their car-free nature. The Council would use legal agreements to require the landowners to advise all occupiers of the car-free status of the new units.</p>	

Stakeholder	Question/Comment	Response
	<p data-bbox="449 272 821 305"><u>Proposed Trip Generation</u></p> <p data-bbox="449 347 1545 597">The person trips associated with the proposed development have been derived from TRICS. The transport consultant has used the 03-Residential C-Flats Privately Owned category, which is incorrect as all flats would be managed by Homes for Haringey as council housing. The 03-Residential D-Affordable/Local Authority Flats category should have been selected instead. In addition, 32 sites have been selected in this first category, some of which are not even in Greater London, which is not supported.</p> <p data-bbox="449 646 1545 1045">The proposed modal split has been derived from 2011 Census ‘method-of-travel-to-work’ data. Considering the size of the scheme, this is considered acceptable although not all trips would be related to commuting. The modal split has then been adjusted to reflect the proposed development’s characteristics. However, the car driver mode share has been adjusted to 0% on the assumption that there would be no car driver trips to and from the proposed development. This is incorrect as there would be 2 wheelchair-accessible spaces associated with eligible residents. Additionally, making a scheme car-free or car-capped does not mean it would not generate any other car trips – visitors to future residents would still be able to apply for visitor vouchers to park in the local CPZ, Wood Green Outer Zone.</p> <p data-bbox="449 1094 1545 1230">Notwithstanding the above selection of data, considering the low volume of trips that the proposed development would generate, the car-free nature of the proposed flats and the site’s high PTAL, it is not considered necessary to refine the assessment further.</p> <p data-bbox="449 1279 915 1312"><u>Proposed Delivery and Servicing</u></p>	

Stakeholder	Question/Comment	Response
	<p>There is no indication of what the proposed delivery and servicing arrangements would be, with the exception refuse and recycling collections. This should be covered in the Transport Statement.</p> <p><u>Proposed Refuse and Recycling Storage and Collection</u></p> <p>A waste store would be located in the western corner of the building and bins collected as per the existing arrangements along Partridge Way. It is stated that there would be a transfer distance of 15m between kerbside and the refuse vehicle. In the case of eurobins, the maximum pull distance is 10m between the door to the waste store and the rear of the waste collection vehicle. Advice should be sought from the Council's waste officer on any departure from the recommended standards.</p> <p><u>Impact upon On-Street Parking</u></p> <p>The impact of the proposed development upon local on-street parking is analysed in the Transport Statement. First of all, as mentioned before, the worst-case scenario has been considered, where all of the 18 existing garages are actually used for parking, which means up to 18 cars would be displaced on street in the Wood Green Outer CPZ. It is assumed that any existing garage holders actively using their garages for parking would be provided with CPZ resident parking permits, but that would depend on negotiations between lessees and Homes for Haringey willing to pay for the cost of those permits.</p> <p>Parking stress levels would therefore increase to between 81% and 91% at most (whether a 5m or 6m bay length is considered for the purpose of the assessment). It is likely that the actual effect of the displacement of the vehicles associated with the 18 existing garages is somewhere in between these two figures, with an average post-development stress of 85% in the worst-case scenario. It is estimated that the spare capacity would range between 13 and 30 spaces, but likely around 21-22 spaces.</p>	

Stakeholder	Question/Comment	Response
	<p>In light of the above results, it is considered that the impact upon on-street parking is acceptable and there would remain some residual capacity in the local CPZ. Although the new units would be designated car-free by legal agreement, there would still be a chance of on-street parking demand by visitors to these units, but the volume of such demand would likely be low.</p> <p><u>Car Club Provision</u></p> <p>A number of car club bays are in the vicinity of the site, the nearest of which is located on Finsbury Road, some 260m to the northeast of the site.</p> <p>Future residents of the proposed development would be offered car club memberships in a drive to provide an alternative to car ownership, and this would be secured by legal agreement.</p> <p><u>Travel Plan Statement</u></p> <p>As part of the Transport Statement, a chapter is dedicated to the Travel Plan Statement. It is found to be satisfactory. Travel surveys would be carried out as soon as 75% of dwellings are occupied or within 6 months of first occupation/being brought into use (whichever is sooner).</p> <p>As this is Council scheme, the Travel Plan would be secured by means of planning conditions.</p> <p><u>Outline Construction Logistics Plan</u></p> <p>An Outline Construction Logistics Plan has been provided as a standalone document and is satisfactory. A Detailed Construction Logistics Plan in line with Construction Logistics Planning Guidance (2021) by TfL and CLOCS would be secured by planning condition.</p>	

Stakeholder	Question/Comment	Response
	<p>It is noted that the temporary closure of a section of the footway along Trinity Road would be required. Any licences to enable the works would have to be agreed with the Council’s Network Manager. Additional licences would be needed, including for hoarding, and a number of other applications may need to be submitted, including for yellow-line dispensations and parking suspensions. This could be covered in the Detailed Construction Logistics Plan.</p> <p>We would not object to the planning application being granted permission on transport grounds, subject to planning conditions and planning obligations.</p> <p>Planning Conditions</p> <p>1) <u>Cycle Parking</u></p> <p>No development shall take place until scaled drawings with details of the location and dimensions of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The proposed development shall not be occupied until a minimum of 39 long-stay and 2 short-stay cycle parking spaces for the residents of the proposed development have been installed in accordance with the approved details and the London Cycling Design Standards. Such spaces shall be retained thereafter for this use only.</p> <p><u>Reason:</u> To promote travel by sustainable modes of transport and to comply with the London Plan (2021) minimum cycle parking standards and the London Cycling Design Standards.</p>	

Stakeholder	Question/Comment	Response
	<p>2) <u>Detailed Construction Logistics Plan</u></p> <p>Prior to the commencement of development, a Detailed Construction Logistics Plan shall be submitted to and approved in writing by the Local Planning Authority. The document shall include the following matters and the development shall be undertaken in accordance with the details as approved:</p> <ul style="list-style-type: none"> a) The routing of excavation and construction vehicles, including a response to existing or known projected major building works at other sites in the vicinity and local works on the highway; b) The estimated peak number and type of vehicles per day and week; c) Estimates for the number and type of parking suspensions that will be required; and d) Details of measures to protect pedestrians and other highway users from construction activities on the highway. <p><u>Reason:</u> To provide the framework for understanding and managing construction vehicle activity into and out of a proposed development, encouraging modal shift and reducing overall vehicle numbers. To give the Council an overview of the expected logistics activity during the construction programme. To protect of the amenity of neighbour properties and to maintain traffic safety.</p> <p>3) <u>Interim Travel Plan Statement</u></p> <p>The owner shall no later than three months prior to occupation submit to the Council for approval an Interim Travel Plan Statement for the future residents and visitors of the development, based on the principles set out in the Travel Plan Statement. Without the prior</p>	

Stakeholder	Question/Comment	Response
	<p>agreement of the Council, the owner shall not allow the development to be occupied until the Interim Travel Plan Statement has been approved by the Council.</p> <p>Following approval of the Interim Travel Plan Statement, the owner and all residents of the development shall comply with the approved Interim Travel Plan Statement.</p> <p><u>Reason:</u> To ensure the Travel Plan Statement is appropriately implemented, reviewed and monitored, to maximise its benefits for the users of the development and minimise any adverse impacts of the development upon the local transport networks.</p> <p>4) <u>Full Travel Plan Statement</u></p> <p>Following approval of the Interim Travel Plan Statement, unless otherwise agreed with the Council, the owner shall submit to the Council a Full Travel Plan Statement for the residents and visitors of the development (including a baseline resident travel survey and updates to the mode share targets) no later than six months after first occupation or as soon as 75% of the dwellings become occupied, whichever is sooner.</p> <p>Following approval of the Full Travel Plan Statement, the owner and all residents of the development shall comply with the approved Full Travel Plan Statement.</p>	

Stakeholder	Question/Comment	Response
	<p>The owner shall undertake a review of the Full Travel Plan Statement annually to be submitted to the Council no later than the anniversary of the approval of the Full Travel Plan Statement or on a reasonable alternative date requested or approved by the Council and notified to the owner.</p> <p>The owner shall have regard to any reasonable recommendations made by the Council upon the operation of the Travel Plan Statement following each annual review and discussion of the same with the Council.</p> <p>The review and monitoring of the implementation of the Travel Plan Statement will span over a period of five years starting from the submission of the Full Travel Plan Statement (including the baseline staff travel survey).</p> <p><u>Reason:</u> To ensure the Travel Plan Statement is appropriately implemented, reviewed and monitored, to maximise its benefits for the users of the development and minimise any adverse impacts of the development upon the local transport networks.</p> <p>Planning Obligations / Unilateral Undertaking</p> <p>5) <u>Car-Capped Development</u></p> <p>The owner is required to enter into a Unilateral Undertaking to ensure that the proposed development is defined as “car-free” and therefore no residents therein will be entitled to apply for a resident’s parking</p>	

Stakeholder	Question/Comment	Response
	<p>permit or visitor permit voucher under the terms of the relevant Traffic Management Order (TMO) controlling on-street parking in the vicinity of the development. The applicant must contribute a sum of £4,000 (four thousand pounds) towards the amendment of the TMO for this purpose.</p> <p><u>Reason:</u> To ensure that the development proposals are car-free and any residual car parking demand generated by the development will not impact on existing residential amenity.</p> <p>6) <u>Car Club Membership</u></p> <p>The owner is required to enter into a Unilateral Undertaking to establish a car club scheme, which includes the provision of two years' free membership for all residents and £50 (fifty pounds in credit) per year for the first 2 years.</p> <p><u>Reason:</u> To enable residential occupiers to consider sustainable transport options, as part of the measures to limit any net increase in travel movements.</p>	
Carbon Management	<p>First comment, summary: "The development achieves a reduction of 64% carbon dioxide emissions on site, which is supported. Some clarifications must be provided with regard to the energy strategy and overheating."</p> <p>"Conclusion: Overall, it is considered that the application can be supported from a carbon management and sustainability point of view. "</p>	<p>Comments noted. Details were discussed at pre-application stage so the details are in-line with earlier advice.</p>

Stakeholder	Question/Comment	Response
	<p>A subsequent follow-up commentary confirmed that the scheme is not dependent on the technical clarifications sought under numbers topics in the initial submission, as these “are minor requests, [the Carbon Management Team] does not] foresee any issues with supporting the scheme anyway though as the overall principles are acceptable and the scheme is policy compliant”.</p> <hr/> <p>Initial commentary in full:</p> <p>Carbon Management Response 11/08/2021</p> <p>In preparing this consultation response, we have reviewed:</p> <ul style="list-style-type: none"> • Energy Statement (dated 23 June 2021), prepared by MLM • Overheating Statement (dated 14 December 2020), prepared by MLM • Sustainability Statement (dated 21 July 2021), prepared by MLM • Relevant supporting documents. <p>Summary The development achieves a reduction of 64% carbon dioxide emissions on site, which is supported. Some clarifications must be provided with regard to the energy strategy and overheating.</p> <p>Energy – Overall Policy SP4 of the Local Plan Strategic Policies, requires all new development to be zero carbon (i.e. a 100% improvement beyond Part L (2013)). The London Plan (2021) further confirms this in Policy SI2.</p> <p>The overall predicted reduction in CO₂ emissions for the development shows an improvement of approximately 64% in carbon emissions (assumed with SAP10 carbon factors), from the Baseline development model (which is Part L 2013 compliant). This represents an annual saving of approximately 14.7 tonnes of CO₂ from a baseline of 23 tCO₂/year.</p>	<p>An energy strategy, carbon contribution, and further details including biodiversity and overheating matters will be secured by conditions and/or agreement as appropriate.</p> <p>The further submission of an energy strategy can clarify any outstanding, but non-essential queries, which the carbon team Officers may have, hence their support for the scheme based on the submitted details.</p>

Stakeholder	Question/Comment	Response																						
	<p><u>Action:</u></p> <ul style="list-style-type: none"> - Please submit the GLA's Carbon Emission Reporting Spreadsheet and also clarify within the main body of the report which carbon factors are being reported. - Please report the modelled unregulated emissions for the scheme. <p>Energy – Lean The applicant has proposed a saving of 3 tCO₂ in carbon emissions (13%) through improved energy efficiency standards in key elements of the build. This goes beyond the minimum 10% reduction set in London Plan Policy SI2, so this is supported.</p> <p>The following u-values, g-values and air tightness are proposed:</p> <table border="1" data-bbox="449 789 1581 1357"> <tbody> <tr> <td>Floor u-value</td> <td>0.13 W/m²K</td> </tr> <tr> <td>External wall u-value</td> <td>0.18 W/m²K</td> </tr> <tr> <td>Roof u-value</td> <td>0.12 W/m²K</td> </tr> <tr> <td>Door u-value</td> <td>1.00 W/m²K</td> </tr> <tr> <td>Window u-value</td> <td>0.90 W/m²K</td> </tr> <tr> <td>G-value</td> <td>0.46</td> </tr> <tr> <td>Air permeability rate</td> <td>3 m³/hm² @ 50Pa</td> </tr> <tr> <td>Mechanical ventilation with heat recovery (Specific Fan Power)</td> <td>SPF of 0.5 W/l/s</td> </tr> <tr> <td>Thermal bridging</td> <td>Bespoke Psi modelling, with example heat loss values</td> </tr> <tr> <td>Low energy lighting</td> <td>100%, 75 lumens/W average</td> </tr> <tr> <td>Heating system (efficiency / emitter)</td> <td>Communal gas boiler, 90% efficient (Be Lean only)</td> </tr> </tbody> </table>	Floor u-value	0.13 W/m ² K	External wall u-value	0.18 W/m ² K	Roof u-value	0.12 W/m ² K	Door u-value	1.00 W/m ² K	Window u-value	0.90 W/m ² K	G-value	0.46	Air permeability rate	3 m ³ /hm ² @ 50Pa	Mechanical ventilation with heat recovery (Specific Fan Power)	SPF of 0.5 W/l/s	Thermal bridging	Bespoke Psi modelling, with example heat loss values	Low energy lighting	100%, 75 lumens/W average	Heating system (efficiency / emitter)	Communal gas boiler, 90% efficient (Be Lean only)	
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Stakeholder	Question/Comment		Response
	Cooling	Small amount provided through the MVHR system during summer (integral heat pump)	
<p><u>Actions:</u></p> <ul style="list-style-type: none"> - Confirm that sub-metering will be installed for all dwellings. - Provide the energy demand summary, delivered energy requirement at point of use – MWh/year – by use - Provide the average space heating requirement in kWh/m²/year. - Confirm the average % improvement in the fabric energy efficiency (FEE). <p>Overheating is dealt with in more detail below.</p> <p>Energy – Clean The applicant is not proposing any Be Clean measures. The site is not within reasonable distance of a proposed Decentralised Energy Network (DEN). A Combined Heat and Power (CHP) plant would not be appropriate for this site.</p> <p>Energy – Green As part of the Be Green carbon reductions, all new developments must achieve a minimum reduction of 20% from on-site renewable energy generation to comply with Policy SP4.</p> <p>The application has reviewed the installation of various renewable technologies. The report concludes that air source heat pumps (ASHPs) and solar photovoltaic (PV) panels are the most viable options to deliver the Be Green requirement. A total of 11.7 tCO₂ (51%) reduction of emissions are proposed under Be Green measures.</p> <p>The solar array peak output would be 8.4 kWp. The array of 28 panels would be mounted on the roof at a 30° angle, facing south.</p>			

Stakeholder	Question/Comment	Response																								
	<p>The communal air-to-water VRF ASHP system (min. SCOP of 2.5) will provide hot water and heating to the dwellings through underfloor heating with individual programmers and two room thermostats per flat. This will provide 80% of demand (with an electric immersion heater providing the remaining 20%).</p> <p><u>Actions:</u></p> <ul style="list-style-type: none"> - What is the estimated amount of electricity that is modelled to be generated by the solar PV per year? - A living roof should be installed under the solar PV, or if this is not feasible, the roof should be light coloured to reduce solar heat gains and the improve efficiency of the solar panels. - Please identify on the plans where the air source heat pumps will be located and how the units will be mitigated in terms of visual and noise impact. <p>Carbon Offset Contribution A carbon shortfall of 8.3 tCO₂/year remains. The remaining carbon emissions will need to be offset at £95/tCO₂ over 30 years (not at £60!).</p> <table border="1" data-bbox="449 971 1444 1356"> <thead> <tr> <th></th> <th colspan="2">Residential</th> </tr> <tr> <th>(SAP10/2012 emission factors - TBC)</th> <th>tCO₂</th> <th>%</th> </tr> </thead> <tbody> <tr> <td>Baseline emissions</td> <td>23</td> <td></td> </tr> <tr> <td>Be Lean savings</td> <td>3</td> <td>13%</td> </tr> <tr> <td>Be Clean savings</td> <td>0</td> <td>0%</td> </tr> <tr> <td>Be Green savings</td> <td>11.7</td> <td>51%</td> </tr> <tr> <td>Cumulative savings</td> <td>14.7</td> <td>64%</td> </tr> <tr> <td>Carbon shortfall to offset (tCO₂)</td> <td>8.3</td> <td></td> </tr> </tbody> </table>		Residential		(SAP10/2012 emission factors - TBC)	tCO ₂	%	Baseline emissions	23		Be Lean savings	3	13%	Be Clean savings	0	0%	Be Green savings	11.7	51%	Cumulative savings	14.7	64%	Carbon shortfall to offset (tCO ₂)	8.3		
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	<table border="1" data-bbox="451 233 1444 305"> <tr> <td data-bbox="451 233 884 305">Carbon offset contribution</td> <td data-bbox="890 233 1444 305">£95 x 30 years x 8.3 tCO₂/year = £23,655</td> </tr> </table> <p data-bbox="451 349 632 386">Overheating</p> <p data-bbox="451 391 1535 565">London Plan Policy SI4 requires developments to minimise adverse impacts on the urban heat island, reduce the potential for overheating and reduce reliance on air conditioning systems. Through careful design, layout, orientation, materials and incorporation of green infrastructure, designs must reduce overheating in line with the Cooling Hierarchy.</p> <p data-bbox="451 609 1556 824">In accordance with the Energy Assessment Guidance, the applicant has undertaken a dynamic thermal modelling assessment in line with CIBSE TM59 with TM49 weather files, and the cooling hierarchy has been followed in the design. It is noted that the south-western façade faces a road with medium to high noise risk in the daytime and night-time. Results are listed in the table below.</p> <p data-bbox="451 868 1556 938">All rooms pass the overheating requirements for 2020s DSY1. In order to pass this, the following measures will be delivered built based on:</p> <ul data-bbox="499 943 1556 1198" style="list-style-type: none"> - Mechanical ventilation (infiltration of 0.25 ACH), windows are openable but for the assessment windows have been assumed closed due to medium to high noise risk when opened for longer periods. Occupants will still be able to open windows if they wish. - Glazing g-value of 0.46, - MVHR with summer bypass (1.5 ACH) and integrated heat pump during the summer. <p data-bbox="451 1242 1507 1312">It is noted that the applicant modelled the performance with horizontal fins and acoustic louvres. Both options were discounted.</p>	Carbon offset contribution	£95 x 30 years x 8.3 tCO ₂ /year = £23,655	
Carbon offset contribution	£95 x 30 years x 8.3 tCO ₂ /year = £23,655			

Stakeholder	Question/Comment					Response
		TM59 – criterion A (<3% hours of overheating)	TM59 – criterion B hours >26°C (pass <32 hours)	% of habitable rooms pass	% of corridors pass	
DSY1 2020s	100%	100%	100%	100%		
DSY2 2020s						
DSY3 2020s						
DSY1 2050s						
DSY2 2050s						
DSY3 2050s						
DSY1 2080s						
DSY2 2080s						
DSY3 2080s						
Total number of homes / habitable rooms / corridors modelled	9 homes 26 habitable rooms (16 bedrooms) 1 corridor (L5)					
<u>Actions:</u>	<ul style="list-style-type: none"> - The applicant discounted the use of horizontal fins. Please demonstrate what options were considered and why these have been discounted. - Please confirm the energy demand per year for active cooling to each apartment. This should set out the space cooling (not energy used) area-weighted average demand in MJ/m² and total MJ/year, and the efficiency of equipment. - Please confirm who will own the overheating risk. - What heat losses from the pipework have been assumed? - The u-values for the windows are reported as 0.90 W/m²K in the Energy Strategy and 1.3 W/m²K in the Overheating Report – please clarify/amend. 					

Stakeholder	Question/Comment	Response
	<p>Overall Sustainability Policy DM21 of the Development Management Document requires developments to demonstrate sustainable design, layout and construction techniques. The Sustainability Statement sets out the proposed measures to improve the sustainability of the scheme.</p> <p><u>Biodiversity</u> The new landscaping strategy and natural play area are supported. The enhancement of biodiversity through the proposed soft landscaping and the proposed installation of bird and bat boxes is also supported.</p> <p><u>Whole Life Carbon</u> Policy SI2 requires developments referable to the Mayor of London to submit a Circular Economy Statement and demonstrate actions undertaken to reduce life-cycle emissions. This application is not required to submit a full statement. Some reference has been made to reducing whole-life carbon within the proposed development. The applicant is strongly encouraged to consider using low-carbon materials, sourced as local as possible.</p> <p><u>Circular Economy</u> Policy SI7 requires applications referable to the Mayor of London to submit a Circular Economy Statement demonstrating how it promotes a circular economy within the design and aim to be net zero waste. This application is not required to submit a full statement. However, no reference has been made to consider and integrate circular economy principles within the demolition process and the proposed development. The applicant is strongly encouraged to consider implementing circular economy principles, such as designing for disassembly and reuse.</p> <p>Conclusion</p>	

Stakeholder	Question/Comment	Response
	<p>Overall, it is considered that the application can be supported from a carbon management and sustainability point of view.</p> <p>Obligations</p> <ul style="list-style-type: none"> - Be Seen commitment to uploading energy data - Carbon offset contribution (and associated obligations) of £23,655 (indicative), plus a 10% management fee <p>Draft Planning Conditions</p> <p><u>Energy Strategy</u></p> <p>The development hereby approved shall be constructed in accordance with the Energy Statement (dated 23 June 2021) prepared by MLM, delivering a minimum 64% improvement on carbon emissions over 2013 Building Regulations Part L, with SAP10 emission factors, high fabric efficiencies (min. 13% reduction), air source heat pumps (ASHPs) and minimum 8.4 kWp solar photovoltaic (PV) energy generation.</p> <p>(a) Prior to above ground construction, details of the proposed ventilation and heating systems and solar PV shall be submitted to and approved by the Local Planning Authority. This must include:</p> <ul style="list-style-type: none"> - Location, specification and efficiency of the proposed ASHPs (Coefficient of Performance, Seasonal Coefficient of Performance, and the Seasonal Performance Factor), with plans showing the ASHP pipework and noise and visual mitigation measures; - Specification and efficiency of the proposed Mechanical Ventilation and Heat Recovery (MVHR), with plans showing the rigid MVHR ducting and location of the unit; - Details of the PV including: a roof plan; the number, angle, orientation, type, and efficiency level of the PVs; how overheating of the panels will be minimised; their peak output (kWp) and the final carbon reduction at the Be Green stage of the energy hierarchy; 	

Stakeholder	Question/Comment	Response
	<p data-bbox="495 233 831 269">- A metering strategy.</p> <p data-bbox="443 306 1562 488">The development shall be carried out strictly in accordance with the details so approved prior to first operation and shall be maintained and retained for the lifetime of the development. The solar PV array shall be installed with monitoring equipment prior to completion and shall be maintained and cleaned at least annually thereafter.</p> <p data-bbox="443 529 1545 711">(b) Within six months of first occupation, evidence that the solar PV and ASHPs installation have been installed correctly shall be submitted to and approved by the Local Planning Authority, including photographs of the solar array, a six-month energy generation statement, and a Microgeneration Certification Scheme certificate.</p> <p data-bbox="443 751 1520 862">(c) Within six months of first occupation, evidence shall be submitted to the Local Planning Authority that the development has been registered on the GLA's Be Seen energy monitoring platform.</p> <p data-bbox="443 902 1556 1195">(d) Within one year of first occupation, evidence shall be submitted to and approved by the Local Planning Authority to demonstrate how the development has performed against the approved Energy Strategy and to demonstrate how occupants have been taken through training on how to use their homes and the technology correctly and in the most energy efficient way and that issues have been dealt with. This should include energy use data for the first year and a brief statement of occupant involvement to evidence this training and engagement.</p> <p data-bbox="443 1235 1556 1378">Reason: To ensure the development reduces its impact on climate change by reducing carbon emissions on site in compliance with the Energy Hierarchy, and in line with London Plan (2021) Policy SI2, and Local Plan Policy SP4 and DM22.</p>	

Stakeholder	Question/Comment	Response
	<p><u>Overheating</u> Prior to occupation of the development, the following overheating measures must be installed to reduce the risk of overheating in habitable rooms in line with the Overheating Statement (dated 14 December 2020), prepared by MLM:</p> <ul style="list-style-type: none"> - Openable windows; - Glazing g-value of 0.46; - MVHR with summer bypass (1.5 ACH) and integrated heat pump during the summer. <p>These approved measures must be retained for the lifetime of the development.</p> <p>Reason: In the interest of reducing the impacts of climate change, to ensure that any necessary mitigation measures are implemented prior to construction, and maintained, in accordance with Policy SI4 of the London Plan (2021), and Policies SP4 and DM21 of the Local Plan.</p> <p><u>Biodiversity measures</u></p> <p>(a) Prior to the commencement of development, details of ecological enhancement measures and ecological protection measures shall be submitted to and approved in writing by the Council. This shall detail the biodiversity net gain, plans showing the proposed location of ecological enhancement measures, a sensitive lighting scheme, justification for the location and type of enhancement measures by a qualified ecologist, and how the development will support and protect local wildlife and natural habitats.</p> <p>(b) Prior to the occupation of development, photographic evidence and a post-development ecological field survey and impact assessment shall be submitted to and approved by the Local Planning Authority to demonstrate the delivery of the ecological enhancement and protection measures is in</p>	

Stakeholder	Question/Comment	Response
	<p>accordance with the approved measures and in accordance with CIEEM standards.</p> <p>Development shall accord with the details as approved and retained for the lifetime of the development.</p> <p>Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and the mitigation and adaptation of climate change. In accordance with Policies G1, G5, G6, SI1 and SI2 of the London Plan (2021) and Policies SP4, SP5, SP11 and SP13 of the Haringey Local Plan (2017).</p>	
<p>Environmental Health</p>	<p>We have no objection to the proposed development but the following planning conditions are recommended should planning permission be granted.</p> <p><u>Land Contamination</u> Before development commences other than for investigative work:</p> <p>a) Using the information already submitted on Desk Study/Preliminary Risk Assessment with reference P2794J2049/JWT prepared JOMAS Associates Ltd dated 25th September 2020, an intrusive site investigation shall be conducted for the site using information obtained from the desktop study and Conceptual Model. The site investigation must be comprehensive enough to enable; a risk assessment to be undertaken, refinement of the Conceptual Model, and the development of a Method Statement detailing the remediation requirements.</p>	<p>Comments are noted. A suitably worded condition, to secure the matters outlined is attached.</p> <p>An informative is also attached regarding asbestos risk as suggested.</p>

Stakeholder	Question/Comment	Response
	<p>b) The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority which shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.</p> <p>c) Where remediation of contamination on the site is required, completion of the remediation detailed in the method statement shall be carried out and;</p> <p>d) A report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.</p> <p>Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.</p> <p>1. <u>Unexpected Contamination</u> If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.</p> <p><u>Reason:</u> To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution from previously unidentified contamination sources at the development site in line with paragraph 109 of the National Planning Policy Framework.</p> <p>2. <u>NRMM</u></p> <p>a) No works shall commence on the site until all plant and machinery to be used at the demolition and construction phases have been submitted to, and approved in writing by, the Local Planning Authority. Evidence is required to meet Stage IIIB of EU Directive 97/68/ EC for both NOx and PM. No works shall be carried out on site until all Non-Road Mobile Machinery (NRMM) and</p>	

Stakeholder	Question/Comment	Response
	<p>plant to be used on the site of net power between 37kW and 560 kW has been registered at http://nrmm.london/. Proof of registration must be submitted to the Local Planning Authority prior to the commencement of any works on site.</p> <p>b) An inventory of all NRMM must be kept on site during the course of the demolitions, site preparation and construction phases. All machinery should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment. This documentation should be made available to local authority officers as required until development completion.</p> <p>Reason: To protect local air quality and comply with Policy 7.14 of the London Plan and the GLA NRMM LEZ</p> <p>3. <u>Demolition/Construction Environmental Management Plans</u></p> <p>a) Demolition works shall not commence within the development until a Demolition Environmental Management Plan (DEMP) has been submitted to and approved in writing by the local planning authority whilst</p> <p>b) Development shall not commence (other than demolition) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority.</p> <p>The following applies to both Parts a and b above:</p> <p>a) The DEMP/CEMP shall include a Construction Logistics Plan (CLP) and Air Quality and Dust Management Plan (AQDMP).</p> <p>b) The DEMP/CEMP shall provide details of how demolition/construction works are to be undertaken respectively and shall include:</p>	

Stakeholder	Question/Comment	Response
	<p>i. A construction method statement which identifies the stages and details how works will be undertaken;</p> <p>ii. Details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays;</p> <p>iii. Details of plant and machinery to be used during demolition/construction works;</p> <p>iv. Details of an Unexploded Ordnance Survey;</p> <p>v. Details of the waste management strategy;</p> <p>vi. Details of community engagement arrangements;</p> <p>vii. Details of any acoustic hoarding;</p> <p>viii. A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);</p> <p>ix. Details of external lighting; and,</p> <p>x. Details of any other standard environmental management and control measures to be implemented.</p> <p>c) The CLP will be in accordance with Transport for London’s Construction Logistics Plan Guidance (July 2017) and shall provide details on:</p> <p>i. Monitoring and joint working arrangements, where appropriate;</p> <p>ii. Site access and car parking arrangements;</p> <p>iii. Delivery booking systems;</p> <p>iv. Agreed routes to/from the Plot;</p> <p>v. Timing of deliveries to and removals from the Plot (to avoid peak times, as agreed with Highways Authority, 07.00 to 9.00 and 16.00 to 18.00, where possible); and</p> <p>vi. Travel plans for staff/personnel involved in demolition/construction works to detail the measures to encourage sustainable travel to the Plot during the demolition/construction phase; and</p> <p>vii. Joint arrangements with neighbouring developers for staff parking, Lorry Parking and consolidation of facilities such as concrete batching.</p>	

Stakeholder	Question/Comment	Response
	<p>d) The AQDMP will be in accordance with the Greater London Authority SPG Dust and Emissions Control (2014) and shall include:</p> <ul style="list-style-type: none"> i. Mitigation measures to manage and minimise demolition/construction dust emissions during works; ii. Details confirming the Plot has been registered at http://nrmm.london; iii. Evidence of Non-Road Mobile Machinery (NRMM) and plant registration shall be available on site in the event of Local Authority Inspection; iv. An inventory of NRMM currently on site (machinery should be regularly serviced, and service logs kept on site, which includes proof of emission limits for equipment for inspection); v. A Dust Risk Assessment for the works; and vi. Lorry Parking, in joint arrangement where appropriate. <p>The development shall be carried out in accordance with the approved details. Additionally, the site or Contractor Company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out.</p> <p><u>Reason:</u> To safeguard residential amenity, reduce congestion and mitigate obstruction to the flow of traffic, protect air quality and the amenity of the locality.”</p> <p><u>Informative:</u></p> <ul style="list-style-type: none"> 1. Prior to demolition or any construction work of the existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out. 	

Stakeholder	Question/Comment	Response
<p>Cleansing (waste)</p>	<p>No objection in principle but raised queries with further information expected to be submitted to address the</p> <p>Having looked at the documents with relevance, comments as follows:</p> <p>a) Note from the drawings of ground floor that application proposes 7x 1100L Eurobins. This meets our recommended capacity for weekly collection from a 23-unit block. We suggest the make-up be 4x general waste +3x mixed recycling. I also note from the drawing that a 240L food waste bin has been included, thank you</p> <p>b) Note from "0219-Partridge Way- DAS - July 2021 (1 of 2).pdf" there is acknowledgement that storage of bulky waste (furniture/white goods) needs addressing. "Haringey and HfH are currently in discussion on how this matter can be resolved". [Officer] cannot find any proposed resolution in the application documents?</p>	<p>Comments noted. Responses. Responses to each point below;</p> <p>a) The applicant has stated that they have followed bin requirements with the previous Cleansing Officer who provided pre-application input, and are due to provide further details/clarification of this information before the application is heard at committee. In any case, these could be secured by condition.</p> <p>b) Applicant to clarify before the application is heard at committee. Officers note that there</p>

Stakeholder	Question/Comment	Response
	<p>c) Note that after initial submission that there was a request for the bin store to be relocated en-route out of building. Whilst the new location rectifies this, the access to it is through 2 separate doorways from the main entrance area. Officer cannot ascertain what the communal area is (ringed yellow in attachment) but presume the two access doors are a fire regulation requirement? If so, the bin store location is fine.</p> <p>d) The transport statement says "Bins will be within the industry standard bin transfer distance of 15m from kerbside to refuse vehicle". Please note our local specification is within 10m (Haringey Supplementary Planning Document, Appendix A3)</p>	<p>are already bins on-site which require vehicles to manoeuvre in this area. The new bin store would not be significantly further away/re-located with vehicles also in the same area.</p> <p>c) Comments noted. However, they do not acknowledge or comment on the main bin store door which opens directly onto Partridge Way for direct access. This also avoids a 10m+ distance, which itself is guidance rather than a fixed requirement. Applicant to provide further commentary before committee meeting.</p> <p>d) As above.</p>

Stakeholder	Question/Comment	Response
	<p>e) Officer cannot find any document detailing the access/egress for waste collection vehicles. [Officer is] assuming [waste services] already make collections from a bin store at Newbury House and that we have previously approved the relocation of the bin store at Finsbury House? However, [Officer is] concerned if there is a need to reverse into or from Bounds Green Rd or Trinity, particularly with parked cars being an obstacle. [Officer] cannot see evidence for safe turning of a rigid long-wheelbase HGV, so please confirm whether vehicle access has already been covered by previous comments and subsequently approved by Waste Client and our contractor?</p> <p>f) General comment on landscaping as note planters will be a feature: Please avoid creating unnecessary litter and detritus traps. From one of the architect's example images (p78, Section D, Proposed Scheme), it looks like a planter is proposed but within a small distance from adjacent backstop/vertical surfaces. Such positioning would create time-consuming barriers to street cleansing operations and render any mechanical cleansing impossible. Please be mindful to consider this within the landscaping design.”</p>	<p>e) Further details of the waste/delivery/ servicing arrangements relation to waste/refuse requirements to follow from applicant before committee meeting. Officers note that bins are already serviced in this area.</p> <p>Noted. However the main bins entrance is via the other side of the building, which Cleaning comments have not commented on.</p>
Design Officer	<p>Partridge Way Design Comments This scheme has developed and evolved in accordance with community feedback, officer advice and the Quality Review Panel. It is a refined, well thought out addition of high quality affordable new homes which also has a positive placemaking impact on an otherwise disused site.</p> <p>Scale and Massing The proposed nine storey building mediates between the Victorian houses across Bounds Green and the 15 storey blocks of Finsbury and Newbury House. The articulation of a double height plinth at the base of the building responds directly to the adjacent terrace of houses, and to the wider context and streetscape across Bounds Green Road.</p>	Noted. Design discussed in report.

Stakeholder	Question/Comment	Response
	<p>Identity and character The recessed balconies, framed by thick brick piers emphasis the strong form of the building, and offer greater privacy for residents. This depth in the facade also helps reduce solar gain, helping to keep the living spaces cool in the summer. The vertical circulation is articulated through the brick detailing and fenestration above the well detailed entrance which is a key architectural feature.</p> <p>Ground floor The main entrance to the building is clearly demarcated with recessed brick detailing and the design of openings on the ground floor facade offers active frontages to Bounds Green Road. The bike stores and post room, the more active ground floor uses in a residential scheme, are locating on the most prominent corner of the site to further activate the street. The location and scale of post room is a positive, forward thinking provision for servicing modern life. The dual entrances to the bike store, with the external entrance away from the street for additional security and useability.</p> <p>Materials The building sits in a context that is architecturally diverse in terms of styles and ages, so the material palette of brick and metal is a restrained and contemporary addition to this eclectic mix. The brick is an understated, muted stock with multi-tonal quality that has visual interest, variation and character. The remaining architectural elements (window frames, balustrades, doors, trims and signage) are in black aluminium which complements and contrasts with the brickwork.</p> <p>Internal layouts The circulation core is dual aspect so the communal areas of the building, creating a well daylight, pleasant and safer journey to each home. Each home is</p>	

Stakeholder	Question/Comment	Response
	well laid out for modern life, with open plan living spaces, from which a private balcony is accessed.”	
Conservation Officer	<p><u>“HGY/2021/2075 - Land at the junction of Partridge Way and Trinity Road, London, N22 8DW</u></p> <p><u>The site</u> The application site sits to the north-east of Bounds Green Road, at the junction between Trinity Road and Partridge Way and is currently occupied by a row of single-storey garages. Just north of the site stand two 15-storey post-war tower blocks, Finsbury House and Newbury House.</p> <p>The application site is not within a conservation area and does not include any statutory or locally listed buildings. However, it is located approx. 65m to the south of the Bowes Park Conservation Area and approximately 100m to the north-west of the Trinity Gardens Conservation Area. Wood Green Common Conservation Area extends approx. 260m to the south and south-east of the application site.</p> <p>With the exception of Myddleton Road, which was established as a shopping street by 1900, Bowes Park Conservation Area is almost exclusively residential, and derives its special interest from the surviving Victorian and Edwardian houses that were built over a period of several decades, in the latter half of the 19th century, as the local transport network expanded. A distinctive feature of the area is the linear open space formed by the land above the New River tunnel, the remains of which are locally listed. The setting of the conservation area is defined by late-Victorian streets laid out as part of the wider development of Bowes Park, with a degree of 20th century rebuilding. The mid-Victorian streets to the south of the conservation area boundary including Commerce Road and the southern section of Finsbury Road were comprehensively redeveloped in the 1960s with a mixed</p>	Noted. Conservation discussed in report.

Stakeholder	Question/Comment	Response
	<p>development of low and high-rise blocks. Given the generally flat nature of the local topology and the dense street network, there are very limited long-distance views from within the conservation area.</p> <p>Trinity Gardens Conservation Area encompasses three principal public open spaces, Trinity Gardens, Crescent Gardens and Nightingale Gardens, each of townscape and historic interest, which together provide the setting for public buildings and places of worship as well as the setting for houses dating from the early to late 19th century. The conservation area includes a number of statutory and locally listed buildings, including the Grade II listed Braemar Avenue Baptist Chapel and the locally listed Prince of Wales Public House (No. 1 Finsbury Road) and Trinity Chapel (St Mary’s Greek Orthodox Cathedral) which are located in the north-western part of the conservation area. The conservation area is largely surrounded by residential development, although much of this has changed radically in the post-war period. The open character of the conservation area, derived from the three open spaces at its heart, produces a variety of views and vistas. These include longer distance views both east and west along Bounds Green Road, visually closed by the prominent spire of St Michael’s Church looking east and the tower of the Braemar Avenue Baptist Church looking west.</p> <p>Wood Green Common Conservation Area is of special interest mainly for the surviving areas of historic common land that were preserved as public open space following the creation of the Wood Green Urban District Council in 1894. The character of the open space is the dominant feature of the conservation area, containing both an informal landscape and formally laid out garden areas, acting as a townscape setting for late-Victorian and Edwardian period terraced houses. Much of the setting of this conservation area is defined by operant, disused or redeveloped railway land. There are a number of longer views within the conservation area, for example looking across the open area of Wood Green Common.</p>	

Stakeholder	Question/Comment	Response
	<p>In summary, the application site falls within the setting of the Bowes Park and Trinity Gardens Conservation Areas. The setting of both conservation areas has been affected by post-war development and includes the 15-storey tower blocks adjacent to the site as well as the also 15-storey blocks to the north of Commerce Road. The tower blocks have affected distant views of both conservation areas, rising on top of low-rise historic houses or impinging in views of local historic landmarks.</p> <p>Railway infrastructure and other development define the setting of the Wood Common Green Conservation Area and act as a distinct separation between the application site and the Wood Common Green Conservation Area.</p> <p>Within this context, it is important for any new development in the application site to respect the surrounding historic built environment and the protected townscape. Consideration should also be given to any historic buildings or structures that are located in the wider area, within or outside of any defined conservation areas.</p> <p><u>Proposal</u></p> <p>It is proposed to redevelop the application site and construct a nine-storey building to accommodate 23 residential units for council rent. The development will include associated cycle and refuse/recycling storage facilities, accessible car-parking spaces, and landscaping and public realm improvements.</p> <p><u>Comments</u></p> <p>Due to the distance of the proposed development from the Wood Green Common Conservation, the intervening infrastructure and development, and taking into consideration the height, mass and scale of the proposed building and its proposed location and context (adjacent to the 15-storey tower blocks), it is not expected that the proposed development would have any</p>	

Stakeholder	Question/Comment	Response
	<p>impact on the significance of the Wood Green Common Conservation Area and associated historic buildings.</p> <p>The proposed scheme would result in a change to the setting of Bowes Park and Trinity Gardens Conservation Areas and it is important to understand the impact of that change on the significance of these conservation areas and historic buildings they enclose. The setting of the Bowes Park and Trinity Gardens Conservation Areas has been affected by late 20th century development comprising mixed development of low and high-rise blocks. This is evident around the application site where the existing 15-storey towers have affected views from within both conservation areas. The proposed building would rise up to nine storeys and would be visible from some parts within these conservation areas, however, within the context of the 15-storey neighbouring tower blocks.</p> <p>Views looking into and out of the Bowes Park Conservation Area are limited and the special interest of the conservation area lies in the surviving Victorian and Edwardian residential development. The proposed development would be only partially visible from limited locations, most notably from Nightingale Road. The proposed development would appear in the context of the existing 15-storey towers and would not appear prominent or overbearing. It is not considered that would further detract considerably from the way the Bowes Park Conservation Area is experienced and appreciated.</p> <p>The Trinity Gardens Conservation Area with its associated open spaces has a more open character and allows for more views out of the conservation area. Views along the Bounds Green Road towards the application site and most notably views from Nightingale Gardens and Trinity Gardens are going to be affected by the proposed development. The proposed scheme would introduce a nine-storey building in the setting of the conservation area which is mostly defined by open spaces, low-rise residential development and some more imposing public buildings and places of worship. However, the new</p>	

Stakeholder	Question/Comment	Response
	<p>building would be visible in the context of the existing 15-storey towers which have already affected views outside of the conservation area, towards the application site. It is expected that there would be some limited harm to the significance of the Trinity Gardens Conservation Area.</p> <p>Overall, the proposed development would be seen in the context of the existing 15-storey Finsbury House and Newbury House and would not appear overly intrusive or overbearing in views from the surrounding heritage assets. The proposed development would have a negligible impact on the historic built environment which is considered acceptable when it is weighted against the public benefits of the proposal.”</p>	
Drainage	<p>The LLFA, has now reviewed application HGY/2021/2075 - Partridge Road, Trinity Road N22 8DW, Redevelopment of the site comprising the demolition of the existing garages and the erection of a nine storey building to accommodate 23 residential units for Council rent (Class 3). Associated cycle and refuse/recycling storage facilities, accessible car-parking spaces and landscaping and public realm improvements including a children's play space. Relocation of existing refuse/recycling facility.</p> <p>The site is located in flood zone 1, which has a low probability of flooding from tidal or river surges, the EA, flood maps also show the site has a low risk of flooding from surface water flooding.</p> <p>The proposed development offers limited opportunity to have above ground SuDS, the London plan SuDS, hierarchy has been followed and the following, techniques have been included, permeable paving throughout the site, this will be lined to prevent infiltration and the possibility of mobilising contaminants that may be present.</p> <p>The surface water will then be conveyed by gravity to below ground attenuation tanks where it will be stored before being discharged using a</p>	Noted. Relevant condition attached.

Stakeholder	Question/Comment	Response
	<p>Hydro-brake control at a rate of 2.5l/s to the Thames Water, public surface water sewer subject to approval from Thames Water.</p> <p>A management maintenance schedule will need to be provided for each SuDS, element that has been chosen, this must be in place for the lifetime of the development to ensure they function efficiently and effectively along with details of who will be responsible for the maintenance”</p>	
Building Control	Comments will be reported as an addendum.	Fire report submitted with outlines safety measures, and requirements to satisfy relevant building regulation requirements (which is a separate regulatory regime this proposal would need to satisfy regardless of planning permission status) in this regard
EXTERNAL		
Metropolitan Police Designing out Crime Officer (DOCO)	We have met positively with the project Architects and Agent to discuss Crime Prevention or Secured by Design (SBD) for the overall site. The Architects have also made mention in the Design and Access Statement with reference to design out crime or crime prevention and have taken the advice of MPS. They have stated that “should it be required, ongoing consultation will take place with a DOCO during the detailed design stage to achieve Secured by Design Accreditation. At this point it can be difficult to design out any issues identified. At best crime can only be mitigated against, as it does not fully reduce the opportunity of offences.	Noted. A condition which is standard for such developments is attached to secure necessary details.

Stakeholder	Question/Comment	Response
	<p>Whilst in principle we have no objections to the site, we have recommended the attaching of suitably worded conditions and an informative. The comments made can be easily mitigated early if the Architects or Managing Agency was to discuss this project prior to commencement, throughout its build and by following the advice given. This can be achieved by the below Secured by Design conditions being applied (Section 2). If the Conditions are applied, we request the completion of the relevant SBD application forms at the earliest opportunity. The project has the potential to achieve a Secured by Design Accreditation if advice given is adhered to.</p> <p>Section 2 - Secured by Design Conditions and Informative: In light of the information provided, we request the following Conditions and Informative: Conditions: (1) Prior to the first occupation of each building or part of a building or use, a 'Secured by Design' accreditation shall be obtained for such building or part of such building or use and thereafter all features are to be permanently retained. (2) Accreditation must be achieved according to current and relevant Secured by Design guide lines at the time of above grade works of each building or phase of said development.</p> <p>Informative: The applicant must seek the continual advice of the Metropolitan Police Service Designing Out Crime Officers (DOCOs) to achieve accreditation. The services of MPS DOCOs are available free of charge and can be contacted via docomailbox.ne@met.police.uk or 0208 217 3813.</p> <p>Section 3 - Conclusion: We would ask that our department's interest in this planning application is noted and that we are advised of the final Decision Notice, with attention</p>	

Stakeholder	Question/Comment	Response
	<p>drawn to any changes within the development and subsequent Condition that has been implemented with crime prevention, security and community safety in mind.</p> <p>Should the Planning Authority require clarification of any of the recommendations/comments given in the appendices please do not hesitate to contact us at the above office.</p>	
<p>London Fire Brigade</p>	<p>Comment to be reported as an addendum when received.</p>	<p>Fire report submitted with outlines safety measures, and requirements to satisfy relevant building regulation requirements (which is a separate regulatory regime this proposal would need to satisfy regardless of planning permission status) in this regard</p>
<p>Thames Water</p>	<p>Comments to be report as an addendum when received.</p>	

Appendix 4 Public representations

Comment (<u>Material</u> Planning considerations)	Response
Design/Appearance/Character	
Excessive scale, height, and proximity relative to surroundings	The principle of the development, including the principle of the proposed density, scale/tall building, and the design merits of the scheme, including how the proposal is acceptable in terms of its contextual response, are addressed in section 6 of the report.
Unattractive design	
Design fails to respond to context	
Excessive/inappropriate density	
Amenity Impacts	
Loss of privacy/overlooking	These issues are discussed in the amenity section (section 6) of the report. In particular, the window orientations and distances from neighbours would avoid harmful privacy/overlooking impacts. The building siting and position would avoid harmful enclosure/overbearing impacts, including to No.2 adjacent due to its location. The angled louvres adjacent to No.2 would deflect vies from the windows/balconies away from No.2’s rear garden and towards vistas beyond, avoiding significant overlooking/privacy, or overbearing impacts. Technical reports demonstrate sufficient light provision and the building and its location would not be sufficient to harmfully reduce outlook, particularly in this location adjacent to open space and streets around it. Disturbance form the use of the building would not be sufficient to cause harm that warrants refusal of planning permission – all dwellings have associated comings and goings, and the site is located in an urban context.
Loss of daylight/sunlight/natural light to residents/neighbours	
Sense of enclosure to nearby residents	
Loss of outlook/visible sky	
Light pollution	
Loss of ‘peace’/disturbance from additional comings and goings	

Comment (Material Planning considerations)	Response
Construction noise/disturbance/pollution harm to nearby residents	This is temporary and not a reason to refuse permission. Separate legislation governs environmental impacts in this regard such as hours of working and noise limits. In addition, measures are secured by planning condition to manage temporary impacts, including the construction logistics measures to minimise highway disturbance and measures to minimise environmental harm from construction vehicles.
Air pollution	
Transport Impacts	
Loss of parking spaces from garages	<p>Transport impacts are addressed in section 6 of the report. A robust parking analysis has been carried out and the Council's Transport Officers have assessed impacts based on full occupancy/use of the garages as a 'worst-case scenario' whereby the impacts and technical assessments resulted in a conclusion of no demonstrable harm.</p> <p>The units would not be eligible for resident parking permits. They are close to established public transport services. While inevitably some visitor vehicles would park on surrounding streets, this level would not be significant enough to harm capacity, as evaluated by Transportation Officers. The same view is reached regarding deliveries/servicing to the flats.</p> <p>It is not feasible or planning-policy compliant to design residential schemes in London with good access to public transport around car-use and car-parking provision as this results in further car-dependence, congestion, and poorer quality urban environments where public realm and the ability to form sufficiently compact liveable neighbourhoods is compromised.</p>
Parking pressures from additional flats/deliveries/servicing	
Parking interruptions during construction	Managed through construction logistics plan to mitigate and minimise temporary disturbance. Temporary disturbance does not warrant refusal of permission.

Comment (Material Planning considerations)	Response
Suggestion that permit-free restrictions would create a 'two track' Council housing list/allocation	As per comments on car-parking provision above. Permit-free restrictions on new residential dwellings is not linked to Council housing policy. Such restrictions are not tenure-related/assessed and are applied to planning permissions to accord with planning policy requirements at local, and London, level.
Junction with Bounds Green Road difficult for some drivers to manoeuvre	Junction is already in-use. Proposal would remove the garages with direct street frontage/access on to Partridge Way, removing vehicle conflicts there, and would instate a new pedestrian pavement/footpath along there where none currently exists.
Garages are in-demand	Inspection of garages indicates they are not predominantly used for vehicle parking as per their purpose. Housing is a strategic priority whereby this site is considered suitable for accommodate needed new housing, as per the principle of development outlined in Section 6 .
Concerns emergency services could be hindered	Noted. Transportation Officers are satisfied in terms of vehicle movements and their impacts.
Disabled neighbours' road access would be hindered such as by making it harder for ambulances to park in the road	As above.
Child/road user safety risk increased by increased traffic	As per comments above. Note removal of multiple garages opening directly on to Partridge Way and creation of new pavement/footpath there where none currently exists, improving pedestrian safety and removing vehicle conflicts.
Other Impacts	
No need for new housing here	Need is addressed in report (Principle of development, Section 6)
Will over-stretch existing services/infrastructure	Impacts in various respects considered in report – Section 6.
Query what will replace garages for bulk storage	Not proposed. This is not a part of this planning application.

Comment (Material Planning considerations)	Response
Air quality concerns for new residents (proximity to Bounds Green Rd)	Windows can be shut as the units also have mechanical ventilation.
Loss of 'open' space	Site is partly 'open' hardstanding almost entirely enclosed on two sides, partly single storey garages. Site is not subject to any planning designations concerning open space. Proposal acceptable in principle in planning terms.
Crime/fear of crime/security/antisocial behaviour concerns	Addressed in report – Section 6
Rooms too small, bedrooms would have inadequate storage space	All flats meet and/or exceed all relevant space standards – See Section 6
Objection to a children's play area near a main road	It is not on a main road. New pedestrian pavement/footpath would run along Partridge Way serving it. This is already a green space.
Fire Risk: building too close to others, particularly Finsbury House high-rise flats	Fire report submitted with outlines safety measures, and requirements to satisfy relevant building regulation requirements (which is a separate regulatory regime this proposal would need to satisfy regardless of planning permission status) in this regard
Social rent rate: Statement that these are not 'Council homes' at existing council rent levels, because the rent is set at New Homes Rent, which is £51 per week higher than normal council rents for a two bed	Proposed units are classed as Council Rent under the proposed new homes rent level.
Comments on formal pre-application advice process including the absence of public participation	The applicant engaged with the community engagement before the planning application. This is always good practice and welcomed, but such engagement is not part of this formal planning application.

Appendix 5 QRP Note

QRP No.1 – 18th March 2020

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Haringey Quality Review Panel

Report of Formal Review Meeting: Partridge Way

Wednesday 18 March 2020
video conference

Panel

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

Attendees

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

Apologies / report copied to

Emma Williamson	London Borough of Haringey
Dean Hermitage	London Borough of Haringey
Robbie McNaugher	London Borough of Haringey
Conor Guilfoyle	London Borough of Haringey
Ishen Stewart-Dowding	London Borough of Haringey

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1. Project name and site address

Partridge Way, London N22 8DW

2 Presenting team

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

3. Aims of the Quality Review Panel meeting

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

4. Planning authority briefing

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

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

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

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5. Quality Review Panel's views*Summary*

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

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

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

Massing and development density

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

Place-making, public realm and landscape design

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

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

Scheme layout, access and integration

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

Architectural expression

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

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

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

Design for inclusion, sustainability and healthy neighbourhoods

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

Next steps

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

QRP No.2 – 26th August 2020
Haringey Quality Review Panel

Report of Chair's Review Meeting: Partridge Way

Wednesday 26 August 2020

Panel

Peter Studdert (chair)
Tim Pitman

Attendees

John McRory	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Shamiso Oneka	London Borough of Haringey
Conor Guilfoyle	London Borough of Haringey
Kyriaki Ageridou	Frame Projects
Sarah Carmona	Frame Projects

Apologies / report copied to

Emma Williamson	London Borough of Haringey
Dean Hermitage	London Borough of Haringey
Robbie McNaugher	London Borough of Haringey
Anna Blandford	London Borough of Haringey
Deborah Denner	Frame Projects

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1. Project name and site address

Partridge Way, London N22 8DW

2 Presenting team

Peter Exton	London Borough of Haringey
Ishen Stewart-Dowding	London Borough of Haringey
Martin Cowie	London Borough of Haringey
Christian Pinchin	Unit 1 Architects Limited
Malcolm McPherson	Martin Arnold Limited

3. Aims of the Quality Review Panel meeting

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

4. Planning authority briefing

The site is an approximately triangular shaped parcel of land located at the junction of Partridge Way and Trinity Road, which runs parallel to Bounds Green Road. It has two main frontages facing these roads. The proximity of the junction to Bounds Green Road to the immediate south-west, and the orientation of that street, results in the site being highly visible when travelling along Bounds Green Road. The east of the site abuts the end of a terrace of two storey mid twentieth century houses. The site is currently occupied by a row of garages fronting Partridge Way, with paving slabs running up to the adjacent houses. It is not in a conservation area, does not affect the setting of a listed building, and is not subject to any notable planning designations. In terms of parking and transport impacts, the site has a PTAL score of 4 and 6a, with 6a covering the majority. Aside from the requirement to provide 10 per cent 'Blue Badge' parking (which could be provided on-street nearby, dependent on parking stress), development with limited or no on-site car parking will be supported.

The site is one of several that the Council is seeking to develop for council housing. The building design has gone through several iterations; and since the previous QRP the scheme has evolved in response to feedback received, particularly in terms of the overall footprint, number - and layout - of units per floor, and the layout of the ground floor, while the exterior has also seen adjustments. All units meet or exceed relevant space standards. Officers sought the panel's views on the scheme's design quality, and the adjustments that have been made to the layout and expression of the proposals.

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5. Quality Review Panel's views

Summary

The Quality Review Panel welcomes the opportunity to comment on the evolving proposals for development at Partridge Way. The panel offers warm support for the scheme, subject to further refinement of a number of detailed points. It welcomes the adjustments to the layout and form of the proposals and feels that the scale of the proposals is suitable for the location. Adjusting the footprint and layout of the tower in order to accommodate three units per floor – rather than two as previously proposed – is very successful. The removal of the proposed two-storey terrace and the adjusted location of the tower – pulled away from the adjacent housing – are also supported.

Some scope for further improvement remains within the function and nature of the proposed new yard (between the tower and the adjacent terrace), and the security and access arrangements for the bicycle store. The architectural expression is generally working well, and the panel feels that the scheme will now work well when seen 'in the round'. However, some further consideration of the fenestration at first floor level (within the double-height plinth) would be beneficial, to increase natural light within the accommodation, in addition to an improved outlook. The use of a high-quality brick that will provide texture, 'life' and enable a contrast with the fenestration will be extremely important.

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

Massing, form and layout

- The panel supports the proposed height of the tower at nine storeys, as it will mediate well between the scale of the existing 15 storey towers on Partridge Way and the two storey houses on Trinity Road. The site is very prominent; and the panel feels that the building will successfully stand up to scrutiny from all angles.
- The creation of a simple block achieved by the removal of the previously proposed two-storey terrace and the adjustment to the tower's footprint and location – now separate from the adjacent housing – works very well. This simplified form will also allow a greater level of flexibility within any future potential redevelopment options.
- The panel feels that the design team has also been very successful at adjusting the footprint and configuration of the floor plans, which has enabled the scheme to accommodate three units in a typical floor, rather than two units as in the previous proposals. This has resulted in a more efficient use of circulation space, improved viability, and an improved three-dimensional form,

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which will work well when seen 'in the round', compared to the more constrained and angular block form of the previous scheme.

- Whilst the layout of the adjusted proposals is now generally working well, the panel notes that at a detailed level, scope for improvement remains within the bicycle storage at ground floor level. The panel feels that currently the access arrangements are not secure enough, with the store accessed from a door leading from the pavement. It would encourage the design team to adjust the layout in order to accommodate two layers of secure entry.
- The panel highlights that the new yard located between the tower and the adjacent houses should also be very carefully considered, to avoid the prospect of it becoming an informal residents' waste/storage area. This consideration should extend to the materiality, function and detailed design of the yard.
- It wonders whether one option might be to locate the external entrance to the bike store off the secure yard, thereby achieving two layers of secure entry, while at the same time providing purpose, footfall and natural surveillance of the yard.

Place-making, public realm and landscape design

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

Architectural expression

- The panel supports the use of brick within the façade; high quality materials and design details will be essential for the architectural expression to be successful. The panel notes that the brickwork within the precedent images looks good; however, the brickwork shown within the rendered images of the actual scheme looks much flatter and 'gloomy'. It will be critically important to use a high-quality brick that will provide texture and will visually 'lift' the elevation – while providing a contrast with the fenestration.
- The panel feels that the visual proportions of the scheme look good, while the design of the parapet and the 'flatiron' corner are successful.
- It welcomes the inclusion of a strong, two-storey plinth at the base of the development and feels that this is a positive visual device for the overall scheme, giving both verticality and height to the base. At a detailed level, it would encourage the design team to explore the design of the elevation within the plinth at first floor level and would support adjustments to the double-order visual device to allow the inclusion of larger glazed elements in order to

Appendix 6 Pre-Application Committee Minutes

The Committee considered the pre-application briefing for the demolition of the existing garages and redevelopment of the site to provide a nine storey building comprising of 14 x 1 bedroom flats and 9 x 2 bedroom flats (all for Council rent), with amenity space, associated bin stores, cycle stores and disabled and visitor parking, and provision of play space and landscape improvements in the vicinity of the site.

The Committee commented on the proposal:

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

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

Pre-Application Briefing to Committee

1. DETAILS OF THE DEVELOPMENT

Reference No: PRE/2020/0138

Ward: Highgate

Address: Mary Feilding Guild Care Home, 103-107 North Hill, N6

Proposal: Demolition of all the existing buildings on the site and redevelopment to provide a new nursing and convalescence home of 70 beds with support facilities, a well-being and physiotherapy centre and associated works.

Applicant: Highgate Care Limited

Agent: Mr. Neeraj Dixit ND Planning Ltd

Ownership: Highgate Care Limited

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 late 2021. The applicant has been engaged in pre-application discussions with Haringey Officers.

3. SITE AND SURROUNDINGS

- 3.1 The site is currently occupied by a part 2, part 4 storey building that has two frontages facing on to North Hill (north-east side) and View Road (south-west side). The site was formerly owned (and operated as a care home) by the Mary Feilding Guild. It was recently acquired by Highgate Care Limited. The site is located within the Highgate Conservation Area and does not contain any listed buildings or structures.
- 3.2 On its North Hill frontage, the site is flanked on one side by a Grade II Listed Georgian terrace while on its View Road frontage it is adjoined by a Locally Listed villa at No. 3 View Road. The current care home complex includes a red brick building on the site's View Road frontage, the core of which is an Edwardian House with some Arts and Crafts features. This has been linked through a series of extensions and newer buildings to a four storey 1960 / 1970s block on the North Hill frontage. The original Edwardian building is considered a positive contributor

to the Conservation Area. There is a tree subject to a TPO south of the frontage facing North Hill.

- 3.3 The area surrounding the application site is characterised predominantly by residential dwellings, but there are also larger blocks located within the vicinity of the site along North Hill and the adjoining streets.

4. PROPOSED DEVELOPMENT

- 4.1. The proposed works involve the demolition of all the existing buildings on the site and redevelopment to provide a new nursing and convalescence home of 70 beds with support facilities, a well-being and physiotherapy centre and associated works.
- 4.2. The scheme would include comprehensive landscaping around the development including to the frontages along View Road and North Hill. Off-street parking bays would be provided by way of a basement car park.

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 has undertaken a level of pre-application public engagement with local resident's groups prior to submission which is anticipated to be in late 2021.

6.3. Pre-application advice

- 6.4. The proposal was reviewed by officers at an initial pre-application advice meeting on 20th August 2020.
- 6.5. The proposal has also been reviewed by the Quality Review Panel twice, firstly in May 2021 and more recently in August of the same year.
- 6.6. The proposal is also to be presented at a Development Management Forum, in late September 2021.
- 6.7. The scheme has been amended from that reviewed by officers following feedback arising from the initial pre-application meetings and two subsequent Quality Review Panels.

7. MATERIAL PLANNING CONSIDERATIONS

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

Principle of Development

7.2. Policy DM15 of Haringey's Development Management DPD (2017) sets out the Council's policy on residential care homes. Its overarching aim is to prevent the loss of existing special needs housing including specialist housing and residential care homes for older people.

7.3. Policy DM15 also supports proposals for new and expanded special needs housing where it can be shown that there is an established local need for the form of special needs housing sought having regard also to the aims and recommendations of Haringey's Housing Strategy and Older People Strategy where it can be shown that:

a There is an established local need for the form of special needs housing sought having regard also to the aims and recommendations of Haringey's Housing Strategy and Older People Strategy;

b The standard of housing and facilities are suitable for the intended occupiers in terms of:

i The provision of appropriate amenity space, parking and servicing;

ii The level of independence; and

iii Level of supervision, management and care/support;

c There is a good level of accessibility to public transport, shops, services and community facilities appropriate to the needs of the intended occupiers; and

d The impact of the proposed development would not be detrimental to the amenity of the local area or to local services.

7.4. Given the existing use of the site, and policy support for special needs housing, the principle of retaining a care home within the C2 Use Class on this site is supported subject to a range of other planning considerations.

Design, Appearance & Heritage impacts

7.5. The townscape along North Hill is characterised by varied topography and buildings. On its western side, the stretch of North Hill is spacious and wide, framed by mainly three to four storey buildings of various ages well set back from the pavement behind their front gardens. A raised pavement & access service road runs in front of the site and the adjoining listed terrace adding to the sense of spaciousness on this part of the street.

- 7.6. The main elevation of the Care Home's administration block fronts North Hill and forms part of this townscape. It is linked through a series of extensions to the original care home building fronting View Road. This 1920s building is deemed to be a positive contributor to the character of the Conservation Area, despite various side and rear alterations, and it will need to be demonstrated that its retention has been thoroughly explored through the design options. View Road is a quiet residential street where a number of listed and locally listed large houses sit within large spacious plots complemented by verdant front gardens and generous, deep rear gardens. View Road has a more suburban character than the busier North Hill. A comprehensive contextual analysis will be required via a heritage statement, assessing the impact of the scheme on surrounding heritage assets and their setting, demonstrating how impacts have been mitigated.
- 7.7. Officers consider the proposed massing and scale of the proposal and building form, in terms of both street frontage views, to be generally acceptable subject to finer design and fenestration detailing.
- 7.8. A contemporary or more traditional form of architecture could be supported provided that the selected approach displays the necessary quality and that the design and massing of the scheme respect the special historic and architectural context of the Conservation Area. Therefore, officers have not advocated a particular design approach. Following the initial review of the scheme by the QRP, the design development has progressed significantly. The proposed architectural expression of the current proposal, to both frontages, is considered an appropriate response to the context of the Conservation Area, subject to refinements and further detail.
- 7.9. An indicative layout design has been provided and this comprises a small number of single aspect north facing rooms. However, attempts have been made to minimise the number of these units. It is also accepted that the proposal would provide an improved level of accommodation, over and above the existing layout.

Transportation and Parking

- 7.10. The site has a Public Transport Accessibility Level (PTAL) value of 3, considered 'moderate' access to public transport services. Five different bus services are accessible within 2 to 8-minutes' walk of the site, and Highgate Underground Station is a 9-minute walk away. It is also located within the Highgate Outer Controlled Parking Zone, which operates between the hours of 10.00 to 12.00 Monday to Friday.
- 7.11. A Transport Assessment and Travel Plan will be required with any subsequent planning application. Basement car parking is proposed as part of the development, with access and servicing being retained to both View Road and North Hill frontages.

Impacts on Amenity of Surrounding Residents

- 7.12 The proposed building would sit at a similar footprint to the existing, with some elements of the building sitting closer to neighbouring boundaries than the existing and some parts set further away.
- 7.13 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. 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.
- 7.14 Some reduction or reorganisation of the massing / elevation treatment of the scheme close to 109 North Hill may be required in order to avoid it appearing overbearing in relation to neighbouring properties. There is a certain level of overlooking between the windows within the existing building and neighbouring properties and given the similarities between the existing footprint and proposed, it is not anticipated that there would be any significant levels of overlooking or loss of privacy incurred over and above the existing site circumstances.
- 7.15 The proposal will require the submission of a Basement Impact Assessment in accordance with Policy DM18 of the Development Management DPD which states that the construction of new basements, including in existing dwellings will only be permitted where it can be demonstrated that the proposal does not adversely affect the structural stability of the building, does not increase flood risk to the host or nearby properties and does not cause harm to the appearance or setting of the property or the established character of the surrounding area.

Landscaping & Trees

- 7.16 There are a number of trees on the site that are proposed to be removed, but these trees would be subject to the replacement trees of at least the equivalent number. There are also a number of trees in close proximity to the boundary of the application site, to the north and west that must be retained and protected during construction works. Trees adjoining the northern boundary, are located on Council maintained land and the applicant has shown a commitment to the maintenance of these trees to provide adequate screening. A landscape strategy is also to be included to ensure improvements are made to the frontages along View Road and North Hill, and the main garden area.

PLANS AND IMAGES

SITE LOCATION PLAN



PHOTOGRAPHS OF EXISTING SITE AND SURROUNDING AREA

North Hill Entrance



View Road Entrance



ELEVATIONS AND PLAN DRAWINGS

Key:

EXISTING BUILDING OUTLINE —



Elevation A-A - Colour - Existing Building Outline
1:200



Elevation B-B - Colour - Existing Building Outline
1:200



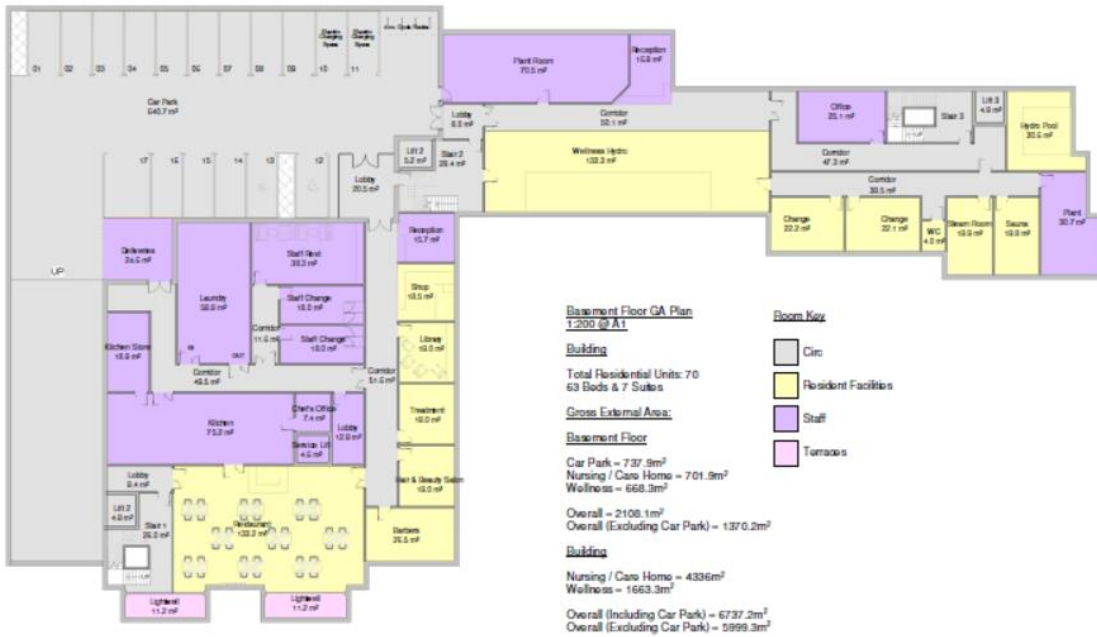
Elevation C-C - Colour - Existing Building Outline

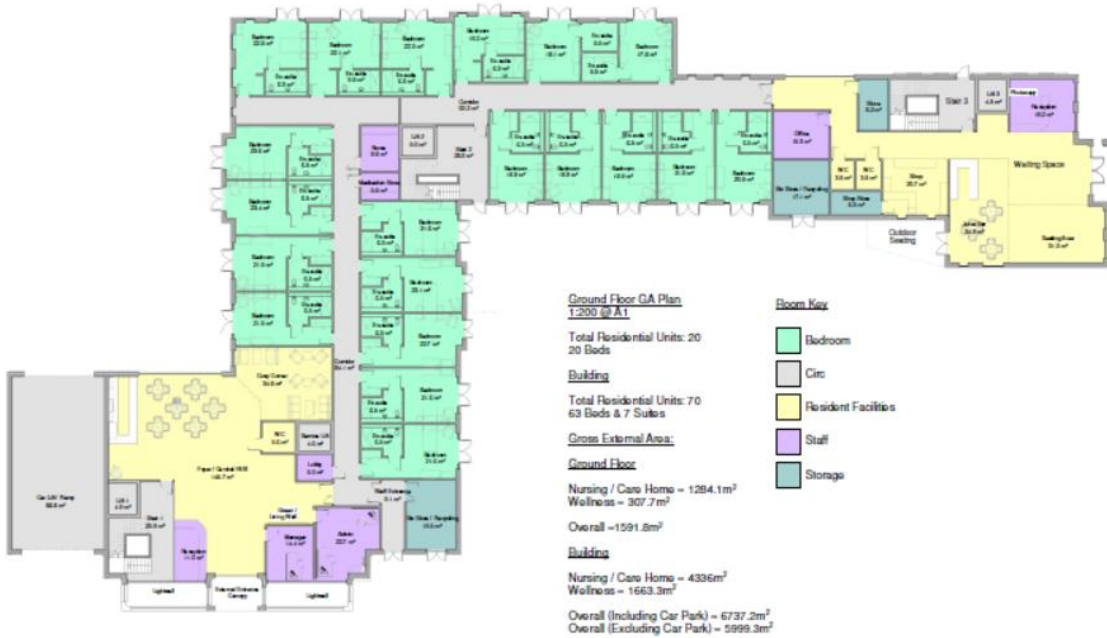
1:200



Elevation D-D - Colour - Existing Building Outline

1:200

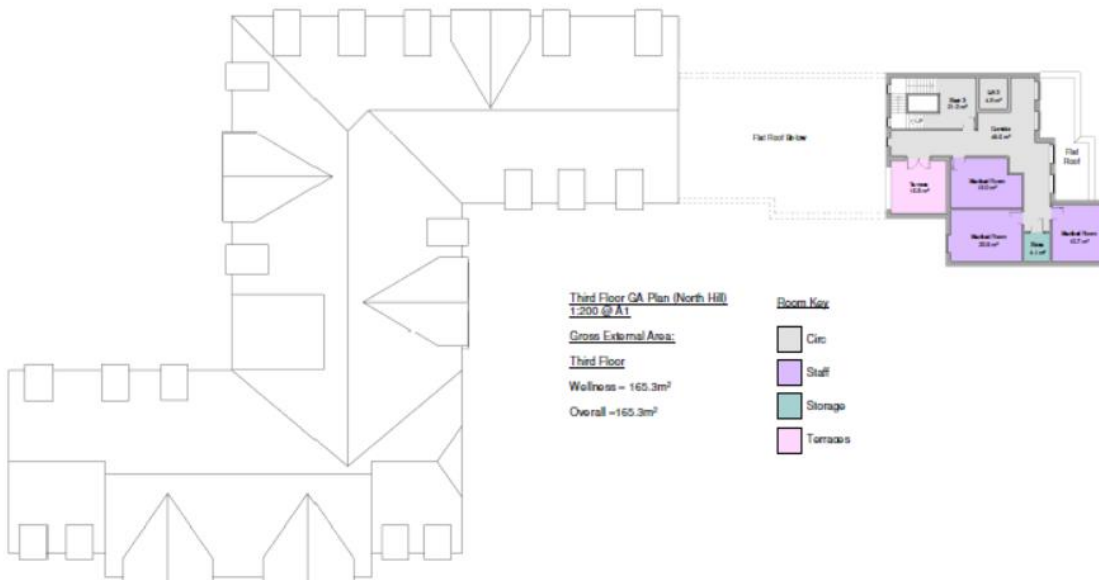






Second Floor GA Plan
1:200 @ A1
 Total Residential Units: 24
 20 Beds & 4 Suites
Building
 Total Residential Units: 70
 63 Beds & 7 Suites
Gross External Area:
Second Floor
 Nursing / Care Home = 1088.7m²
 Wellness = 214.1m²
 Overall = 1302.8m²
Building
 Nursing / Care Home = 4396m²
 Wellness = 1663.3m²
 Overall (Including Car Park) = 6737.2m²
 Overall (Excluding Car Park) = 5999.3m²

- Room Key**
- Bedroom
 - Circ
 - Dayspace
 - Staff
 - Suites
 - Terrace
 - Calculating...



Third Floor GA Plan (North Hill)
1:200 @ A1
Gross External Area:
Third Floor
 Wellness = 165.3m²
 Overall = 165.3m²

- Room Key**
- Circ
 - Staff
 - Storage
 - Terrace

LANDSCAPING



- 1 NORTH HILL ENTRANCE PLAZA
- 2 VIEW ROAD ARRIVAL
- 3 HEALING GARDEN
- 4 GREEN BOUNDARIES
- 5 SEMI-PRIVATE TERRACES WITH QUIET SEATING AREAS & PATHS



Pre-Application Briefing to Committee

1. DETAILS OF THE DEVELOPMENT

Reference No: PRE/2021/0011

Ward: Tottenham Hale

Address: Arundel Court and Baldewyne Court, Lansdowne Road, N17

Proposal: Proposals seek to deliver 30 new homes in five buildings fronting Lansdowne Road at Arundel Court and Baldewyne Court.

Applicant: London Borough of Haringey

Agent: BPTW

Ownership: London Borough of Haringey

Case Officer Contact: Kwaku Bossman-Gyamera

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 late 2021. The applicant has been engaged in pre-application public engagement with the wider community.

3. SITE AND SURROUNDINGS

- 3.1 The application site relates to Arundel Court and Baldewyne Court, two estates facing Lansdowne Road, in North Tottenham. The site is located in the Tottenham Hale ward.
- 3.2 The surrounding brick buildings are three storeys in height, constructed in the 1970s, with associated garages and pram sheds.
- 3.3 The site is not located within any designated conservation area and is not within the curtilage of any statutorily Listed Buildings.

4. PROPOSED DEVELOPMENT

- 4.1. The proposal is to provide high-quality new council housing on land currently occupied by parking, pram sheds and garages facing Lansdowne Road on Arundel Court and Baldewyne Court.

- 4.2. The proposal seeks to deliver a total of 30 new homes for council rent across both sites as follows:

Arundel Court:

- 4 x 1 bed 2 person
- 2 x 1 bed 2 person
- 12 x 2 bed 4 person

18 homes (in 3 x 3 storey blocks)

Baldewyne Court:

- 3 x 1 bed 2 person
- 1 x 1 bed 2 person
- 8 x 2 bed 4 person

12 homes (in 2 x 3 storey blocks)

- 4.3. The proposal also incorporates an extensive landscaping improvement scheme to enhance the setting of the new development and improve the external amenity spaces and facilities across the existing estates. This includes new and improved planting and play area, new and relocated refuse/recycling facilities and new communal cycle stores for existing residents, together with a community garden.

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 has undertaken a level of pre-application public engagement with local residents' groups prior to submission which is anticipated to be in late 2021.

6.3. Pre-application advice

- 6.4. The proposal was reviewed by officers at an initial pre-application advice meeting on 15th February 2021.

- 6.5. The proposal has also been reviewed by the Quality Review Panel, in August 2021, to be reported as an addendum and the comments/suggestions from that meeting are being addressed by the design team.
- 6.6. The proposal is also due to go before a Development Management Forum, in late September 2021.

7. MATERIAL PLANNING CONSIDERATIONS

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

Principle of Development

- 7.1. 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.
- 7.2. Therefore, 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 all planning considerations, however key issues would be around parking and landscaping. Currently the sites are considered to have sufficient parking capacity to allow for this reduction and therefore redevelopment, however a detailed assessment and review of the loss of car parking, together with a comprehensive landscaping strategy for the wider site, will be submitted as part of the planning application.

Design & Appearance

- 7.3. The proposal is for the redevelopment of the site by the erection of a three-storey building of contemporary design. The design has been reviewed by QRP and comments will be reported as an addendum to this report when received.
- 7.4. The proposal would have a similar eaves and ridge height to neighbouring buildings. The building would utilise brick, extensive glazing and metal works for all the floors. The brick detailing and deep window openings would successfully complement the elevational treatment of the building. Bedrooms have been located to the rear, away from Lansdowne Road to minimise noise and angled bay windows have been used to keep bedrooms from having a direct aspect over adjoining sites to ensure no loss of privacy and good outlook for future occupiers. To accord with the outcome of the overheating report, horizontal sun louvres (bris soleil) will be provided above windows in key locations to increase shading and avoid over heating in the summertime.
- 7.5. Laser cut screens are proposed in front of the communal windows and the bays to allow for ventilation with a secure opening. The bronze colour for all metal work and window frames has been proposed to complement the two brickwork types.

The laser cut leaf motif for the metalwork has been developed to pick up from the nearby street trees. In relation to private amenity spaces, balconies are proposed with an angled railing balustrade design with low level brickwork and railings to ground level patio gardens. The angled design of the balusters has been designed to provide a sense of enclosure and avoid residents erecting further screening.

- 7.6. There is a mixture of architectural style in Lansdowne Road and there is no objection to the contemporary design adopted for the proposed buildings. Officers consider the proposed massing and scale of the building form, in terms of both street frontage views, to be generally acceptable subject to finer design and fenestration detailing. It is considered that the design would be a complementary addition to the surrounding buildings and that they would not compete or dominate in appearance, including longer views. Furthermore, it is considered that the proposal would improve the current appearance of the street frontage substantially, which currently contains a high brick wall which is unattractive and creates a visual barrier with the road.

Residential Unit Mix and Affordable Housing

- 7.7. The development would provide a mix of 1-bed and 2-bed homes with 3 wheelchair accessible units. While it does not provide family size units, this should be considered in the context of the wider estate redevelopment which also includes Ashdowne Court delivering 3 x 3-bed houses and Fiske Court delivering 4 x 2-bed houses. In terms of the wider redevelopment, this range of unit sizes is considered appropriate for this development and this location along Lansdowne Road and optimises the use of the site to meet housing need, in line with council policy. All units are proposed to be let at Council rents.

Transportation and Parking

- 7.8. The parking strategy for the new proposal will provide a total of 18 no. spaces within Arundel Court, but this is an overall loss of 15 spaces from the existing arrangement. There will be 4 wheelchair spaces within the parking arrangement for the wheelchair dwellings. For Baldewyne Court, the new proposal will provide a total of 13 spaces, which would be an overall loss of 17 spaces from the existing arrangement. There will be 2 wheelchair spaces within the parking within Baldewyne Court.
- 7.9. The loss of 32 parking spaces will have to be fully justified with the application submission but data appears to show this would not result in unacceptable parking stress. A Transport Assessment and Travel Plan will be required with any subsequent planning application.

Impacts on Amenity of Surrounding Residents

- 7.10. The proposed new buildings have been positioned to respect the locations of the existing blocks within Arundel Court and Baldewyne Court.
- 7.11. 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 in line with BRE guidelines. Consideration has also been given to the impact on privacy, outlook, noise disturbance and visual amenity.
- 7.12. Some proposed windows within the new buildings would face the neighbouring properties' flank wall windows however these windows serve non-habitable rooms i.e. bathroom and kitchens so it is not anticipated that there would be any significant levels of overlooking or loss of privacy for the existing blocks over and above the existing site circumstances where some mutual overlooking occurs already.

Landscaping & Trees

- 7.13. The approach to the landscaping strategy is based in tying the new development with the existing, to create a more structured layout to the space and provide defensible planting to ground floor dwellings.
- 7.14. The landscaping has been designed in consultation with existing residents, it incorporates new play facilities and raised planters into both courts, including a community orchard area which residents will be involved in planting.
- 7.15. Baldewyne Court also has an outdoor gym trail to the southern boundary. Existing pram sheds are removed to facilitate the landscape improvements on both estates. It is envisaged that the boundary landscape areas will become wildlife areas, with meadows and deadwood habitat.
- 7.16. Parking at both courts is reorganised, with appropriate planting added where achievable including new trees.

Sustainability

- 7.17. The energy strategy will follow the hierarchy quoted within GLA guidance of lean, clean and green. The energy efficiency measures are anticipated to better Part L 2013 by 14% against a GLA target of 10%.
- 7.18. The site is within an area of district heating opportunity identified within the Development Management Development Plan Document. However, given the low density of the development, and developed nature of the surrounding area it is not proposed to install a community heating system.
- 7.19. A review of various forms of renewable energy technologies have been examined and air source heat pumps are viewed as the most viable solution to provide low

carbon heat to the dwellings. The relatively low height of the apartment blocks allows the heat pumps to be located at roof level.

- 7.20. In addition to the heat pumps, photovoltaic panels will be mounted on the remaining suitable roof space to maximise the potential CO2 reduction from the development.

PLANS AND IMAGES

SITE LOCATION PLAN



PHOTOGRAPHS OF EXISTING SITE AND SURROUNDING AREA



Street view photos of site: Arundel Court



View looking East along Lansdowne Road



View looking West along Lansdowne Road, illustrating brick boundary wall



View looking into the Arundel Court parking area



Parking area and the external pram sheds



Garages and the external refuse arrangement



Parking area to the West of the access road

Street view photos of site: Baldewyne Court



View looking east along Lansdowne Road showing the existing brick boundary wall



View looking west along Lansdowne Road



View from Lansdowne Road



Existing garages and Baldewyne Court buildings



Current parking arrangement within the central area of Baldewyne Court



Current parking and garage arrangement looking eastwards

Proposed site block plan and wider estate plan improvements



Propose flat layouts



1st & 2nd Floor



Ground Floor

Key

- 1B2P - Type 1
- 1B2P - Type 2
- 2B3P Wheelchair
- 2B4P - Type 1
- 2B4P - Type 2



2B4P Flat Layout - 70.5 m² - Type 1
1st & 2nd Floor



2B4P Flat Layout - 70.5 m² - Type 2
1st & 2nd Floor



1B2P Flat Layout - 60.0 m² - Type 1
Ground Floor



1B2P Flat Layout - 53.8 m² - Type 2
Ground Floor



2B3P Wheelchair Flat Layout - 81.8 m²

Sustainability and Design



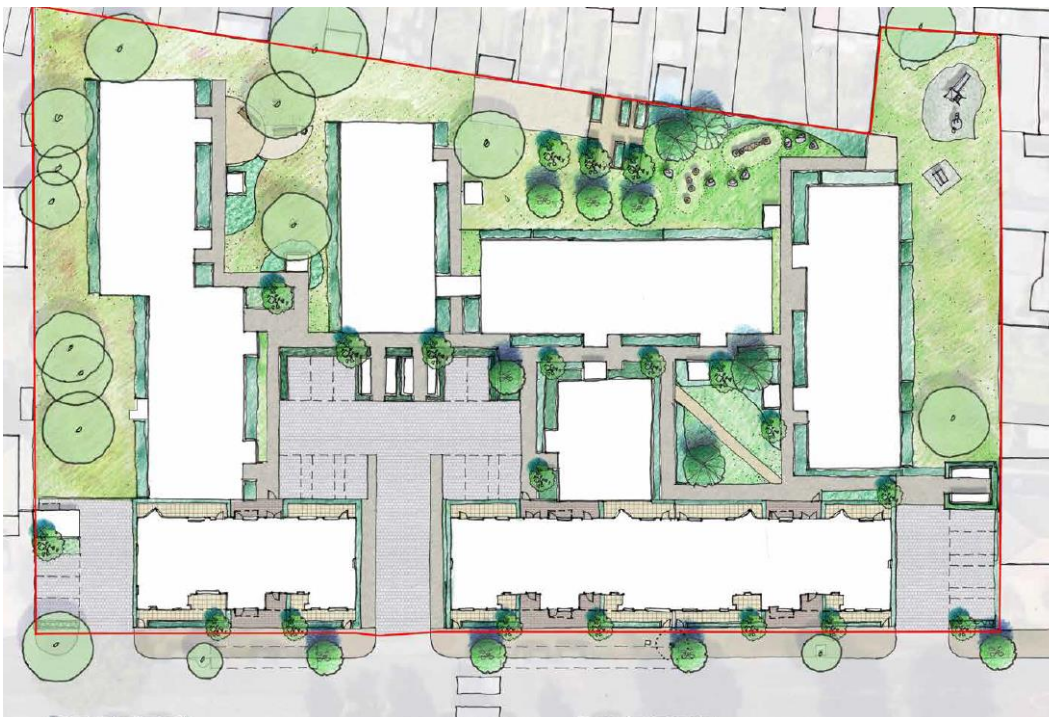
CGI Views



Proposed landscaping & play space: Arundel Court



Proposed landscaping & play space: Baldewyne Court



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Report for:	Planning Sub Committee Date: 14 September 2021	Item Number:	12
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
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				
44 Hampstead Lane	Use Class C2 high quality specialist dementia care with 82 en-suite bedrooms and communal facilities	Application submitted and invalid (27/08).	Samuel Uff	John McRory
Goods Yard White Hart Lane	Proposal to amend previous proposals for Goods Yard and 867- 879 High Road and new development on Banqueting Suite site.	Under assessment	Graham Harrington	Robbie McNaugher

Banqueting Suite 819-821 High Rd 867-879 High Road	Part of High Road West Masterplan Area.			
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
19 Bernard Road HGY/2021/2160	Demolition of the existing buildings and construction of a mixed use development providing 9 residential units, 3,488 sqm of commercial space and a gallery/café together with associated landscaping, refuse storage and cycle parking.	Under assessment	Chris Smith	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

109 Fortis Green HGY/2021/2151	Full planning application for the 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 flexible commercial space in ground/lower ground floor unit, basement car parking and other associated works.	Follows a previous approval on this site. Under assessment	Roland Sheldon	Matthew Gunning
Cross House, 7 Cross Lane N8 HGY/2021/1909	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
29-33 The Hale HGY/2021/2304	Redevelopment of site including demolition of existing buildings to provide a part 7, part 24 storey building of purpose-built student accommodation [PBSA] (Sui Generis); with part commercial uses [retail] (Use Class E(a)) at ground and first floor; and associated access, landscaping works, cycle parking, and wind mitigation measures.	Under assessment	Phil Elliott	John McRory
IN PRE-APPLICATION DISCUSSIONS				
St Ann's Hospital	Circa 934 residential dwellings, commercial and community uses, retention of existing historic buildings, new public realm and green space,	Pre-app meetings held including with GLA. QRP reviewed scheme. Further pre-app	Chris Smith	John McRory

	new routes into and through the site, and car and cycle parking.	meetings and 2 nd QRP scheduled.		
Gourley Triangle	Masterplan for site allocation SS4 for up to 350 units and approx. 12,000sqm of commercial space.	Pre-app meetings held. QRP review scheduled. Discussions ongoing.	Chris Smith	John McRory
Ashley Road Depot	Circa 300 homes and one commercial unit. 50% affordable by units.	Pre-app meeting held and proposals discussed with GLA. Discussions ongoing.	Chris Smith	John McRory
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 soon.	Chris Smith	Robbie McNaugher
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. QRP 25/08/2021 PRE-APP Committee 14/09/2021 DM Forum end of September	Laurence Ackrill	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	Pre-app advice note issued 30.03.2021. Acceptable in principle	Neil McClellan	John McRory

	a planning application or undertaking any detailed design work.			
Cranwood House, Muswell Hill Road/Woodside Ave, N10	Demolition of existing care home to provide 41 new homes for council rent and market sale in a mixture of apartments, maisonettes, and houses in buildings of three, four, and six storeys.	Submission expected mid-September 2021	Laurence Ackrill	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.	Presented as pre-app to Sept Committee QRP on 18th Nov Submission expected mid September 2021	Roland Sheldon	Robbie McNaugher
Adj to Florentia Clothing Village Site Vale Road	Light industrial floorspace	Pre-application discussions ongoing	Tobias Finlayson	John McRory
Highgate School	1. Dyne House & Island Site 2. Richards Music Centre (RMC) 3. Mallinson Sport Centre (MSC) 4. Science Block 5. Decant Facility	Pre-application discussions ongoing	Tobias Finlayson	John McRory
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
Selby Centre	Replacement community centre, housing including council housing with improved sports facilities and connectivity	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 additional 250sqm commercial. Maximum height of 6 storeys.	Pre-app meeting held on 22/01/2021. Previously 139-141 but has been extended to include no.143. Pre-app note issued.	Samuel Uff	John McRory
573-575 Lordship Lane	Redevelopment of four storey residential development of 17 units.	Three pre-app meetings held. Submission expected soon.	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 PPA to be agreed covering entrance works, commercial container units to car park, and works to improve bins and highway on Overbury Road for this site.	Phil Elliott	Robbie McNaugher

		PPA expected for proposed building on corner of Seven Sisters/Eade Road.		
Warehouse living proposal - Omega Works Haringey Warehouse District	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.	Pre-application discussions taking place. DM Forum and preapp committee carried out June/July 21. Community engagement being carried out by the applicant.	Phil Elliott	Robbie McNaugher
311 Roundway	Mixed Use Redevelopment – 70 Units	Pre-application meetings held. QRP review soon.	Chris Smith	Kevin Tohill
High Road West	Lendlease - Outline application for redevelopment of High Road West to create new neighbourhood & leisure destination of up to 3,200 homes & 13,000sqm commercial floorspace within buildings of up to 34 storeys with new open spaces (incl. park and public square), community uses, landscaping, & public realm works; alongside detailed proposals for the redevelopment of 100 Whitehall Street & Whitehall & Tenterden Community Centre to provide 60 homes within 2 buildings of 5-6 storeys.	Ongoing pre-application discussions taking place.	Philip Elliott / Graham Harrington	Robbie McNaugher
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	Pre-application report issued. Awaiting full app	Tania Skelli	John McRory

	commercial/residential on the ground floor and self-contained flats on the upper floors.)			
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 14-16 Upper Tollington Park N4 3EL	Demolition of a 32 bed respite home and clinic building. Erection of a new 70 bed care home and 10 studio rooms for semi-independent living, managed by the care home. Separate independent residential component comprising a mix of twenty self-contained 1 and 2 bedroom flats for older adults, planned on Happi principles. Day Centre for use of residents and the wider community as part of a facility to promote ageing wellness.	Pre-app advice issued Discussions ongoing	Tania Skelli	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

(Part Site Allocation SA49) Lynton Road London, N8 8SL	Demolition/Part Demolition of existing commercial buildings and mixed use redevelopment to provide 75 apartments and retained office space	Pre-app discussions ongoing	Tobias Finlayson	John McRory
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 took place 02/07/2021	Valerie Okeiyi	Kevin Tohill
Braemar Avenue Baptist Church, Braemar Avenue.	Demolition of dilapidated church hall, to allow construction of part 3, part 4 storey building (over basement) comprising new church hall extensions (204m ²) and 16 flats. Internal and minor external alterations to adjacent listed church, together with landscaping improvements	Pre-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-app advice to be issued.	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
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
Mecca Bingo	250-300 residential units, replacement bingo hall and other commercial uses	Pre-app advice note issued.	Chris Smith	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 Judicial Review sought by appellant so appeal being reconsidered by the planning inspectorate.	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

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HARINGEY COUNCIL

PLANNING COMMITTEE

APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 13/06/2021 AND 03/09/2021

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**CLDE Applications Decided: 1**

Application No: **HGY/2019/2257** Officer: Neil McClellan
 Decision: GTD Decision Date: 01/07/2021
 Location: 1 Albert Road N22 7AA
 Proposal: Certificate of Lawfulness for the existing use of ground floor premises to the rear of retail unit as a self-contained studio flat.

CLUP Applications Decided: 5

Application No: **HGY/2021/1421** Officer: Matthew Gunning
 Decision: PERM DEV Decision Date: 29/06/2021
 Location: 67 Clyde Road N22 7AD
 Proposal: Loft conversion with rear facing dormer (certificate of lawfulness: proposed use).

Application No: **HGY/2021/1590** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 05/07/2021
 Location: 257 Albert Road N22 7XL
 Proposal: Certificate of Lawfulness for proposed single storey rear extension.

Application No: **HGY/2021/1937** Officer: Matthew Gunning
 Decision: PERM DEV Decision Date: 24/08/2021
 Location: 11 Rhodes Avenue N22 7UR
 Proposal: Hip to gable roof change, construction of box dormer at rear, 3 roof-lights at front (certificate of lawfulness: proposed use)

Application No: **HGY/2021/2349** Officer: Toby Williams
 Decision: PERM DEV Decision Date: 20/08/2021
 Location: 38 Clifton Road N22 7XN
 Proposal: Certificate of lawfulness: Single storey infill on the rear elevation (south) matching the existing single storey extension.

Application No: **HGY/2021/2438** Officer: Philip Elliott
 Decision: PERM DEV Decision Date: 19/08/2021
 Location: 43 Outram Road N22 7AB
 Proposal: Certificate of lawfulness: proposed rear dormer extension and front rooflights.

FUL Applications Decided: 28

Application No: **HGY/2021/0448** Officer: Samuel Uff
 Decision: GTD Decision Date: 22/06/2021
 Location: 261 Alexandra Park Road N22 7BJ
 Proposal: Excavation of basement in conjunction with front lightwell; lower ground floor rear extension; increased height of front wall; and front storage area.

Application No:	HGY/2021/1244	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	06/07/2021
Location:	42 Rosebery Road N10 2LJ		
Proposal:	Erection of single storey ground floor side infill extension, single storey ground floor rear extension, insertion of 1 front and 2 rear rooflights, erection of rear outbuilding to be used as a hobby room, in association with conversion of dwelling into 2 self-contained flats (revised description).		
Application No:	HGY/2021/1257	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	14/06/2021
Location:	117 Albert Road N22 7AG		
Proposal:	Rear dormer roof extension; external staircase to first floor of rear outrigger; 2 x front rooflights and 3 x rooflights in rear outrigger.		
Application No:	HGY/2021/1285	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	16/06/2021
Location:	2 Donovan Court Donovan Avenue N10 2JY		
Proposal:	First floor side extension		
Application No:	HGY/2021/1358	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	25/06/2021
Location:	8 Donovan Avenue N10 2JX		
Proposal:	Change of use from a former residential care home (use class C2) to a single-family dwelling (use class C3) involving new front light wells, partial lowering to existing basement. Part Lower Ground and Upper Ground floor rear extension. New metal railings and side privacy wall to existing balconies; rear dormer windows and the removal of one rear chimney. Rooflights to front roof and associated landscaping to front garden.		
Application No:	HGY/2021/1386	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	18/06/2021
Location:	64 Dukes Avenue N10 2PU		
Proposal:	Replacement windows and doors with double glazing		
Application No:	HGY/2021/1388	Officer:	Samuel Uff
Decision:	REF	Decision Date:	15/07/2021
Location:	32 Bidwell Gardens N11 2AU		
Proposal:	Detached garage at rear of site (replacing previous garage)		
Application No:	HGY/2021/1539	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	28/07/2021
Location:	78 Muswell Road N10 2BE		
Proposal:	Rear extension and loft conversion with dormer (AMENDED DESCRIPTION).		
Application No:	HGY/2021/1554	Officer:	Conor Guilfoyle
Decision:	REF	Decision Date:	09/07/2021
Location:	5 Kendalmer Close N10 2DF		
Proposal:	Erection of a hipped roof dormer in existing rear roof slope and installation of a pitched rooflight in existing rear/side facing roof slope.		

Application No:	HGY/2021/1676	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	16/07/2021
Location:	Flat B 113 Alexandra Road N8 0LG		
Proposal:	Rear dormer roof extension to main roof and outrigger and installation of 2 x front rooflights		
Application No:	HGY/2021/1688	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	29/07/2021
Location:	Ground Floor Flat 21 Grosvenor Road N10 2DR		
Proposal:	Rear and side return extension at ground floor level to integrate with existing side extension		
Application No:	HGY/2021/1698	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	26/07/2021
Location:	199 Victoria Road N22 7XH		
Proposal:	External alterations to materials of existing roof extensions, installation of metal planter on existing rear dormer, removal of 2 existing and replacement with one front rooflight, new side gate, replacement of existing frontage windows, fenestration alterations to side and rear elevations, erection of additional single storey rear extension.		
Application No:	HGY/2021/1782	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	23/08/2021
Location:	8 Grosvenor Road N10 2DS		
Proposal:	Construction of a single storey rear extension and rear dormer roof extension.		
Application No:	HGY/2021/1786	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	03/08/2021
Location:	43 Muswell Road N10 2BS		
Proposal:	External alterations to the rear elevation to replace the existing timber balustrade / screening with a glazed balustrade / screening		
Application No:	HGY/2021/1787	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	06/08/2021
Location:	6 Donovan Avenue N10 2JX		
Proposal:	Infill extension below existing balcony, creation of lightwell and storage area to front garden, upper ground floor rear extension, recladding of existing bay window and new rear dormer roof extension		
Application No:	HGY/2021/1801	Officer:	Fatema Begum
Decision:	GTD	Decision Date:	23/07/2021
Location:	165 Albert Road N22 7AQ		
Proposal:	Rear dormer on the main roof slope with a dormer on the rear outrigger and roof lights to the front roof slope.		
Application No:	HGY/2021/1802	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	09/08/2021
Location:	135 Victoria Road N22 7XH		
Proposal:	Erection of single storey rear and side extension.		

Application No:	HGY/2021/1978	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	16/08/2021
Location:	128 Colney Hatch Lane N10 1ER		
Proposal:	Single storey rear extension.		
Application No:	HGY/2021/1988	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	20/08/2021
Location:	179 Victoria Road N22 7XH		
Proposal:	Erection of single storey rear extension (following demolition of existing)		
Application No:	HGY/2021/2060	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	18/08/2021
Location:	170 Albert Road N22 7AH		
Proposal:	Erection single storey rear infill extension and rear steps to garden.		
Application No:	HGY/2021/2095	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	03/09/2021
Location:	10 Donovan Avenue N10 2JX		
Proposal:	Construction of a single storey rear infill extension, Alterations to window openings in rear elevation, Conservation rooflights to front roof slope, Removal of render and restoration of brickwork to front elevation and Boundary wall and landscaping to front garden.		
Application No:	HGY/2021/2101	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	03/09/2021
Location:	9 Alexandra Park Road N10 2DD		
Proposal:	Installation of photovoltaic panels to front roofslope		
Application No:	HGY/2021/2110	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	27/08/2021
Location:	8 Parham Way N10 2AT		
Proposal:	Erection of a single storey ground floor rear and single storey ground floor side extension, removal of 1 sycamore tree, installation of solar panels to the existing roof of property.		
Application No:	HGY/2021/2117	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	27/08/2021
Location:	19 Rosebery Road N10 2LE		
Proposal:	Erection of single storey ground floor side infill extension to rear of the house, single storey ground floor box glass rear extension, addition of no.2 conservation rooflights to the front main roof and no.2 to the front gable, erection of rear shed to replace the existing to be used as a play room, enlargement of the existing loft windows to the rear facade and works to the front patio including rebuilding the external brick wall, installing a cast iron railing and gate, re-tiling the patio and porch and installing no.2 timber slatted storage for bins and bikes.		
Application No:	HGY/2021/2147	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	03/09/2021
Location:	14 The Avenue N10 2QL		
Proposal:	Single storey rear and side extension. Roof extension to include two side dormers, one rear dormer, four rooflights and associated works		

Application No: **HGY/2021/2189** Officer: Samuel Uff
 Decision: GTD Decision Date: 24/08/2021
 Location: 11 Rhodes Avenue N22 7UR
 Proposal: Erection of ground floor rear extension and first floor partial side extension.

Application No: **HGY/2021/2211** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 03/09/2021
 Location: 38 Goodwyns Vale N10 2HA
 Proposal: Loft Conversion with rear dormer and velux windows.

Application No: **HGY/2021/2237** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 01/09/2021
 Location: 8 Rhodes Avenue N22 7UT
 Proposal: Erection of timber garden outbuilding

NON Applications Decided: 4

Application No: **HGY/2021/1255** Officer: Matthew Gunning
 Decision: GTD Decision Date: 16/07/2021
 Location: 12 Donovan Avenue N10 2JX
 Proposal: Non-material amendment application to HGY/2020/0921 to incorporate the following changes: 1. Floor level in the living/ dining area on the lower ground floor, adjacent to 10 Donovan Avenue to be reduced, to match the levels in the rest of the lower ground floor. 2. An additional two roof lights on the front elevation, making a total of three. 3. A new boundary wall to the front garden to be constructed to match original typical front boundary walls found in Muswell Hill Conservation Area with a new timber oak entrance gate. 4. The existing lightwell adjacent to the external stair in the front garden will be extended and covered to create below ground secure cycle storage.

Application No: **HGY/2021/1663** Officer: Tania Skelli
 Decision: GTD Decision Date: 23/06/2021
 Location: 25 Rhodes Avenue N22 7UR
 Proposal: Non-material amendment to planning permission ref. HGY/2021/0240 granted on 26/2/2021 to amendments to the location of rooflights, cladding to rear dormer and rear fenestration with the originally proposed AC unit to the roof omitted from the proposal.

Application No: **HGY/2021/1942** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 21/07/2021
 Location: 20 Donovan Avenue N10 2JX
 Proposal: Non-material amendment following a grant of planning permission HGY/2021/0815 and HGY/2020/0354 involving canopy over ground floor terrace and infill of lower ground floor rear void underneath.

Application No: **HGY/2021/2519** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 27/08/2021
 Location: 18 Donovan Avenue N10 2JX
 Proposal: Non-material amendment following a grant of planning permission HGY/2020/1450 involving alterations to the window frames of the rear dormer and 2 upper floor rear windows.

PNE Applications Decided: 2

Application No: **HGY/2021/1807** Officer: Laina Levassor
 Decision: PN REFUSED Decision Date: 04/08/2021
 Location: 344 Alexandra Park Road N22 7BD
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

Application No: **HGY/2021/2102** Officer: Laina Levassor
 Decision: PN REFUSED Decision Date: 26/08/2021
 Location: 65 Outram Road N22 7AB
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 4.97m, for which the maximum height would be 3.95m and for which the height of the eaves would be 2.8m

TEL Applications Decided: 2

Application No: **HGY/2021/1957** Officer: Kwaku Bossman-Gyamera
 Decision: PERM DEV Decision Date: 09/08/2021
 Location: Alexandra Park Secondary School Bidwell Gardens N11 2AZ
 Proposal: Formal notification in writing of 28 days' notice in advance, in accordance with Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003, of our intention to install electronic communications.
 The proposed installation comprises: the removal and replacement of 1No. Existing antenna with 1No. Upgraded antenna, the removal and replacement of 1No. Existing GPS unit with 1No. Upgraded GPS unit and ancillary development thereto.

Application No: **HGY/2021/2167** Officer: Kwaku Bossman-Gyamera
 Decision: PN REFUSED Decision Date: 25/08/2021
 Location: Opposite 67 Dagmar Road N22 7RT
 Proposal: Installation of a 17.5m high slimline tower supporting 6 no. antenna apertures with the installation of 1 no. ground-based equipment cabinet and ancillary development. (Prior notification: Development by telecoms operators)

TPO Applications Decided: 1

Application No: **HGY/2021/1962** Officer: Matthew Gunning
 Decision: GTD Decision Date: 10/08/2021
 Location: 56 Harcourt Road N22 7XW
 Proposal: Works to tree protected by a TPO
 T1- Silver Birch tree (15m) with crown die back and trunk with large cavity - reduce trunk with cavity by approximately 5 metres, reduce remainder of tree by approximately 2 metres, remove dead branches.
 The proposed 5 metre reduction of the trunk with the cavity is to reduce the risk of trunk failure whilst maintaining the tree, the reduction of the remaining crown is to balance the crown.

Total Applications Decided for Ward: 43WARD: **Bounds Green****CLFA Applications Decided: 1**

Application No: **HGY/2021/2288** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 09/08/2021
 Location: 146 Woodfield Way N11 2NU
 Proposal: Certificate of Lawfulness for proposed hip to gable and rear dormer extension to facilitate loft conversion.

CLUP Applications Decided: 3

Application No: **HGY/2021/1628** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 07/07/2021
 Location: 57 Park Road N11 2QE
 Proposal: Certificate of Lawfulness for proposed rear dormer extension to facilitate loft conversion

Application No: **HGY/2021/1694** Officer: Tobias Finlayson
 Decision: PERM DEV Decision Date: 30/07/2021
 Location: 12 Imperial Road N22 8DE
 Proposal: Certificate of lawfulness for proposed development of rear dormer and 3 front rooflights

Application No: **HGY/2021/1755** Officer: Philip Elliott
 Decision: PERM DEV Decision Date: 21/06/2021
 Location: 62 Blake Road N11 2AH
 Proposal: Certificate of lawfulness: proposed loft conversion involving a hip to gable roof enlargement and rooflights

FUL Applications Decided: 12

Application No: **HGY/2021/1212** Officer: Samuel Uff
 Decision: GTD Decision Date: 21/06/2021
 Location: Flat 2 16 Clarence Road N22 8PL
 Proposal: Single storey rear outbuilding (and rear extension approved under HGY/2019/1212)

Application No: **HGY/2021/1250** Officer: Philip Elliott
 Decision: GTD Decision Date: 16/06/2021
 Location: 62 Blake Road N11 2AH
 Proposal: Proposed single storey rear extension

Application No: **HGY/2021/1337** Officer: Conor Guilfoyle
 Decision: REF Decision Date: 21/06/2021
 Location: 10 Terrick Road N22 7SH
 Proposal: Erection of rear dormer roof extension and insertion of roof lights on front roof slope (Retrospective)

Application No: **HGY/2021/1342** Officer: Tania Skelli
 Decision: REF Decision Date: 15/06/2021
 Location: 14 Gordon Road N11 2PD
 Proposal: Formation of rear dormer window and rear roof extension in association with to first floor flats (flat C and flat D)

Application No: **HGY/2021/1486** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 23/07/2021
 Location: 15 Richmond Road N11 2QR
 Proposal: Change of Use from C3 (Dwellinghouse) to C4 (House in multiple occupation) for up to 3 occupants.

Application No:	HGY/2021/1512	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	02/07/2021
Location:	10 Buckingham Road N22 7SR		
Proposal:	Demolition of existing garage fronting Terrick Road and associated subdivision of rear of plot of No.10 Buckingham Road to form a residential plot with front and rear gardens with the erection of a two-storey, three-bedroom dwelling house. Associated works including hard and soft landscaping, bin store, and cycle store.		
Application No:	HGY/2021/1531	Officer:	Samuel Uff
Decision:	REF	Decision Date:	08/07/2021
Location:	4 Clarence Court Clarence Road N22 8PH		
Proposal:	Hip to gable roof extension and rear roof extension.		
Application No:	HGY/2021/1622	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	13/07/2021
Location:	2 Imperial Road N22 8DE		
Proposal:	Demolition of the existing outbuilding (garage) and erection of replacement (larger) outbuilding.		
Application No:	HGY/2021/1691	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	28/07/2021
Location:	90 Palmerston Road N22 8RF		
Proposal:	Replacement of all existing single glazed timber windows with double glazed timber windows of the same appearance with like for like horns and detailing.		
Application No:	HGY/2021/1707	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	27/07/2021
Location:	19 Imperial Road N22 8DE		
Proposal:	Single storey rear infill extension		
Application No:	HGY/2021/1895	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	09/08/2021
Location:	2 Lynton Gardens N11 2NN		
Proposal:	Single storey rear extension, raised decking patio space and associated increase in boundary height.		
Application No:	HGY/2021/1998	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	26/08/2021
Location:	Flat B 19 Myddleton Road N22 8LY		
Proposal:	Erection of single storey rear extension; Associated works including alterations to amenity space layout and provision of partial-obscure glazing treatment to ground floor side bay window		
NON Applications Decided: 1			
Application No:	HGY/2021/1746	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	21/06/2021
Location:	2 Terrick Road N22 7SH		
Proposal:	Non material amendment to planning permission reference HGY/2019/1431 (as subsequently amended/varied by planning permission reference HGY/2020/1223 to include a rear dormer roof extension), to rebuild side wall and select walls to the rear and roof.		

PNE Applications Decided: 2

Application No:	HGY/2021/1763	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	23/07/2021
Location:	15 Cornwall Avenue N22 7DA		
Proposal:	Erection of a single storey extension which extends beyond the rear wall of the original house by 5.15m, for which the maximum height would be 3m and for which the height of the eaves would be 2.9m		
Application No:	HGY/2021/1986	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	04/08/2021
Location:	62 Durnsford Road N11 2EJ		
Proposal:	Erection of a single storey extension which extends beyond the rear wall of the original house by 3.30m, for which the maximum height would be 3.60m and for which the height of the eaves would be 2.30m		

Total Applications Decided for Ward: 19WARD: **Bruce Grove****CLUP Applications Decided: 3**

Application No:	HGY/2021/1650	Officer:	Tobias Finlayson
Decision:	PERM DEV	Decision Date:	30/06/2021
Location:	8 Morrison Avenue N17 6TU		
Proposal:	Certificate of lawfulness for proposed development of 2 x single storey rear extensions and a single storey outbuilding		
Application No:	HGY/2021/2195	Officer:	Mercy Oruwari
Decision:	PERM DEV	Decision Date:	27/08/2021
Location:	43 Clonmell Road N17 6JY		
Proposal:	Certificate of lawfulness for the formation of a rear dormer, roof extension including the insertion of 2 front rooflights and rear Juliet balcony - proposed use.		
Application No:	HGY/2021/2269	Officer:	Emily Whittredge
Decision:	PERM REQ	Decision Date:	05/08/2021
Location:	6 Steele Road N17 6YA		
Proposal:	Loft conversion including rear dormer / outrigger extension and front roof lights (certificate of lawfulness)		

FUL Applications Decided: 10

Application No:	HGY/2021/1225	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	16/06/2021
Location:	64 Lordsmead Road N17 6EY		
Proposal:	Erection of single storey rear infill extension with rooflight; new rooflight over existing rear extension; erection of new raised patio and steps.		
Application No:	HGY/2021/1357	Officer:	Kwaku Bossman-Gyamera
Decision:	REF	Decision Date:	24/06/2021
Location:	101 Mount Pleasant Road N17 6TW		
Proposal:	New build single storey 2-bedroom single family dwelling to vacant land adjacent to rear garden of 101 Mount Pleasant Road.		
Application No:	HGY/2021/1361	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	25/06/2021
Location:	27 Wimborne Road N17 6EU		
Proposal:	Erection of single storey rear extension with x1 roof light and installation of an obscure glazed side door for side access.		

Application No:	HGY/2021/1371	Officer:	Sarah Madondo
Decision:	REF	Decision Date:	09/07/2021
Location:	110 Mount Pleasant Road N17 6TH		
Proposal:	Construction of a vehicle crossover.		
Application No:	HGY/2021/1382	Officer:	Sarah Madondo
Decision:	REF	Decision Date:	02/08/2021
Location:	71 Bruce Grove N17 6UZ		
Proposal:	Amendments to consented scheme (HGY/2018/2725), to incorporate a rear dormer on the outrigger for the enlargement of 1-person flat into 1 bed 2-person flat.		
Application No:	HGY/2021/1448	Officer:	Fatema Begum
Decision:	GTD	Decision Date:	30/06/2021
Location:	87 Clonmell Road N17 6JT		
Proposal:	Erection of a ground floor side infill and rear extension.		
Application No:	HGY/2021/1493	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	05/07/2021
Location:	47 Napier Road N17 6YG		
Proposal:	Erection of a rear dormer and rear roof extension including installation of front velux window.		
Application No:	HGY/2021/1494	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	07/07/2021
Location:	35 Woodside Gardens N17 6UN		
Proposal:	Erection of a rear dormer and rear roof extension with a side window and installation of 2X front velux windows.		
Application No:	HGY/2021/2073	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	23/08/2021
Location:	30 Whittington Road N22 8YD		
Proposal:	Single storey side infill extension		
Application No:	HGY/2021/2125	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	25/08/2021
Location:	First Floor Flat 70 Newlyn Road N17 6RX		
Proposal:	Erection of a rear dormer on rear roof slope and insertion of 2 x roof lights to the front elevation.		

RES Applications Decided: 9

Application No:	HGY/2021/1237	Officer:	Sarah Madondo
Decision:	REF	Decision Date:	29/06/2021
Location:	573 High Road N17 6SB		
Proposal:	Approval of details pursuant to condition 3 (Samples) attached to planning reference HGY/2019/1229.		

Application No:	HGY/2021/1314	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	06/07/2021
Location:	5 Bruce Grove N17 6RA		
Proposal:	Approval of details pursuant to condition 10 (construction management plan and construction logistics plan) attached to planning permission HGY/2014/1041		
Application No:	HGY/2021/1395	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	11/08/2021
Location:	5 Bruce Grove N17 6RA		
Proposal:	Approval of details pursuant to condition 16 (treatment of the surroundings) attached to planning permission HGY/2014/1041		
Application No:	HGY/2021/1823	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	06/07/2021
Location:	5 Bruce Grove N17 6RA		
Proposal:	Approval of details pursuant to condition 6A and 6B (management of demolition and construction dust) attached to planning permission HGY/2014/1041		
Application No:	HGY/2021/1907	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	03/08/2021
Location:	5 Bruce Grove N17 6RA		
Proposal:	Approval of details pursuant to condition 14 (drainage) attached to planning permission HGY/2014/1041		
Application No:	HGY/2021/1912	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	25/08/2021
Location:	5 Bruce Grove N17 6RA		
Proposal:	Approval of details pursuant to condition 3 (materials) attached to planning permission HGY/2014/1041		
Application No:	HGY/2021/2039	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	18/08/2021
Location:	573 High Road N17 6SB		
Proposal:	Approval of details reserved by a condition 3(Samples) attached to planning reference HGY/2019/1229.		
Application No:	HGY/2021/2077	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	24/08/2021
Location:	51 Moorefield Road N17 6PU		
Proposal:	Approval of details pursuant to condition 3 (Samples of external materials) attached to planning permission HGY/2021/0894.		
Application No:	HGY/2021/2114	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	20/07/2021
Location:	73 Broadwater Road N17 6EP		
Proposal:	Approval of details pursuant to conditions 4 (Crossover), attached to planning permission HGY/2019/0152.		

Total Applications Decided for Ward: 22

WARD: Crouch End

ADV Applications Decided: 1

Application No: **HGY/2021/1651** Officer: Tobias Finlayson
 Decision: REF Decision Date: 14/07/2021
 Location: Outside Hornsey Town Hall The Broadway N8 9JJ
 Proposal: Two digital 75 inch LCD display screen, one on each side of the amended InLink unit

CLUP Applications Decided: 1

Application No: **HGY/2021/2043** Officer: Laurence Ackrill
 Decision: PERM DEV Decision Date: 15/07/2021
 Location: 2 Tregaron Avenue N8 9EY
 Proposal: Certificate of lawfulness for a proposed rear garden outbuilding

COND Applications Decided: 1

Application No: **HGY/2021/1745** Officer: Conor Guilfoyle
 Decision: REF Decision Date: 04/08/2021
 Location: 11 Gladwell Road N8 9AA
 Proposal: Variation of condition 2 (approved plans) of planning permission reference HGY/2020/0451 to amend roof/loft level, including rear dormer changes

FUL Applications Decided: 36

Application No: **HGY/2021/0974** Officer: Roland Sheldon
 Decision: GTD Decision Date: 25/06/2021
 Location: Land to the rear of 45A Wolseley Road N8 8RS
 Proposal: Demolition of three existing garages and erection of a two storey, four bedroom dwelling, including the removal of two trees.

Application No: **HGY/2021/1186** Officer: Fatema Begum
 Decision: GTD Decision Date: 01/07/2021
 Location: Flat C 16 Coolhurst Road N8 8EL
 Proposal: Erection of a 5.2m x 4.1m garden studio

Application No: **HGY/2021/1271** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 17/06/2021
 Location: Garden Flat 2 Coolhurst Road N8 8EL
 Proposal: Erection of rear garden outbuilding; modifications to steps and ramps in side passage.

Application No: **HGY/2021/1331** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 15/06/2021
 Location: 29 Hurst Avenue N6 5TX
 Proposal: Erection of a timber garden out-building

Application No: **HGY/2021/1334** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 16/06/2021
 Location: Coleridge Primary School Crescent Road N8 8AT
 Proposal: Construction of a single storey extension to provide additional classroom

Application No:	HGY/2021/1350	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	29/06/2021
Location:	29 Mount View Road N4 4SS		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2021/1362	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	12/07/2021
Location:	Flat 1 28 Shepherds Hill N6 5AH		
Proposal:	Erection of outbuilding in rear garden, partially cut into rear garden slope; Insertion of replacement doors to ground floor rear elevation of property.		
Application No:	HGY/2021/1404	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	02/07/2021
Location:	10 Tivoli Road N8 8RE		
Proposal:	Erection of rear dormer, installation of 3 front conservation style rooflights.		
Application No:	HGY/2021/1410	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	29/06/2021
Location:	Flat 1 167 Ferme Park Road N8 9BP		
Proposal:	Single storey side extension to ground floor flat forming courtyard.		
Application No:	HGY/2021/1427	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	02/07/2021
Location:	Flat B 49 Elder Avenue N8 8PS		
Proposal:	Change of use of the property from C4 HMO to a 'sui generis' 8 Person HMO.		
Application No:	HGY/2021/1484	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	16/07/2021
Location:	120 Priory Gardens N6 5QT		
Proposal:	Erection of single storey rear extension		
Application No:	HGY/2021/1527	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	27/07/2021
Location:	33 Hurst Avenue N6 5TX		
Proposal:	Demolition of existing garage, front boundary wall and swimming pool to be replaced with new front boundary stone wall, garage, swimming pool and new side rear extension.		
Application No:	HGY/2021/1547	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	18/08/2021
Location:	Flat A 52 Weston Park N8 9TD		
Proposal:	Single storey rear extension to ground floor flat (AMENDED PLANS).		
Application No:	HGY/2021/1559	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	30/07/2021
Location:	Ground Floor Flat 18 Drylands Road N8 9HN		
Proposal:	Conversion of existing ground and basement flat into two self-contained flats.		

Application No:	HGY/2021/1577	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	18/08/2021
Location:	Rear Of 2 Birchington Road N8 8HR		
Proposal:	Construction of a two storey dwelling with one storey at lower ground floor level.		
Application No:	HGY/2021/1581	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	19/07/2021
Location:	40 Wolseley Road N8 8RP		
Proposal:	Construction of a ground floor rear extension and loft conversion with side and rear dormers.		
Application No:	HGY/2021/1586	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	12/07/2021
Location:	40 Stanhope Gardens N6 5TS		
Proposal:	Erection of first floor rear extension.		
Application No:	HGY/2021/1621	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	20/07/2021
Location:	Flat A 9 Gladwell Road N8 9AA		
Proposal:	Demolition of existing rear extensions and construction of larger replacement single storey rear extension.		
Application No:	HGY/2021/1652	Officer:	Tobias Finlayson
Decision:	REF	Decision Date:	14/07/2021
Location:	Outside Hornsey Town Hall The Broadway N8 9JJ		
Proposal:	Removal of two existing BT phone box and installation of a proposed replacement BT Street Hub and associated display of advertisement to both sides of the unit		
Application No:	HGY/2021/1655	Officer:	Tania Skelli
Decision:	REF	Decision Date:	21/07/2021
Location:	23 Clifton Road N8 8JA		
Proposal:	Formation of two dormer windows to rear and side roofslopes, rooflight to front and side roofslopes.		
Application No:	HGY/2021/1657	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	13/07/2021
Location:	22 Priory Gardens N6 5QS		
Proposal:	Rear dormer roof extension and front rooflight.		
Application No:	HGY/2021/1678	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	21/07/2021
Location:	Flat A 115 Crouch Hill N8 9QN		
Proposal:	Erection of replacement rear sunroom with single-storey rear extension.		
Application No:	HGY/2021/1689	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	23/08/2021
Location:	12-18 Montenotte Road N8 8RL		
Proposal:	Alteration to roof form to 4 individual properties, involving raising roof ridge, remodelling the rear dormer windows and insertion of rooflights to front roof slope (AMENDED PLANS)		

Application No:	HGY/2021/1693	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	16/07/2021
Location:	59 Mount View Road N4 4SR		
Proposal:	Single storey rear extension, rear dormers and basement with front lightwells.		
Application No:	HGY/2021/1713	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	23/07/2021
Location:	Highgate Heights 77 Shepherds Hill N6 5RF		
Proposal:	Replacement of cedar cladding to Flats 22 and 23 at 5th floor level and to Tank Room on Main Roof with Insulated Thincoat Silicone Render system.		
Application No:	HGY/2021/1724	Officer:	Emily Whittredge
Decision:	GTD	Decision Date:	23/08/2021
Location:	29 Claremont Road N6 5DA		
Proposal:	Ground floor extension, Loft conversion and extension including Juliette balcony		
Application No:	HGY/2021/1744	Officer:	Conor Guilfoyle
Decision:	REF	Decision Date:	02/08/2021
Location:	69 Shepherds Hill N6 5RE		
Proposal:	Erection of single storey rear extension with raised terrace and access steps behind; Associated side boundary alterations; Formation of rear/side dormer roof extension, and separate side dormer roof extension; Installation of roof lights; Alterations to first floor windows; Alterations to front garden including new access stairs; Erection of part-subterranean outbuilding in rear garden with associated above ground elements including terrace/platform with balustrade above; green roof, roof light, access steps, and raised timber deck to its rear		
Application No:	HGY/2021/1757	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	28/07/2021
Location:	Highgate Lodge 9 Waverley Road N8 9QS		
Proposal:	Erection of a two-storey rear extension to create four additional studios and one wheelchair accessible studio for the existing hostel use (sui generis), along with alterations to the front facade, landscaping works, creation of a garden room (gym and laundry for hostel), ten cycle spaces and one on-site disabled parking space.		
Application No:	HGY/2021/1788	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	23/07/2021
Location:	36 Tregaron Avenue N8 9EY		
Proposal:	Construction of an upper ground floor rear extension.		
Application No:	HGY/2021/1812	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	12/08/2021
Location:	69 Priory Gardens N6 5QU		
Proposal:	Replacement rear elevation fenestration (windows/doors), including addition of glass balustrades		
Application No:	HGY/2021/1827	Officer:	Samuel Uff
Decision:	REF	Decision Date:	11/08/2021
Location:	59 Ferme Park Road N8 9RY		
Proposal:	Retention of roof terrace with associated screening		

- Application No: **HGY/2021/1836** Officer: Roland Sheldon
Decision: GTD Decision Date: 05/08/2021
Location: 8 Glasslyn Road N8 8RH
Proposal: Erection of single storey ground floor side infill extension, removal and enlarged replacement of first floor rear window with glazed balustrade, replacement of rear dormer window frames with aluminium framed units.
- Application No: **HGY/2021/1939** Officer: Tania Skelli
Decision: GTD Decision Date: 25/08/2021
Location: 90 Cecile Park N8 9AU
Proposal: Erection of rear single-storey extension to side-return and new roof lights to main roof
- Application No: **HGY/2021/1964** Officer: Tania Skelli
Decision: GTD Decision Date: 11/08/2021
Location: Flat 1 13 Fairfield Road N8 9HG
Proposal: Erection of outbuilding in rear garden
- Application No: **HGY/2021/2197** Officer: Mercy Oruwari
Decision: GTD Decision Date: 03/09/2021
Location: Shop 44 Park Road N8 8TD
Proposal: Proposed shopfront alterations including relocation of front door
- Application No: **HGY/2021/2239** Officer: Laurence Ackrill
Decision: GTD Decision Date: 01/09/2021
Location: 26 Denton Road N8 9NS
Proposal: Construction of a single storey rear ground floor extension and alterations to existing rear projection including replacement balustrade to existing first floor terrace. Extension of existing basement level including the formation of a front light well and alterations to front garden area.
- NON Applications Decided: 3**
- Application No: **HGY/2021/1685** Officer: Roland Sheldon
Decision: GTD Decision Date: 18/06/2021
Location: 16 Glasslyn Road N8 8RH
Proposal: Non-material amendment to Planning Application (Ref: HGY/2020/2270) to reduce height of infill extension and amend skylight design.
- Application No: **HGY/2021/2165** Officer: Roland Sheldon
Decision: GTD Decision Date: 03/09/2021
Location: 11 Tregaron Avenue N8 9HA
Proposal: Non-material amendment following a grant of planning permission HGY/2018/0730 (as amended by non-material amendment application HGY/2020/2807) involving a change to the proposed method of construction of the cantilevered slab to a ground bearing slab.
- Application No: **HGY/2021/2199** Officer: Laurence Ackrill
Decision: GTD Decision Date: 30/07/2021
Location: 29 Haringey Park N8 9JD
Proposal: Non-material amendment following a grant of planning permission HGY/2020/1826 involving amendments to wording of Condition 6 (Hard and soft landscaping).

OBS Applications Decided: 1

Application No: **HGY/2021/1324** Officer: Christopher Smith

Decision: RNO Decision Date: 04/08/2021

Location: City North Islington Trading Estate Fonthill Road & 8-10 Goodwin Street N4

Proposal: Application to vary condition 37 (deliveries and servicing hours) of planning permission ref: P2016/5040/S73 dated 14/11/2017 for 'Variation of Condition 1 (Approved Plans), Condition 6(d) (Basement Layout), Condition 12(c) (Materials/Samples) and Condition 42 (Second Floor Open Space terrace Area) of Planning Permission Ref: P2014/0782/S73 dated 29 January 2015 that granted demolition of existing buildings and the construction of a mixed use development comprising two 21 storey buildings; 10 storey building; and 3 storey building for 355 residential dwellings (use class C3); 2172sqm (GEA) of office floor space (use class B1); 436sqm (GEA) of restaurant and café floor space (use class A3); 9665sqm (GEA) of flexible floor spaces for uses within use classes A1-A4 and/or gym (use class D2) and/or including up to 2000sqm (GEA) of office floor space (B1 use class) at first floor only; together with associated disabled and car club parking spaces, cycle spaces, storage, associated access, public realm and private and public amenity space. The amendments propose to amend the external elevations with the use of precast concrete panels in place of render, alterations to the second floor podium landscaping including the erection of a plant enclosure, amendments to the tops of the two tower buildings and internal alterations at basement level'. The proposed amendment seeks to increase the delivery and servicing hours for only one of the retail units (unit 7) within the development (Observations to L.B. Islington - their reference P2020/3101/S73)

RES Applications Decided: 5

Application No: **HGY/2021/1108** Officer: Roland Sheldon

Decision: GTD Decision Date: 18/06/2021

Location: 19 Haringey Park N8 9HY

Proposal: Details pursuant to conditions 4 (details of refuse and recycling storage), 5 (details of cycle storage), 7 (Details of external lighting), 10 (details of landscaping), 11 (Details of green roof) of planning permission HGY/2019/2829 for the demolition of 18 lock up garages and associated hard standing and the erection of three x 3 bed 5 person family houses with associated amenity, access and servicing.

Application No: **HGY/2021/1304** Officer: Laurence Ackrill

Decision: GTD Decision Date: 07/07/2021

Location: Land rear of 29 Haringey Park N8 9JD

Proposal: Approval of details pursuant to condition 10 (Energy Statement) attached to planning permission HGY/2020/1826.

Application No: **HGY/2021/1347** Officer: Laurence Ackrill

Decision: GTD Decision Date: 07/07/2021

Location: Land rear of 29 Haringey Park N8 9JD

Proposal: Approval of details pursuant to condition 4 (Construction Management Plan) attached to planning permission HGY/2020/1826

Application No: **HGY/2021/1423** Officer: Matthew Gunning

Decision: GTD Decision Date: 18/06/2021

Location: 11-12 Topsfield Parade Tottenham Lane N8 8PR

Proposal: Approval of details pursuant to condition 3 (external materials) attached to planning permission HGY/2017/2410.

Application No: **HGY/2021/2093** Officer: Laurence Ackrill

Decision: GTD Decision Date: 27/08/2021

Location: 32 The Broadway N8 9SU

Proposal: Approval of details pursuant to condition 5 (Cycle parking) attached to planning permission HGY/2018/2040.

TPO Applications Decided: 5

Application No:	HGY/2021/1961	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	10/08/2021
Location:	65 Mount View Road N4 4SR		
Proposal:	Works to tree protected by a TPO London Plane (T1): Reduce to previous, most recent pruning points, retaining furnishing growth in accordance with cyclical work and regularly scheduled arboricultural maintenance (works to other trees will be considered under a Section 211 Notice)		
Application No:	HGY/2021/2072	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	10/08/2021
Location:	50 Cecile Park N8 9AS		
Proposal:	Works to tree protected by a TPO. T1 - lime tree (12m) - lift crown to 5m from ground level (The remaining works will be considered separately under a Section 211 Notice)		
Application No:	HGY/2021/2116	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	11/08/2021
Location:	20 Haringey Park N8 9HY		
Proposal:	Works to tree protected by a TPO: Front Garden: T1: Lime: Approximately 15.00m. Remove epicormic growth from the main stem only to main crown break. Reduce Ivy down to main crown break (retain on main stem). Reason: General maintenance.		
Application No:	HGY/2021/2127	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	12/08/2021
Location:	Standard Apartments 22A Crescent Road N8 8AW		
Proposal:	Works to trees protected by a TPO: Sycamore T2 (22M high, 700mm dia.) Large tree very close to rear of property. - reduce crown from building by up to 3 metres and balance remainder. Retain height. Birch T4 (15M high, 500mm dia.) - Dead. Fell		
Application No:	HGY/2021/2182	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	25/08/2021
Location:	66 Avenue Road N6 5DR		
Proposal:	Works to tree protected by a TPO: T1: Lime (16m): Re-pollard to previous points removing 4m of re-growth to keep tree at a size suitable for its location		

Total Applications Decided for Ward: 53

WARD: Fortis Green

CLUP Applications Decided: 5

Application No:	HGY/2021/1518	Officer:	Samuel Uff
Decision:	PERM DEV	Decision Date:	29/06/2021
Location:	2 Annington Road N2 9NB		
Proposal:	Certificate of lawfulness for proposed hip to gable and rear roof extensions.		
Application No:	HGY/2021/1897	Officer:	Neil McClellan
Decision:	PERM DEV	Decision Date:	02/07/2021
Location:	45 Pages Hill N10 1EH		
Proposal:	Certificate of lawfulness for proposed single storey rear extension, dormer extension to the rear and insertion of front rooflight.		

Application No: **HGY/2021/1969** Officer: Conor Guilfoyle
 Decision: PERM DEV Decision Date: 26/08/2021
 Location: 42 Lanchester Road N6 4TA
 Proposal: Certificate of lawfulness for proposed insertion of first floor side window, removal and making good of first floor side window, replacement first floor rear glazed doors, and formation of rear dormer roof extension.

Application No: **HGY/2021/2144** Officer: Tobias Finlayson
 Decision: PERM DEV Decision Date: 26/08/2021
 Location: 22 Lauradale Road N2 9LU
 Proposal: Certificate of lawfulness for proposed development of rear dormer and 3 front rooflights

Application No: **HGY/2021/2358** Officer: Anestis Skoupras
 Decision: PERM REQ Decision Date: 27/08/2021
 Location: 97 Barrenger Road N10 1HU
 Proposal: Certificate of lawfulness for a proposed porch at the front of the house.

COND Applications Decided: 1

Application No: **HGY/2021/2111** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 01/09/2021
 Location: 111 Fortis Green N2 9HR
 Proposal: Variation of condition 2 attached to planning permission HGY/2020/2156 to increase the basement floor-to-ceiling height.

FUL Applications Decided: 32

Application No: **HGY/2021/0814** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 10/08/2021
 Location: 37 Lanchester Road N6 4SX
 Proposal: Demolition of existing dwelling and erection of new single family dwelling

Application No: **HGY/2021/0941** Officer: Matthew Gunning
 Decision: GTD Decision Date: 16/07/2021
 Location: 24 Ringwood Avenue N2 9NS
 Proposal: Single storey rear extension, two storey side extension and enlargement of existing loft conversion.

Application No: **HGY/2021/1139** Officer: Matthew Gunning
 Decision: GTD Decision Date: 17/06/2021
 Location: 17 Osier Crescent N10 1QQ
 Proposal: Planning Application for construction of porch, to bring in line with the front of the house.

Application No: **HGY/2021/1288** Officer: Tania Skelli
 Decision: GTD Decision Date: 02/07/2021
 Location: Mansfield Heights Great North Road N2 0NY
 Proposal: Replacement of ancillary cycle and refuse stores with alterations to building entrances, car park layout and associated development.

Application No:	HGY/2021/1326	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	21/06/2021
Location:	23 Pages Lane N10 1PU		
Proposal:	Replacement of front and side windows with double glazed timber sash and casement windows. Replacement of rear existing double glazed uPVC windows with double glazed uPVC sash and casement windows.		
Application No:	HGY/2021/1332	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	21/06/2021
Location:	Long Ridges Fortis Green N2 9HN		
Proposal:	Removal of existing single glazed metal windows within timber sub frames on rear elevation and replacement with double glazed PVCu windows in colour to match existing.		
Application No:	HGY/2021/1340	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	06/07/2021
Location:	9 Wellfield Avenue N10 2EA		
Proposal:	Demolition of two existing garages and erection of two replacement garages.		
Application No:	HGY/2021/1384	Officer:	Samuel Uff
Decision:	REF	Decision Date:	15/07/2021
Location:	Flat 8 51 Queens Avenue N10 3PE		
Proposal:	Proposed first floor rear extension; alteration of first floor window to door and creation of first floor terrace (above ground floor flat roof); and installation of first floor side window		
Application No:	HGY/2021/1517	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	30/06/2021
Location:	17 Coldfall Avenue N10 1HS		
Proposal:	Proposed single storey rear extension.		
Application No:	HGY/2021/1537	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	01/09/2021
Location:	1 Muswell Mews N10 2BF		
Proposal:	Erection of 2-storey (with basement) building for office use.		
Application No:	HGY/2021/1548	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	02/07/2021
Location:	35 Bancroft Avenue N2 0AR		
Proposal:	Proposed ground floor rear extension (following demolition of existing) and conversion of garage to utility / storage area.		
Application No:	HGY/2021/1551	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	05/07/2021
Location:	188 Creighton Avenue N2 9BJ		
Proposal:	Insertion of glazed doors to ground floor rear elevation; Insertion of larger replacement roof light in rear roof slope.		
Application No:	HGY/2021/1552	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	02/07/2021
Location:	Flat 5 36 Tetherdown N10 1NB		
Proposal:	Replacement top floor windows		

Application No:	HGY/2021/1553	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	07/07/2021
Location:	62 Twyford Avenue N2 9NL		
Proposal:	Basement extension within footprint of original house and rear extension.		
Application No:	HGY/2021/1576	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	02/07/2021
Location:	Flat 3 40 Great North Road N6 4LU		
Proposal:	Alteration to form rear balcony with associated privacy screen		
Application No:	HGY/2021/1579	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	02/07/2021
Location:	20 Pages Hill N10 1QA		
Proposal:	Construction of a rear extension and alteration to front access		
Application No:	HGY/2021/1619	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	09/07/2021
Location:	10 Springcroft Avenue N2 9JE		
Proposal:	Demolition of garden shed and replacement with Garden Studio.		
Application No:	HGY/2021/1623	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	20/07/2021
Location:	9 Aylmer Road N2 0BS		
Proposal:	Construction of an open swimming pool in the rear garden.		
Application No:	HGY/2021/1625	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	14/07/2021
Location:	45 Collingwood Avenue N10 3EE		
Proposal:	Erection of replacement rear extension with roof lantern, replace existing windows with timber double glazing, insert two additional roof lights to front roofslope, re-position existing roof light, retile front bay window and repair works.		
Application No:	HGY/2021/1641	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	22/07/2021
Location:	Flat 2 3 Fortis Green Avenue N2 9LY		
Proposal:	Extension to existing basement and the creation of front and rear light wells.		
Application No:	HGY/2021/1681	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	02/08/2021
Location:	43 Fortismere Avenue N10 3BN		
Proposal:	Erection of an outbuilding for incidental domestic use (AMENDED DESCRIPTION)		
Application No:	HGY/2021/1682	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	21/07/2021
Location:	14 Ringwood Avenue N2 9NS		
Proposal:	Construction of single storey rear extension.		

Application No:	HGY/2021/1708	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	27/07/2021
Location:	Flat 1 7 Kings Avenue N10 1PA		
Proposal:	Erection of rear outbuilding (home office and store) following demolition of sheds and removal of 2 x trees		
Application No:	HGY/2021/1718	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	30/07/2021
Location:	17 Creighton Avenue N10 1NX		
Proposal:	Erection of single storey rear extension		
Application No:	HGY/2021/1721	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	23/07/2021
Location:	37 Western Road N2 9JB		
Proposal:	Erection of single storey rear and side 'wraparound' extension, replacing existing side garage; Alterations to first floor rear outrigger projection (parapet added and revised windows)		
Application No:	HGY/2021/1842	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	05/08/2021
Location:	Flat A 36 Colney Hatch Lane N10 1DU		
Proposal:	Erection of outbuilding in rear garden.		
Application No:	HGY/2021/1843	Officer:	Tobias Finlayson
Decision:	REF	Decision Date:	20/08/2021
Location:	70 Creighton Avenue N10 1NT		
Proposal:	Proposed first floor roof terrace to rear including privacy screening.		
Application No:	HGY/2021/1935	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	23/08/2021
Location:	8 Creighton Avenue N10 1NU		
Proposal:	4 x 3m outbuilding (2.5m high) with a green roof, located at rear garden with raised decking 0.3m above existing ground level (AMENDED PLANS). Existing tree T1 to remain.		
Application No:	HGY/2021/1959	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	10/08/2021
Location:	14 Ringwood Avenue N2 9NS		
Proposal:	Construction of two storey side extension		
Application No:	HGY/2021/2025	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	24/08/2021
Location:	58 Hill Road N10 1JG		
Proposal:	Demolition of existing and erection of replacement single storey rear extension, erection of front porch.		
Application No:	HGY/2021/2157	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	02/09/2021
Location:	52 Eastern Road N2 9LA		
Proposal:	Installation of rooflight to flat roof wing; addition of chimney pots to main roof chimney and removal of rear chimney stack.		

Application No: **HGY/2021/2171** Officer: Roland Sheldon
 Decision: GTD Decision Date: 01/09/2021
 Location: Flat 4 53-55 Queens Avenue N10 3PE
 Proposal: Insertion of first floor rear doors onto existing ground floor rear projection to create first floor rear terrace, with associated privacy screens and safety railings.

NON Applications Decided: 3

Application No: **HGY/2021/1031** Officer: Christopher Smith
 Decision: GTD Decision Date: 14/07/2021
 Location: Coppetts Wood Hospital Coppetts Road N10 1JN
 Proposal: Non-material amendment to application ref. HGY/2018/1643 for various changes to the external appearance and internal layout, revised landscaping and amendments to Conditions 16 (Energy Strategy), 20 (Renewable Energy) and 21 (Sustainability Assessment).

Application No: **HGY/2021/2181** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 18/08/2021
 Location: 143 Coppetts Road N10 1JP
 Proposal: Non-material amendment following a grant of planning permission HGY/2020/0039 involving amendments to wording of Condition 12 (means of agreement to secure contribution towards the upgrade of the access road).

Application No: **HGY/2021/2337** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 13/08/2021
 Location: 19 Greenfield Drive N2 9AF
 Proposal: Non-material amendment following a grant of planning permission ref: HGY/2020/0015 involving alteration to the size of front elevation window.

PNE Applications Decided: 1

Application No: **HGY/2021/2028** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 23/08/2021
 Location: 97 Barrenger Road N10 1HU
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 4.5m, for which the maximum height would be 2.95m and for which the height of the eaves would be 2.95m

RES Applications Decided: 4

Application No: **HGY/2021/1556** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 06/07/2021
 Location: Rutland House 40 Colney Hatch Lane N10 1DU
 Proposal: Approval of details pursuant to conditions 6 (refuse storage), 7 (cycle parking), and 8 (landscaping details) attached to planning permission HGY/2020/2356.

Application No: **HGY/2021/1643** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 23/07/2021
 Location: Bhail Mansions 77 Creighton Avenue N10 1NR
 Proposal: Approval of details pursuant to conditions 5 (Landscaping), 6 (Boundary treatment), 8 (Satellite dish), 10 (Cycle storage) and 13 (Waste storage) attached to planning permission HGY/2019/1698

Application No: **HGY/2021/1831** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 29/06/2021
 Location: Exeter House 2A Twyford Avenue N2 9NJ
 Proposal: Approval of details pursuant to condition 6 (Refuse and Cycle storage) attached to planning permission HGY/2020/0285.

Application No: **HGY/2021/2388** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 16/08/2021
 Location: Exeter House 2A Twyford Avenue N2 9NJ
 Proposal: Approval of details pursuant to condition 3 (Materials) attached to planning permission ref: HGY/2020/0285

TPO Applications Decided: 7

Application No: **HGY/2021/0970** Officer: Matthew Gunning
 Decision: GTD Decision Date: 09/07/2021
 Location: 34 Ringwood Avenue N2 9NS
 Proposal: Works to tree protected by a TPO: T1 English Oak in rear garden: crown thinning up to permitted 10% and removal of dead branches

Application No: **HGY/2021/1128** Officer: Janey Zhao
 Decision: GTD Decision Date: 09/07/2021
 Location: 30 Church Vale N2 9PA
 Proposal: T1-Oak tree - approximately 16m in height- reduction of left hand trunk by 2 metres, lifting of two lower branches from same trunk. Cut back lowest branch over neighbour's garden by 3m. The proposed work is to allow more light in to the gardens.

Application No: **HGY/2021/1145** Officer: Janey Zhao
 Decision: GTD Decision Date: 18/06/2021
 Location: 62 Twyford Avenue N2 9NL
 Proposal: Works to tree protected by a TPO: T1: Oak (14m): Reduce by 2m to reduce sail effect due to damage at base of stem (see Arboricultural Report attached)

Application No: **HGY/2021/1321** Officer: Janey Zhao
 Decision: GTD Decision Date: 29/07/2021
 Location: Chester House 30 Pages Lane N10 1PR
 Proposal: Works to trees protected by an Area TPO. T1: Sycamore (10m): Crown reduce by 2m due to proximity to buildings T2: Silver Birch (12m): Crown reduce by 2m due to codominant stem at base with heavy lean to east and proximity to buildings T3: Thuja (14m): Reduce height by 3m to keep tree at a size suitable for its location T4: Holm Oak (18m): Reduce crown on south side next to building by 3m to give sufficient clearance to building T5: Holm Oak (18m): Reduce crown on south side next to building by 3m to give sufficient clearance to building T6: Horse Chestnut (17m): Decayed stem at 6-7m over path to east. Reduce by 4m to reduce risk of failure.

Application No: **HGY/2021/1352** Officer: Matthew Gunning
 Decision: REF Decision Date: 09/07/2021
 Location: 8 Southern Road N2 9LE
 Proposal: Works to tree protected by a TPO: T1 - Oak - Fell - (8 Southern Road). The tree works are proposed to stop the influence of the tree(s) on the soil below building foundation level and provide long term stability.

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

Application No: **HGY/2021/1375** Officer: Matthew Gunning
 Decision: GTD Decision Date: 09/07/2021
 Location: 3 Ringwood Avenue N2 9NT
 Proposal: Works to tree protected by a TPO: T1-Oak tree in garden of number 1 Ringwood Avenue- approximately 22m in height-Crown reduction back to most recent pruning points (approximately 3.5 m reduction), leaving short furnishing growths. The tree has been pruned before and the proposed work is part of ongoing tree management.

Application No: **HGY/2021/1880** Officer: Janey Zhao
 Decision: GTD Decision Date: 29/07/2021
 Location: Coppetts Wood Hospital Coppetts Road N10 1JN
 Proposal: T1 - Chestnut - Boundary of site works - Encroaching onto property - Would like to reduce lateral branches by up to 1m to provide clearance
 T2 - Chestnut - Boundary of site works - Encroaching onto property - Would like to reduce lateral branches by up to 1m to provide clearance
 T3 - Oak - Boundary of site works - Hazardous Deadwood in crown - Would like to remove hazardous Deadwood
 T4 - Oak - Boundary of site works - Hazardous Deadwood in crown - Would like to remove hazardous Deadwood
 T5 - Oak - Boundary of site works - Hazardous Deadwood in crown and encroaching onto property - Would like to remove hazardous Deadwood and reduce lateral branches by up to 3m to provide clearance
 Please see photos attached

Total Applications Decided for Ward: 53WARD: **Harringay****ADV Applications Decided: 1**

Application No: **HGY/2021/1979** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 30/07/2021
 Location: 399 Green Lanes N4 1EU
 Proposal: Installment of 1 x externally illuminated projecting box sign, 1 x halo illuminated projecting box sign and halo illuminated signage letters. (REVISED DESCRIPTION)

CLDE Applications Decided: 2

Application No: **HGY/2021/1738** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 29/07/2021
 Location: 103 Fairfax Road N8 0NJ
 Proposal: Certificate of lawfulness: existing use Conversion of garage into self-contained studio flat.

Application No: **HGY/2021/2017** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 16/08/2021
 Location: 70 Raleigh Road N8 0HY
 Proposal: Certificate of lawfulness for existing use of building as 5 x self-contained residential units.

CLUP Applications Decided: 6

Application No: **HGY/2021/1146** Officer: Neil McClellan
 Decision: PERM DEV Decision Date: 17/06/2021
 Location: 82 Hampden Road N8 0HT
 Proposal: Certificate of Lawfulness for a proposed dormer extension to the roof of the property's rear outrigger.

Application No: **HGY/2021/1367** Officer: Christopher Smith
 Decision: PERM DEV Decision Date: 18/06/2021
 Location: 141 Effingham Road N8 0AE
 Proposal: Rear L-shaped dormer with roof lights on front slope (certificate of lawfulness: proposed use)

Application No: **HGY/2021/1627** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 07/07/2021
 Location: 53 Beresford Road N8 0AL
 Proposal: Certificate of Lawfulness for proposed rear dormer and outrigger extensions to facilitate loft conversion.

Application No: **HGY/2021/1629** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 07/07/2021
 Location: 75 Hewitt Road N8 0BS
 Proposal: Certificate of Lawfulness for proposed rear dormer and outrigger extensions to facilitate loft conversion.

Application No: **HGY/2021/1911** Officer: Matthew Gunning
 Decision: PERM DEV Decision Date: 05/07/2021
 Location: 85 Effingham Road N8 0AE
 Proposal: Certificate of lawfulness: proposed use for the erection of a rear dormer extension to facilitate loft conversion above existing outrigger.

Application No: **HGY/2021/1938** Officer: Matthew Gunning
 Decision: PERM DEV Decision Date: 26/08/2021
 Location: 104 Hewitt Road N8 0BN
 Proposal: Rear L-shaped dormer with roof lights on front slope, demolish existing ground floor extension, install new doors and window at ground floor rear (certificate of lawfulness: proposed use)

FUL Applications Decided: 19

Application No: **HGY/2020/0788** Officer: Neil McClellan
 Decision: REF Decision Date: 02/07/2021
 Location: 255 Wightman Road N8 0NB
 Proposal: Retrospective Planning Application: Proposed change of use of a single dwelling house (Use Class C3) to a House in Multiple Occupation (HMO) for up to 12 occupiers.

Application No: **HGY/2021/1147** Officer: Neil McClellan
 Decision: GTD Decision Date: 17/06/2021
 Location: 82 Hampden Road N8 0HT
 Proposal: Single storey side and rear extension.

Application No: **HGY/2021/1383** Officer: Samuel Uff
 Decision: GTD Decision Date: 23/06/2021
 Location: Ground Floor Flat 37 Lausanne Road N8 0HJ
 Proposal: Erection of single storey rear extension (following demolition of existing rear extension).

Application No: **HGY/2021/1429** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 22/06/2021
 Location: 53 Beresford Road N8 0AL
 Proposal: Construction of a single-storey ground floor rear side extension.

Application No:	HGY/2021/1465	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	12/07/2021
Location:	46 Frobisher Road N8 0QX		
Proposal:	Conversion of single family dwelling into 2 x self-contained flats (1 x 1-bed and 1 x 3-bed).		
Application No:	HGY/2021/1557	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	27/08/2021
Location:	98 Falkland Road N8 0NP		
Proposal:	Construction of a single storey side return extension and associated roof terrace above, formation of rear dormer window to facilitate the conversion of the property into 2 self-contained flats.		
Application No:	HGY/2021/1611	Officer:	Laina Levassor
Decision:	GTD	Decision Date:	06/08/2021
Location:	12 Tancred Road N4 1EH		
Proposal:	Construction of hip to gable and rear dormer extensions to facilitate loft conversion with rooflights, formation of rear roof terrace.		
Application No:	HGY/2021/1634	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	20/07/2021
Location:	Flat B 32 Mattison Road N4 1BD		
Proposal:	Loft conversion with rear dormer extension (AMENDED DESCRIPTION)		
Application No:	HGY/2021/1669	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	27/07/2021
Location:	325 Wightman Road N8 0NA		
Proposal:	Erection of a single storey rear/side infill extension to include - 3x roof lights & Bi-folding doors. Erection of a summerhouse/outbuilding to include - Bi-folding doors & window.		
Application No:	HGY/2021/1690	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	27/07/2021
Location:	Ground Floor Flat 10 Lausanne Road N8 0HN		
Proposal:	Outbuilding to the rear of the garden		
Application No:	HGY/2021/1703	Officer:	Emily Whittredge
Decision:	GTD	Decision Date:	27/08/2021
Location:	Ground Floor Flat 36 Effingham Road N8 0AB		
Proposal:	Single storey wrap around extension to ground floor flat.		
Application No:	HGY/2021/1761	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	16/07/2021
Location:	97 Umfreville Road N4 1RZ		
Proposal:	Single storey ground floor rear and side wrap around extension		
Application No:	HGY/2021/1809	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	13/08/2021
Location:	44 Lothair Road North N4 1EW		
Proposal:	Erection of single-storey infill rear extension		

Application No:	HGY/2021/1881	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	05/08/2021
Location:	Flat A 200 Wightman Road N8 0BU		
Proposal:	Refurbishment and re-configuration of existing basement layout to provide additional living space for the flat, removal of existing side basement clerestory windows, installation of side skylights.		
Application No:	HGY/2021/1927	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	04/08/2021
Location:	Flat 1 54 Hampden Road N8 0HT		
Proposal:	Erection of single storey side and rear extension to existing one bedroom ground floor flat.		
Application No:	HGY/2021/1995	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	13/08/2021
Location:	Ground Floor Flat 108 Mattison Road N4 1BE		
Proposal:	Erection of single-storey wraparound extension		
Application No:	HGY/2021/2034	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	20/08/2021
Location:	104 Hewitt Road N8 0BN		
Proposal:	Erection of front roof pediment with 2 no. rooflights.		
Application No:	HGY/2021/2138	Officer:	Roland Sheldon
Decision:	REF	Decision Date:	25/08/2021
Location:	70 Hampden Road N8 0HT		
Proposal:	Retention of single storey rear extension, rear staircase and roof terrace above single storey rear extension, with associated safety railings.		
Application No:	HGY/2021/2294	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	03/09/2021
Location:	First Floor Flat 54 Sydney Road N8 0EX		
Proposal:	Alterations to rear elevation of existing rear dormer to install door and stairs to facilitate creation of roof terrace, erection of raised wall on roof with timber fencing above and glazed screening panel surrounds.		

NON Applications Decided: 1

Application No:	HGY/2021/1806	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	29/06/2021
Location:	Flat B 62 Frobisher Road N8 0QX		
Proposal:	Non-material amendment to planning application HGY/2019/1619 to increase size of windows within rear face of dormer.		

RES Applications Decided: 3

Application No:	HGY/2020/1403	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	08/07/2021
Location:	Railway Approach Hampden Road N8 0HG		
Proposal:	Approval of details pursuant to condition 34 (BREEAM) attached to planning permission HGY/2016/1573		

Application No: **HGY/2021/1555** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 30/06/2021
 Location: 513 Green Lanes N4 1AN
 Proposal: Approval of details pursuant to condition 5 (soundproofing details) attached to planning permission HGY/2021/0066

Application No: **HGY/2021/2320** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 13/08/2021
 Location: Garage Colony Rear Of Mountview Court St Margarets Avenue N15 3DH
 Proposal: Approval of details pursuant to condition 6 (external lighting details) attached to planning permission ref: HGY/2020/0181.

TEL Applications Decided: 1

Application No: **HGY/2021/1956** Officer: Kwaku Bossman-Gyamera
 Decision: PERM DEV Decision Date: 09/08/2021
 Location: Railway Approach Hampden Road N8 0HG
 Proposal: Notification under the Electronic Communications Code Regulations 2003 to Utilise Permitted Development Rights. Proposal: removal and replacement of 3no antenna and 1no equipment cabinet, installation of 1no GPS node with other associated ancillary works thereto.

TPO Applications Decided: 1

Application No: **HGY/2021/1408** Officer: Janey Zhao
 Decision: GTD Decision Date: 09/07/2021
 Location: Flat A 59 Frobisher Road N8 0QT
 Proposal: T1 Tillia sp. (Lime) - 28m height - 90cm diameter. Crown reduction in height of up to 3 metres and on all aspects of up to a maximum 2 metres branch length (AMENDED DESCRIPTION)

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

Application No: **HGY/2021/1490** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 30/06/2021
 Location: Flat A 10 Milton Road N6 5QD
 Proposal: Certificate of lawfulness for the existing erection of a rear dormer and roof terrace

Application No: **HGY/2021/1958** Officer: Roland Sheldon
 Decision: GTD Decision Date: 30/07/2021
 Location: 54-56 Highgate High Street N6 5HX
 Proposal: Certificate of lawfulness for existing use of premises as a bank.

CLFA Applications Decided: 1

Application No: **HGY/2021/2180** Officer: Laurence Ackrill
 Decision: PERM DEV Decision Date: 28/07/2021
 Location: 18 Denewood Road N6 4AJ
 Proposal: Certificate of lawfulness for a proposed rear garden outbuilding and swimming pool

FUL Applications Decided: 34

Application No:	HGY/2020/2907	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	31/08/2021
Location:	Cholmeley Lodge Cholmeley Park N6 5EN		
Proposal:	Installation of gated entrance to vehicle point		
Application No:	HGY/2021/0692	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	07/07/2021
Location:	12 Broadlands Road N6 4AN		
Proposal:	Construction of a part single, part two-storey dwellinghouse (C3) with associated off street parking (AMENDED PLANS & DESCRIPTION)		
Application No:	HGY/2021/1177	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	15/06/2021
Location:	42 Stormont Road N6 4NP		
Proposal:	Alterations and refurbishment to existing dwelling including partial demolition and re-construction of garage, replacement of single storey rear elevation pitched roof with flat roof with rooflights, replacement windows and door openings to rear elevation, removal of rear Juliet balcony at first floor, enlargement to glazed height of existing rear dormers, erect pergola to rear ground floor, replacement timber and glazed garage door to front elevation, and associated works.		
Application No:	HGY/2021/1279	Officer:	Tania Skelli
Decision:	REF	Decision Date:	16/06/2021
Location:	Cromwell House 104 Highgate Hill N6 5HE		
Proposal:	Installation of new air handling plant outside main building within existing store.		
Application No:	HGY/2021/1292	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	25/06/2021
Location:	53 Cholmeley Crescent N6 5EX		
Proposal:	Enlargement of existing front dormer window		
Application No:	HGY/2021/1293	Officer:	Tania Skelli
Decision:	REF	Decision Date:	25/06/2021
Location:	53 Cholmeley Crescent N6 5EX		
Proposal:	Enlargement (wider and deeper) of existing front dormer window		
Application No:	HGY/2021/1294	Officer:	Tania Skelli
Decision:	REF	Decision Date:	25/06/2021
Location:	53 Cholmeley Crescent N6 5EX		
Proposal:	Formation of hip to gable roof extension with front rooflights and enlarged rear dormer extension.		
Application No:	HGY/2021/1298	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	16/06/2021
Location:	Flat 2 14 Cholmeley Park N6 5EU		
Proposal:	Replacement windows with double glazing, like for like profiles, style and pane arrangement to ground floor right hand side bay window.		

Application No:	HGY/2021/1333	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	16/06/2021
Location:	6 Church Road N6 4QT		
Proposal:	Front garden alterations involving replacement front boundary treatment.		
Application No:	HGY/2021/1354	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	23/06/2021
Location:	Ramban 32 Hampstead Lane N6 4NT		
Proposal:	Removal of existing tank room and new dormer window at second floor.		
Application No:	HGY/2021/1406	Officer:	Emily Whittredge
Decision:	GTD	Decision Date:	25/06/2021
Location:	2 Park Walk N6 4AU		
Proposal:	Erection of single storey extension, installation of roof lights and solar panels, and hard landscaping.		
Application No:	HGY/2021/1432	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	29/06/2021
Location:	3 Wembury Mews N6 5XJ		
Proposal:	Proposed replacement of the existing rooflights to match the existing, replacement of frosted glazing to the existing double glazed windows at the front of the property with clear glazing, re-configuration of the rear of the property to create enlarged rear courtyard with enlargement of existing rear opening.		
Application No:	HGY/2021/1460	Officer:	Tania Skelli
Decision:	REF	Decision Date:	06/07/2021
Location:	5 Cholmeley Crescent N6 5EZ		
Proposal:	Erection of replacement single storey rear extension, two storey side extension, roof enlargement and associated works.		
Application No:	HGY/2021/1483	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	15/07/2021
Location:	17 Denewood Road N6 4AQ		
Proposal:	Excavation of basement level under existing dwelling house to form additional habitable accommodation; Associated formation of two lightwells (to front of property and on rear part of south-west side of property); Associated works including insertion of ground floor door and A/C condenser units on roof.		
Application No:	HGY/2021/1485	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	23/07/2021
Location:	8 View Close N6 4DD		
Proposal:	Single storey front extension (porch); enclosing first floor front terrace; removing garage door & wall (creating car port); part two storey, part single storey rear extension; first floor rear terrace and balustrade; replacement of existing roof and first floor front hanging tile materials; replacement windows and increasing size of first floor rear window; installation of 2 x rear rooflights; erection of new shed; and landscaping of front and rear gardens along with removal of small trees.		
Application No:	HGY/2021/1497	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	11/08/2021
Location:	9 Shepherds Close N6 5AG		
Proposal:	Fitting of Heat Pump against the side wall in front garden		

Application No:	HGY/2021/1524	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	07/07/2021
Location:	15 Highgate Close N6 4SD		
Proposal:	Erection of additional first floor rear extension.		
Application No:	HGY/2021/1561	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	14/07/2021
Location:	39 Cholmeley Crescent N6 5EX		
Proposal:	Side dormer window and associated alterations		
Application No:	HGY/2021/1564	Officer:	Emily Whittredge
Decision:	REF	Decision Date:	12/08/2021
Location:	8 Sheldon Avenue N6 4JT		
Proposal:	Erection of two storey rear and side extensions, front and rear dormers, front canopy, alterations to fenestration, new rear patio, front landscaping, front boundary wall and internal alterations		
Application No:	HGY/2021/1608	Officer:	Laina Levassor
Decision:	GTD	Decision Date:	12/07/2021
Location:	94 Talbot Road N6 4RA		
Proposal:	Alterations to front access including entrance steps, hard surfacing and associated boundary walls and replacement of single glazed windows with double glazed windows at front elevation.		
Application No:	HGY/2021/1617	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	21/07/2021
Location:	Flat 1 34 Langdon Park Road N6 5QG		
Proposal:	Erection of single storey rear/side extension		
Application No:	HGY/2021/1654	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	12/07/2021
Location:	Southwood Heights Southwood Lawn Road N6 5SE		
Proposal:	Access and landscape alterations with additional steps (in place of ramp), re-paving, raised planter and new railing.		
Application No:	HGY/2021/1686	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	12/08/2021
Location:	1 Highgate Avenue N6 5RX		
Proposal:	Demolition of existing rear outbuildings and construction of glazed rear extension, and insertion of new glazing to side elevation.		
Application No:	HGY/2021/1715	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	29/07/2021
Location:	Flat 1 26 Milton Road N6 5QD		
Proposal:	Proposed single storey infill and rear extension.		
Application No:	HGY/2021/1725	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	26/07/2021
Location:	17 Highgate Close N6 4SD		

Proposal:	Proposed demolition of existing rear projection, erection of new single storey rear extension with walk on glass rooflights, insertion of first floor rear doors to create roof terrace with associated security balustrade and side privacy screens, internal modifications and replacement of all windows, painting of the external walls to white.	
Application No:	HGY/2021/1765	Officer: Laurence Ackrill
Decision:	REF	Decision Date: 02/08/2021
Location:	15 View Road N6 4DJ	
Proposal:	Refurbishment of glazed link and proposed single storey garden building to the side and rear comprising a basement and accommodation in the roofspace.	
Application No:	HGY/2021/1785	Officer: Matthew Gunning
Decision:	GTD	Decision Date: 30/07/2021
Location:	16 Cholmeley Crescent N6 5HA	
Proposal:	Installation of Garden room to be used as a home gym/ office.	
Application No:	HGY/2021/1792	Officer: Roland Sheldon
Decision:	REF	Decision Date: 16/08/2021
Location:	4 and 5 Willowdene 18 View Road N6 4DB	
Proposal:	Proposed mansard roof extensions to adjoining properties	
Application No:	HGY/2021/1794	Officer: Tania Skelli
Decision:	GTD	Decision Date: 06/08/2021
Location:	53 North Road N6 4BE	
Proposal:	Erection of rear extension at lower ground and ground level	
Application No:	HGY/2021/1940	Officer: Laurence Ackrill
Decision:	GTD	Decision Date: 23/08/2021
Location:	10 Hampstead Lane N6 4SB	
Proposal:	Replacement windows, doors and entrance gates.	
Application No:	HGY/2021/1975	Officer: Tania Skelli
Decision:	GTD	Decision Date: 23/08/2021
Location:	Flat A 21 Milton Road N6 5QD	
Proposal:	Erection of single-storey rear extension to replace conservatory to the lower ground floor flat.	
Application No:	HGY/2021/2092	Officer: Laurence Ackrill
Decision:	GTD	Decision Date: 25/08/2021
Location:	Flat 39 Linden Mansions Hornsey Lane N6 5LF	
Proposal:	Internal alterations to facilitate the conversion of the existing flat into two self-contained flats.	
Application No:	HGY/2021/2096	Officer: Laurence Ackrill
Decision:	GTD	Decision Date: 27/08/2021
Location:	Mallinson Sports Centre Highgate School Sports Field Bishopswood Road N6 4NY	
Proposal:	Construction of a single storey glazed front entrance.	

Application No: **HGY/2021/2201** Officer: Matthew Gunning
 Decision: GTD Decision Date: 01/09/2021
 Location: 3 Highgate Avenue N6 5RX
 Proposal: Demolition of rear conservatory and external store and erection of a rear extension at ground floor level with basement level internal refurbishment.

LBC Applications Decided: 3

Application No: **HGY/2020/2770** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 31/08/2021
 Location: Cholmeley Lodge Cholmeley Park N6 5EN
 Proposal: Listed building consent for installation of an entrance gate to vehicle access point.

Application No: **HGY/2021/1280** Officer: Tania Skelli
 Decision: REF Decision Date: 17/06/2021
 Location: Cromwell House 104 Highgate Hill N6 5HE
 Proposal: Listed building consent for the Installation of new air handling plant outside main building within existing store

Application No: **HGY/2021/1766** Officer: Laurence Ackrill
 Decision: REF Decision Date: 02/08/2021
 Location: 15 View Road N6 4DJ
 Proposal: Listed building consent for refurbishment of glazed link and proposed single storey garden building to the side and rear comprising a basement and accommodation in the roofspace.

NON Applications Decided: 3

Application No: **HGY/2021/1441** Officer: Tobias Finlayson
 Decision: REF Decision Date: 14/06/2021
 Location: Tree Tops Compton Avenue N6 4LH
 Proposal: Non-material amendment to planning permission HGY/2007/1813 for alterations to the balustrade and privacy screens around the rear first floor roof terrace.

Application No: **HGY/2021/1976** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 15/07/2021
 Location: Flat 2 59 Talbot Road N6 4QX
 Proposal: Non-material amendment following a grant of planning permission HGY/2021/0011 involving extension rear fenestration, green roof and rooflights

Application No: **HGY/2021/2008** Officer: Tania Skelli
 Decision: GTD Decision Date: 21/07/2021
 Location: 1 View Close N6 4DD
 Proposal: Non-material amendment to planning permission ref. HGY/2020/1912 granted on 18/9/2020 for the erection of a single storey front porch extension and alterations to front elevation; namely for the replacement of the approved painted timber panel with through-coloured cementitious textured panel with vertical routed detail

PNC Applications Decided: 1

Application No: **HGY/2021/1508** Officer: Laurence Ackrill
 Decision: PN REFUSED Decision Date: 21/07/2021
 Location: 222 Archway Road N6 5AX

Proposal: An application to determine if prior approval is required for a proposed: Change of Use from Offices (Class B1(a)) to Dwellinghouses (Class C3). Change of use from offices (B1a) to residential (C3) to provide 1no. flat. The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class O

RES Applications Decided: 16

Application No: **HGY/2020/0896** Officer: Matthew Gunning
 Decision: GTD Decision Date: 27/08/2021
 Location: 225 Archway Road N6 5BS
 Proposal: Approval of details pursuant to condition 4 (tree protection measures) attached to planning permission HGY/2011/0998

Application No: **HGY/2020/0900** Officer: Matthew Gunning
 Decision: GTD Decision Date: 27/08/2021
 Location: 225 Archway Road N6 5BS
 Proposal: Approval of details pursuant to condition 11 (assessment of the hydrological and hydro-geological impact of the development) attached to planning permission HGY/2011/0998

Application No: **HGY/2020/0901** Officer: Matthew Gunning
 Decision: GTD Decision Date: 27/08/2021
 Location: 225 Archway Road N6 5BS
 Proposal: Approval of details pursuant to condition 3 (schedule of works) attached to listed building consent HGY/2011/0999.

Application No: **HGY/2021/0666** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 08/07/2021
 Location: 29 North Road N6 4BE
 Proposal: Approval of details pursuant to conditions 3 (Schedule of works & structural report) attached to planning permission HGY/2019/1768

Application No: **HGY/2021/1098** Officer: Matthew Gunning
 Decision: GTD Decision Date: 13/07/2021
 Location: 6 Broughton Gardens N6 5RS
 Proposal: Approval of details reserved by condition 5 (construction management plan) attached to planning permission reference HGY/2020/1588.

Application No: **HGY/2021/1229** Officer: Roland Sheldon
 Decision: GTD Decision Date: 30/06/2021
 Location: Land At Townsend Yard N6
 Proposal: Details pursuant to condition 13 (tree protection plan and arboricultural method statement) of planning permission HGY/2020/1326.

Application No: **HGY/2021/1302** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 02/07/2021
 Location: 65-67 North Road N6 4BQ
 Proposal: Approval of details pursuant to condition 4 (Hard and soft landscaping) attached to planning permission HGY/2015/3796.

Application No: **HGY/2021/1364** Officer: Roland Sheldon
 Decision: GTD Decision Date: 25/06/2021
 Location: Land At Townsend Yard N6
 Proposal: Details pursuant to part A of condition 15 (archaeology written statement of investigation) of planning permission HGY/2020/1326 for demolition of existing buildings on site, excluding original folly, removal of communication mast. Construction of 7 mews dwellings with associated landscaping.

Application No:	HGY/2021/1380	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	25/08/2021
Location:	Highgate Pre Preparatory School Bishopswood Road N6 4PP		
Proposal:	Approval of details pursuant to condition 3 (Materials), 4 (Cycle storage) 5 (Travel Plan) & 6 (Replacement tree planting) attached to planning permission HGY/2020/2980		
Application No:	HGY/2021/1442	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	02/07/2021
Location:	Land rear of Tudor Close N6 5PR		
Proposal:	Approval of details pursuant to condition 8 (Environmental Report) attached to planning permission HGY/2020/1460.		
Application No:	HGY/2021/1506	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	18/08/2021
Location:	Land rear of Tudor Close N6 5PR		
Proposal:	Approval of details pursuant to condition 4 (Construction Management Plan) attached to planning permission HGY/2020/1460.		
Application No:	HGY/2021/1759	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	23/07/2021
Location:	2 Highgate Avenue N6 5RX		
Proposal:	Approval of details pursuant to conditions 8 (cycle storage) & 11 (acoustic fence) attached to planning permission HGY/2020/1881		
Application No:	HGY/2021/1760	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	13/08/2021
Location:	191-201 Archway Road N6 5BN		
Proposal:	Approval of details pursuant to conditions 8 (details of Ultra Low NOx boilers) attached to planning permission HGY/2015/2517		
Application No:	HGY/2021/1963	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	04/08/2021
Location:	Land rear of Tudor Close N6 5PR		
Proposal:	Approval of details pursuant to condition 10 (Sustainable drainage scheme) attached to planning permission HGY/2020/1460.		
Application No:	HGY/2021/2098	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	16/08/2021
Location:	191-201 Archway Road N6 5BN		
Proposal:	Approval of details pursuant to conditions 9 (Community heat boilers) attached to planning permission HGY/2015/2517.		
Application No:	HGY/2021/2193	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	11/08/2021
Location:	Land rear of Tudor Close N6 5PR		
Proposal:	Approval of details pursuant to condition 6 (Cycle storage) attached to planning permission ref: HGY/2020/1460.		

TEL Applications Decided: 1

Application No: **HGY/2021/1420** Officer: Matthew Gunning
 Decision: PN REFUSED Decision Date: 25/06/2021
 Location: Area of Footpath 141 Archway Road N6 5BL
 Proposal: Application to determine if prior approval is required for a proposed: Development by or on behalf of an electronic communications code operator for the purpose of the operator's Electronic Communications Network in, on, over or under land controlled by that operator or in accordance with the electronic communications code. The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 16, Class A: The proposed erection of a 16 metre high Phase 8 telecommunications pole with built-in cabinet, 3no. separate cabinets and ancillary works

TPO Applications Decided: 12

Application No: **HGY/2020/2025** Officer: Janey Zhao
 Decision: NPW Decision Date: 30/06/2021
 Location: Three Oaks Courtenay Avenue N6 4LR
 Proposal: Works to tree protected by an Area TPO.
 T1 Mature Oak- crown reduction of 2.5 metres on the southernly side to take the weight and sail from that side and balance crown

Reason: Tree appears to have a lifting root plate and majority of the crown leans in a southerly direction. The lean of the trunk has moved towards the boundary in the same direction. It now had a lean on the boundary fence that was not present during last visual assessment in early 2019.

Application No: **HGY/2021/0930** Officer: Janey Zhao
 Decision: GTD Decision Date: 07/07/2021
 Location: 15 Denewood Road N6 4AQ
 Proposal: Works to tree protected by a TPO: T1: Austrian Pine (22m): Reduce overextending branches towards the house, driveway and public footpath as shown in the photographs by up to 1.5m to reduce failure and as part of regular maintenance

Application No: **HGY/2021/1059** Officer: Janey Zhao
 Decision: GTD Decision Date: 09/07/2021
 Location: 9 View Road N6 4DJ
 Proposal: Works to a tree protected by a TPO: T1 Lombardy Poplar in rear garden: remove. Reason: completely hollow stem. Stem height 2.8m - pollard regrowth stems 4m. Tree to be replaced with a fastigated Oak tree.

Application No: **HGY/2021/1407** Officer: Matthew Gunning
 Decision: GTD Decision Date: 09/07/2021
 Location: Heath View Compton Avenue N6 4LB
 Proposal: Works to trees protected by an Area TPO: T5: Apple (6m): Crown reduce by 1m to keep at a size suitable for its location T6: Oak (16m): Crown reduce over driveway by 1.5m and remove major dead wood to reduce end weight of branches and reduce risk of failure T7: Oak (16m): Crown reduce over driveway by 1.5m and remove major dead wood to reduce end weight of branches and reduce risk of failure T8: Cypress (7-8m): Fell to prevent competition and damage to lateral branches of oak.

Application No: **HGY/2021/1436** Officer: Matthew Gunning
 Decision: GTD Decision Date: 09/07/2021
 Location: 5 Somerset Gardens N6 5EQ
 Proposal: Works to tree protected by a TPO: Yew - Cut the entire tree to ground level. This tree is dead

Application No:	HGY/2021/1466	Officer:	Matthew Gunning
Decision:	REF	Decision Date:	09/07/2021
Location:	Flat 1 The Coach House 477 Archway Road N6 4HX		
Proposal:	Works to tree protected by a TPO: Fell tree T1 (Lime) as per 21_VTA_05_09 - Land at East End of North Hill Avenue - Tree Report - May 2021_2.0 to allow replacement of collapsed subsiding wall. (Works to remaining trees will be considered by means of a Section 211 Notice)		
Application No:	HGY/2021/1528	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	28/07/2021
Location:	9 Shepherds Hill N6 5QJ		
Proposal:	T1 & T2 - Sycamore x 2 - reduce to previous pruned level e.g. by 2-2.5m on height and spread Reasons: outgrowing a restricted location.		
Application No:	HGY/2021/1898	Officer:	Janey Zhao
Decision:	GTD	Decision Date:	10/08/2021
Location:	Parklands Cholmeley Park N6 5FE		
Proposal:	Works to tree protected by a TPO. London Plane T2 (20M high, 750mm dia.) - Draw in the sides of the crown (not top) back to the most recent points of reduction - 3 metres. Thin crown by up to 20%		
Application No:	HGY/2021/1968	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	10/08/2021
Location:	51 Sheldon Avenue N6 4NH		
Proposal:	Works to tree protected by a TPO. Oak (T1) - Fell because tree is in acute decline, 80% of the crown is dead. Replant with X1 standard English Oak in same position.		
Application No:	HGY/2021/2022	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	10/08/2021
Location:	20C Broadlands Road N6 4AN		
Proposal:	Works to trees protected by TPOs: T1- Lime tree- (24m)- Crown reduction of approximately two metres on all aspects of tree (back to previous pruning points), removal of epicormic sprouts to crown break. T2-Lime tree-(24m)-Crown reduction of approximately two metres on all aspects of tree (back to previous pruning points), removal of epicormic sprouts to crown break.		
Application No:	HGY/2021/2029	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	25/08/2021
Location:	16 Southwood Lawn Road N6 5SF		
Proposal:	T1-Oak tree- Reduction of crown by approximately 1.5 metres. Removal of dead branches, lift crown to two metres from ground level, thin by twenty percent (works to other trees will be considered under a Section 211 Notice)		
Application No:	HGY/2021/2030	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	25/08/2021
Location:	Heathways Courtenay Avenue N6 4LR		
Proposal:	Three young fastigate hornbeams in the front garden of Heathways. Damaged beyond possibility of remedial work by falling oak tree. Remove all three. Replace with new trees, either the same variety or suitable alternative		

Total Applications Decided for Ward: 73

WARD: Hornsey

CLUP Applications Decided: 5

Application No:	HGY/2021/1456	Officer:	Tania Skelli
Decision:	NOT DEV	Decision Date:	22/07/2021
Location:	1 Campsbourne Parade High Street N8 7PR		
Proposal:	Certificate of lawfulness: Proposed use of rear existing storage rooms as changing and restrooms for late night shift works as well as shower room, WC, kitchen and staff rooms.		
Application No:	HGY/2021/1805	Officer:	Fatema Begum
Decision:	PERM DEV	Decision Date:	02/07/2021
Location:	78 Tottenham Lane N8 7EE		
Proposal:	Certificate of lawfulness: Erection of a rear dormer, with x 3 rooflights to the front slope and ground floor rear extension.		
Application No:	HGY/2021/2018	Officer:	Marco Zanelli
Decision:	PERM DEV	Decision Date:	16/07/2021
Location:	53 Rectory Gardens N8 7PJ		
Proposal:	Certificate of lawfulness for the erection of a front porch		
Application No:	HGY/2021/2042	Officer:	Valerie Okeiyi
Decision:	PERM DEV	Decision Date:	13/08/2021
Location:	34 Linzee Road N8 7RE		
Proposal:	Certificate of lawfulness (proposed use) for erection of a rear dormers and installation of rooflights to front elevation.		
Application No:	HGY/2021/2215	Officer:	Samuel Uff
Decision:	PERM DEV	Decision Date:	03/08/2021
Location:	19 Gisburn Road N8 7BS		
Proposal:	Certificate of lawfulness for proposed rear dormer and front rooflights.		

COND Applications Decided: 2

Application No:	HGY/2020/3048	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	19/07/2021
Location:	Hornsey School for Girls Inderwick Road N8 9JF		
Proposal:	Variation of condition 13 attached to planning permission HGY/2000/1095 to amend the operating hours of the all weather pitch.		
Application No:	HGY/2021/1616	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	21/07/2021
Location:	65 Linzee Road N8 7RG		
Proposal:	Variation of condition 2 (approved plans) attached to planning permission ref: HGY/2019/2795 to alter the rear corner roof profile (adjacent to No 63) of the approved single storey side and rear wrap around extension.		

FUL Applications Decided: 24

Application No:	HGY/2021/1100	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	13/07/2021
Location:	Ground Floor Flat 63 Middle Lane N8 8PE		
Proposal:	Rear and side ground floor extension. Relocation of front door from communal entrance (AMENDED PLANS)		

Application No:	HGY/2021/1200	Officer:	Fatema Begum
Decision:	GTD	Decision Date:	15/06/2021
Location:	24 Rathcoole Avenue N8 9NA		
Proposal:	Retention of 1 x 1 bedroom flat and 1 x 3 bedroom flat.		
Application No:	HGY/2021/1273	Officer:	Fatema Begum
Decision:	REF	Decision Date:	30/06/2021
Location:	52 Beechwood Road N8 7NG		
Proposal:	First floor rear extension		
Application No:	HGY/2021/1341	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	29/06/2021
Location:	46B Tottenham Lane N8 7ED		
Proposal:	Installation of replacement shopfront		
Application No:	HGY/2021/1412	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	21/06/2021
Location:	Cleopatra House Pembroke Road N8 7RQ		
Proposal:	Erection of a part three, part four and part five storey building containing 9 residential dwellings (Use Class C3) with private and communal amenity and basement car parking for 4 vehicles.		
Application No:	HGY/2021/1417	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	18/06/2021
Location:	39 Linzee Road N8 7RG		
Proposal:	Use of property as single dwelling house		
Application No:	HGY/2021/1433	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	23/06/2021
Location:	28 Rathcoole Avenue N8 9NA		
Proposal:	Construction of a rear dormer roof extension involving extension over rear outrigger with associated rear balcony area.		
Application No:	HGY/2021/1458	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	01/07/2021
Location:	Flat A 11 Ribblesdale Road N8 7EP		
Proposal:	Erection of single storey rear extension and associated works.		
Application No:	HGY/2021/1540	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	01/07/2021
Location:	47 South View Road N8 7LU		
Proposal:	Erection of a single rear wrap around extension.		
Application No:	HGY/2021/1545	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	08/07/2021
Location:	21 Linzee Road N8 7RG		
Proposal:	Single storey rear & side extension		

Application No:	HGY/2021/1583	Officer:	Neil McClellan
Decision:	GTD	Decision Date:	02/07/2021
Location:	36 Linzee Road N8 7RE		
Proposal:	Erection of single storey rear ground floor side infill extension, alterations to ground floor rear fenestration, removal of chimney stack over rear outrigger.		
Application No:	HGY/2021/1588	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	21/07/2021
Location:	First And Second Floor Flat 13 Hillfield Avenue N8 7DU		
Proposal:	Formation of second floor roof terrace over roof of rear outrigger projection; Associated works including erection of balustrade, alterations to rear glazing to provide access door to terrace, and obscure glazing to window; Insertion of roof light on main rear roof slope.		
Application No:	HGY/2021/1672	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	14/07/2021
Location:	47 Tottenham Lane N8 9BD		
Proposal:	Removal of shopfront and replacement with casement window with zinc surrounds and brick, in association with change of use of unit to residential use for which prior approval was not required under planning reference HGY/2020/2885.		
Application No:	HGY/2021/1674	Officer:	Roland Sheldon
Decision:	REF	Decision Date:	07/07/2021
Location:	First Floor Flat B 9 Gisburn Road N8 7BS		
Proposal:	Erection of roof extension with roof terrace above outrigger projection		
Application No:	HGY/2021/1683	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	26/07/2021
Location:	36 Nightingale Lane N8 7QU		
Proposal:	Creation of rear dormer roof extension and Installation of two front rooflights		
Application No:	HGY/2021/1722	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	02/08/2021
Location:	17 Clovelly Road N8 7RR		
Proposal:	Minor material amendment to condition 2 (approved plans) of HGY/2019/0612 for a side infill to rear extension		
Application No:	HGY/2021/1799	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	04/08/2021
Location:	40 Hawthorn Road N8 7NA		
Proposal:	Erection of rear dormer and insertion of one front and one rear rooflight.		
Application No:	HGY/2021/1984	Officer:	Fatema Begum
Decision:	GTD	Decision Date:	01/09/2021
Location:	95 Middle Lane N8 8NX		
Proposal:	Hip to gable roof, with rear dormer and x 3 roof lights to front elevation.		

Application No:	HGY/2021/1987	Officer:	Fatema Begum
Decision:	GTD	Decision Date:	01/09/2021
Location:	95 Middle Lane N8 8NX		
Proposal:	Garage Conversion to be used as Home office		
Application No:	HGY/2021/1994	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	18/08/2021
Location:	40 Hawthorn Road N8 7NA		
Proposal:	Erection of single storey ground floor extension.		
Application No:	HGY/2021/2019	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	11/08/2021
Location:	Flat 38 Riddell Court Myddelton Road N8 7PY		
Proposal:	Replacement of the Tilt and Turn Windows and Doors with deeper frame Tilt & Turn Windows and Casement Doors, to match the existing design, style and profile		
Application No:	HGY/2021/2064	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	18/08/2021
Location:	Ground Floor Flat A 54 Linzee Road N8 7RE		
Proposal:	Single storey rear outbuilding		
Application No:	HGY/2021/2085	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	27/08/2021
Location:	26 Harvey Road N8 9PA		
Proposal:	Erection of a rear dormer and rear roof extension		
Application No:	HGY/2021/2119	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	16/08/2021
Location:	Upper Flat 112 Rathcoole Gardens N8 9PG		
Proposal:	Replacement windows to UPVC and balcony door to timber and retention of existing first floor front windows		

LCD Applications Decided: 1

Application No:	HGY/2021/1459	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	05/07/2021
Location:	Campsbourne Infant School Nightingale Lane N8 7AF		
Proposal:	Works to Infant and Junior schools to include replacing existing single-glazed timber window sashes with new timber double-glazed sashes. Existing frames to be retained and repaired.		

NON Applications Decided: 1

Application No:	HGY/2021/1165	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	15/06/2021
Location:	Harvey House Pembroke Road N8 7PU		
Proposal:	Non-material amendment to planning application HGY/2019/3273 to introduce an air source heat pump.		

PNC Applications Decided: 1

Application No: **HGY/2021/1972** Officer: Laurence Ackrill
 Decision: PN NOT REQ Decision Date: 01/09/2021
 Location: 41 Church Lane N8 7BT
 Proposal: Application for prior approval of a proposed construction of a single storey roof extension to create 2 x 1 bed flats. Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 20, Class A

PNE Applications Decided: 1

Application No: **HGY/2021/1377** Officer: Laurence Ackrill
 Decision: PN REFUSED Decision Date: 24/06/2021
 Location: 3 Myddelton Road N8 7PY
 Proposal: Application for prior approval of a proposed: Enlargement of a dwellinghouse by construction of additional storeys Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 1, Class AA

RES Applications Decided: 1

Application No: **HGY/2020/1944** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 05/08/2021
 Location: Land to the East of Cross Lane N8
 Proposal: Approval of details pursuant to condition 26 (Highway Works) of the Principal Planning Permission reference HGY/2016/0086 (Appeal reference APP/Y5420/W/16/3165389) and pursuant to condition 25 (Highway Works) of the first Section 73 Planning Permission reference HGY/2020/0633

TPO Applications Decided: 1

Application No: **HGY/2021/1322** Officer: Matthew Gunning
 Decision: GTD Decision Date: 09/07/2021
 Location: Cranford Way Industrial Estate Cranford Way N8 9DG
 Proposal: Works to tree protected by a TPO: 1x Sycamore tree to be reduce due to complaints from residents, specifically tree pruning specification is limited to a crown reduction in height of up to 4m and 3 metres branch length on remaining aspects (AMENDED DESCRIPTION)

Total Applications Decided for Ward: 37WARD: **Muswell Hill****ADV Applications Decided: 2**

Application No: **HGY/2021/1742** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 18/08/2021
 Location: 346 Muswell Hill Broadway N10 1DJ
 Proposal: Advertisement consent for replacement fascia sign and erection of projecting sign (retrospective)

Application No: **HGY/2021/1977** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 25/08/2021
 Location: Safestore 118 Priory Road N8 7HP
 Proposal: Replacement advertisements

CLUP Applications Decided: 6

Application No:	HGY/2021/1440	Officer:	Samuel Uff
Decision:	PERM DEV	Decision Date:	29/06/2021
Location:	39 Park Avenue North N8 7RS		
Proposal:	Certificate of lawfulness for proposed roof extensions		
Application No:	HGY/2021/1591	Officer:	Laina Levassor
Decision:	PERM DEV	Decision Date:	05/07/2021
Location:	62 Springfield Avenue N10 3SY		
Proposal:	Certificate of Lawfulness for proposed outbuilding.		
Application No:	HGY/2021/1603	Officer:	Tobias Finlayson
Decision:	PERM DEV	Decision Date:	15/07/2021
Location:	139 Cranley Gardens N10 3AG		
Proposal:	Certificate of lawfulness for proposed development of a hip to gable roof extension to replace existing side dormer.		
Application No:	HGY/2021/1871	Officer:	Valerie Okeiyi
Decision:	PERM REQ	Decision Date:	27/07/2021
Location:	80 Muswell Hill Road N10 3JR		
Proposal:	Certificate of lawfulness (proposed use) for erection of a rear extension, alterations to window openings at front and rear. New rooflights in existing roof slope and replacement of existing timber windows with new metal framed windows.		
Application No:	HGY/2021/1891	Officer:	Conor Guilfoyle
Decision:	NOT DEV	Decision Date:	15/07/2021
Location:	Flat B 28 Priory Avenue N8 7RN		
Proposal:	Certificate of lawfulness for alternative layout as C3 Dwellinghouse as set out in proposed drawings, facilitated by internal alterations only.		
Application No:	HGY/2021/1923	Officer:	Christopher Smith
Decision:	PERM DEV	Decision Date:	21/07/2021
Location:	224 Park Road N8 8JX		
Proposal:	Construction of rear roof dormer. Installation of 2 roof lights to front roof (certificate of lawfulness: proposed use).		
FUL Applications Decided: 33			
Application No:	HGY/2021/1119	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	14/06/2021
Location:	4 The Chine N10 3QA		
Proposal:	Construction of a single storey rear extension and single storey rear outbuilding (AMENDED PLANS).		
Application No:	HGY/2021/1125	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	24/08/2021
Location:	30 Woodland Rise N10 3UG		
Proposal:	Enlarge floor space and height of existing basement to create additional basement area under the existing house, including creation of new front and rear light wells. Creation of garage to front as part of basement works including driveway.		

Application No:	HGY/2021/1339	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	29/06/2021
Location:	30 Church Crescent N10 3NE		
Proposal:	Excavation to create 3 bedroom basement flat, creation of front and rear lightwells with new front stairway and front door to basement flat, erection of spiral staircase, glazed basement walkway and basement courtyard in rear garden.		
Application No:	HGY/2021/1370	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	29/06/2021
Location:	177 Park Road N8 8JJ		
Proposal:	Hip to gable roof extension, new dormer and roof light to the front slope of the house.		
Application No:	HGY/2021/1426	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	30/06/2021
Location:	110 Cranley Gardens N10 3AH		
Proposal:	Demolition of existing rear extension, erection of single storey ground floor full width extension with small internal courtyard.		
Application No:	HGY/2021/1443	Officer:	Tobias Finlayson
Decision:	REF	Decision Date:	07/07/2021
Location:	88 Barrington Road N8 8QX		
Proposal:	Erection of rear dormer with projecting balcony.		
Application No:	HGY/2021/1444	Officer:	Tania Skelli
Decision:	REF	Decision Date:	01/07/2021
Location:	110A Priory Road N8 7HP		
Proposal:	Demolition of the existing building and erection of a 3.5-storey building comprising nursery use (Use Class E) at ground floor and residential use above (Use Class C3), with associated works to provide cycle and refuse storage.		
Application No:	HGY/2021/1447	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	30/06/2021
Location:	10 Cascade Avenue N10 3PU		
Proposal:	Replacement of all front, side and rear windows with timber framed windows.		
Application No:	HGY/2021/1455	Officer:	Fatema Begum
Decision:	GTD	Decision Date:	12/07/2021
Location:	19 Park Avenue North N8 7RU		
Proposal:	Single-storey rear and side return extension.		
Application No:	HGY/2021/1489	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	02/07/2021
Location:	1 Rookfield Avenue N10 3TS		
Proposal:	Single storey side (rear) extension, replacement decking and rear ground floor window to replace door.		

Application No:	HGY/2021/1546	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	09/07/2021
Location:	2 Woodland Rise N10 3UG		
Proposal:	Replacement and reinstate the main entrance door to its original position. Replace existing Upvc windows with new timber sash windows. Replace existing first floor rear Upvc balcony door with new timber door. Replace existing rear ground floor patio doors with new Crittall doors. Replace first floor existing balcony balustrade. Replace front facade existing pitched roof roof light. Replace front facade flat roof light. Install new air conditioning external unit on top of existing garage.		
Application No:	HGY/2021/1550	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	06/07/2021
Location:	5 Alexandra Gardens N10 3RN		
Proposal:	Retrospective application for retention with alterations of rear dormer with linked roof extension, repositioning of stairs from first floor to access rear garden.		
Application No:	HGY/2021/1575	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	14/07/2021
Location:	190 Muswell Hill Road N10 3NG		
Proposal:	Alterations to ground floor rear elevation, creation of first floor rear terrace, insertion of rear facing velux rooflights and removal of chimney.		
Application No:	HGY/2021/1582	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	16/07/2021
Location:	Flat B & C, 13 Church Crescent N10 3NA		
Proposal:	Installation of replacement window frames to the front elevation in timber to match existing and uPVC frames to the rear.		
Application No:	HGY/2021/1605	Officer:	Tobias Finlayson
Decision:	REF	Decision Date:	20/07/2021
Location:	139 Cranley Gardens N10 3AG		
Proposal:	Installation of a front dormer window to the existing hipped roof of the semi-detached dwelling.		
Application No:	HGY/2021/1635	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	20/07/2021
Location:	5 Rookfield Close N10 3TR		
Proposal:	Rear roof dormer		
Application No:	HGY/2021/1723	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	03/08/2021
Location:	5 Woodland Gardens N10 3UE		
Proposal:	Rear roof extension and associated roof terrace to existing two storey outrigger and 4 x front rooflights.		
Application No:	HGY/2021/1741	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	05/08/2021
Location:	346 Muswell Hill Broadway N10 1DJ		
Proposal:	Change of use from Class E (previously called Class A3) from a restaurant to 'Sui Generis' class (previously called Class A5) as a take-away premises [Retrospective]		

Application No:	HGY/2021/1793	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	16/08/2021
Location:	65 St James's Lane N10 3QY		
Proposal:	Creation of mono-pitch roof above existing single storey side garage, single storey upper ground floor rear extension, re-paving of front garden with new steps and balustrades to front entrance, re-cladding of rear dormer with natural blue slate.		
Application No:	HGY/2021/1814	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	13/08/2021
Location:	Flat 1 52 Church Crescent N10 3NE		
Proposal:	Erection of outbuilding in rear garden		
Application No:	HGY/2021/1866	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	12/08/2021
Location:	Flat A 46 Palace Road N8 8QP		
Proposal:	Retention of shed and pergola structure in the rear garden, replacement of boundary fence.		
Application No:	HGY/2021/1873	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	11/08/2021
Location:	46 Grand Avenue N10 3BP		
Proposal:	Erection of a rear dormer		
Application No:	HGY/2021/1929	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	19/08/2021
Location:	62 St James's Lane N10 3RD		
Proposal:	Construction of a dormer with roof lights on front slope.		
Application No:	HGY/2021/1980	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	16/08/2021
Location:	59 Barrington Road N8 8QT		
Proposal:	Demolition of existing single storey garage, erection of 2 separate single storey side extensions with central courtyard, alterations to front garden including installation of waste/recycling and cycle storage and associated landscaping improvements to front garden.		
Application No:	HGY/2021/2003	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	23/08/2021
Location:	55 Barrington Road N8 8QT		
Proposal:	Erection of single storey side/rear extension and alterations to ground floor rear glazing.		
Application No:	HGY/2021/2011	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	20/08/2021
Location:	9 Wood Vale N10 3DJ		
Proposal:	Erection of first floor side extension with linked roof extension, removal of existing and erection of replacement rear dormer, alterations to fenestration of dwelling at ground, first and roof floor level, extension of existing ground floor rear terrace.		

Application No:	HGY/2021/2053	Officer:	Emily Whittredge
Decision:	GTD	Decision Date:	12/08/2021
Location:	Lawrence Court Springfield Avenue N10 3SW		
Proposal:	Replacement of existing single glazed timber framed doors with double glazed composite entrance doors, FD30 fire rated to comply with new standards.		
Application No:	HGY/2021/2054	Officer:	Emily Whittredge
Decision:	GTD	Decision Date:	12/08/2021
Location:	Flats 1-8 Lawrence Court Springfield Avenue N10 3SW		
Proposal:	Replacement of existing single glazed timber framed doors with double glazed composite entrance doors, FD30 fire rated to comply with new standards.		
Application No:	HGY/2021/2065	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	17/08/2021
Location:	50 Park Avenue South N8 8LT		
Proposal:	Creation of new lightwell to front bay window and insertion of 2no. new windows to basement; insertion of rooflights to front and rear pitch of main roof; replacement of existing rear ground floor side infill extension; reinstatement of original first floor bathroom window.		
Application No:	HGY/2021/2079	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	27/08/2021
Location:	Ground Floor Flat A 26 Woodland Gardens N10 3UA		
Proposal:	Replacement of 3 x like for like front timber sash windows; replacement of 1x side timber window with uPVC window. Replacement of rear: 1x timber window with uPVC window; 1x timber window with uPVC doors; 1x door with glazed door.		
Application No:	HGY/2021/2137	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	25/08/2021
Location:	65 Springfield Avenue N10 3SX		
Proposal:	Erection of rear dormer and installation of 2 front rooflights.		
Application No:	HGY/2021/2152	Officer:	Tobias Finlayson
Decision:	REF	Decision Date:	01/09/2021
Location:	139 Cranley Gardens N10 3AG		
Proposal:	Hip to gable roof extension and enlargement of existing rear dormer		
Application No:	HGY/2021/2153	Officer:	Samuel Uff
Decision:	REF	Decision Date:	01/09/2021
Location:	84 Fortis Green Road N10 3HN		
Proposal:	Installation of new shopfront, realignment entrance and front awning.		

LBC Applications Decided: 1

Application No:	HGY/2021/1309	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	18/08/2021
Location:	Everyman Cinema Fortis Green Road N10 3HP		
Proposal:	Listed building consent for part repair and part replacement of southern boundary wall of car park.		

LCD Applications Decided: 1

Application No: **HGY/2021/0824** Officer: Roland Sheldon
 Decision: GTD Decision Date: 22/06/2021
 Location: Land adjacent to 82 Muswell Hill Place N10 3RR
 Proposal: Proposed erection of 2-storey dwelling with associated front and rear garden works.

NON Applications Decided: 3

Application No: **HGY/2021/0383** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 21/06/2021
 Location: Connaught House Connaught Gardens N10 3LH
 Proposal: Non-material amendment following a grant of planning permission HGY/2015/1956 involving alterations to the basement level, facade alterations and treatment of the surroundings.

Application No: **HGY/2021/1991** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 15/07/2021
 Location: 54 Muswell Hill N10 3ST
 Proposal: Non-material amendment following a grant of planning permission HGY/2021/0341 involving the addition of plant to the roof with acoustic screening and relocation of the main entrance door.

Application No: **HGY/2021/2396** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 18/08/2021
 Location: 20 Onslow Gardens N10 3JU
 Proposal: Non-material amendment following a grant of planning permission HGY/2021/1113 involving the retention of existing wall to allow for a bin store area

RES Applications Decided: 3

Application No: **HGY/2020/2307** Officer: Samuel Uff
 Decision: GTD Decision Date: 18/08/2021
 Location: 181 Cranley Gardens N10 3AG
 Proposal: Approval of details reserved by a condition 7 (construction management plan) reserved by planning approval ref: HGY/2017/2060 for conversion to 3 flats in conjunction with basement and associated works

Application No: **HGY/2020/2308** Officer: Samuel Uff
 Decision: GTD Decision Date: 21/06/2021
 Location: 181 Cranley Gardens N10 3AG
 Proposal: Approval of details reserved by a condition 8 (bicycle and refuse storage) reserved by planning approval HGY/2017/2060 for conversion to 3 flats in conjunction with basement and associated works.

Application No: **HGY/2021/1910** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 24/08/2021
 Location: Georgians Lawn Tennis Club Crouch End Playing Fields Park Road N8 8JP
 Proposal: Approval of details pursuant to conditions 3 (Preliminary ecological appraisal) attached to planning permission HGY/2021/0916.

TPO Applications Decided: 4

Application No: **HGY/2021/1076** Officer: Janey Zhao
 Decision: GTD Decision Date: 22/06/2021
 Location: Land at Rookfield Close N10
 Proposal: Works to tree protected by a TPO: T42 Twin-Stem Sycamore: reduce the secondary stem back to previous reduction points leaving small furnishing growth where possible (2-2.5m)
 (Works to T27 Lime and T46 Maple will be considered under a Section 211 Notice)

Application No:	HGY/2021/1338	Officer:	Janey Zhao
Decision:	GTD	Decision Date:	29/07/2021
Location:	The Grove Lawn Tennis Club, The Chine frontage Cascade Avenue N10 3PS		
Proposal:	Works to mature Horse Chestnut tree (T11) protected by a TPO located at the Grove Lawn Tennis Club (The Chine frontage) to reduce tree canopy to 1m from the previous topping cuts (AMENDED DESCRIPTION)		
Application No:	HGY/2021/1900	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	25/08/2021
Location:	84 Muswell Hill Road N10 3JR		
Proposal:	Works to tree protected by a TPO: T1 Oak Reduce by 2m to balance crown and remove deadwood. Tree is very large for the space it's in and is casting excessive shade		
Application No:	HGY/2021/2032	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	10/08/2021
Location:	10 Connaught Gardens N10 3LB		
Proposal:	Works to trees protected by a TPO Horse Chestnut (T1) - Crown lift to 6m above ground level over 10 Connaught Gardens. Lime (T2) - - Crown lift to 6m above ground level over 10 Connaught Gardens. London Plane (T3) - - Crown lift to 6m above ground level over 10 Connaught Gardens. Reason for work - Cyclical maintenance		

Total Applications Decided for Ward: 53

WARD: **Noel Park**

ADV Applications Decided: 2

Application No:	HGY/2021/1399	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	22/06/2021
Location:	58-60 High Road N22 6BX		
Proposal:	Installation of 1 x internally illuminated fascia sign and 1 x internally illuminated projecting box sign.		
Application No:	HGY/2021/1496	Officer:	Mercy Oruwari
Decision:	REF	Decision Date:	09/07/2021
Location:	Outside 21-23 High Road N22 6BH		
Proposal:	Installation of a proposed BT street hub and associated display of advertisement (internally illuminated digital LCD) to both sides of the unit on footpath at High Road N22.		

CLDE Applications Decided: 1

Application No:	HGY/2021/1402	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	24/06/2021
Location:	91 Mayes Road N22 6UP		
Proposal:	Certificate of lawfulness for the existing use of 2 x self-contained flats		

CLUP Applications Decided: 6

Application No:	HGY/2021/1700	Officer:	Christopher Smith
Decision:	PERM DEV	Decision Date:	14/07/2021
Location:	53 Pelham Road N22 6LP		
Proposal:	Loft conversion within existing loft space to allow for home office, including creating a new staircase and installation of two conservation style roof lights flush with the existing rear roof slope (certificate of lawfulness: proposed use)		

Application No: **HGY/2021/2002** Officer: Sarah Madondo
 Decision: PERM DEV Decision Date: 04/08/2021
 Location: 40 Malvern Road N8 0LA
 Proposal: Certificate of lawfulness for the erection of a single storey rear outbuilding and storage.

Application No: **HGY/2021/2251** Officer: Emily Whittredge
 Decision: PERM REQ Decision Date: 12/08/2021
 Location: 41 Whymark Avenue N22 6DJ
 Proposal: Loft conversion comprising erection of rear dormer / outrigger extension and installation of front roof lights (Certificate of lawfulness)

Application No: **HGY/2021/2334** Officer: Oskar Gregersen
 Decision: PERM DEV Decision Date: 16/08/2021
 Location: 50 Malvern Road N8 0LA
 Proposal: Certificate of lawfulness: proposed use. Rear dormer with roof lights on front slope.

Application No: **HGY/2021/2469** Officer: Oskar Gregersen
 Decision: PERM DEV Decision Date: 25/08/2021
 Location: 26 The Avenue N8 0JR
 Proposal: Certificate of lawfulness: proposed use. Hip to gable loft conversion with rear dormer.

Application No: **HGY/2021/2516** Officer: Philip Elliott
 Decision: PERM DEV Decision Date: 01/09/2021
 Location: 126 Maurice Avenue N22 6PU
 Proposal: Certificate of lawfulness: proposed single storey rear extension.

FUL Applications Decided: 19

Application No: **HGY/2021/0191** Officer: Gareth Prosser
 Decision: GTD Decision Date: 16/06/2021
 Location: 142 High Road N22 6EB
 Proposal: Conversion of 2nd and 3rd floors from offices to residential with the erection of a rear dormer window.

Application No: **HGY/2021/0438** Officer: Laina Levassor
 Decision: GTD Decision Date: 14/07/2021
 Location: 175 Hornsey Park Road N8 0JX
 Proposal: Proposed side dormers and outrigger extensions to facilitate loft conversion

Application No: **HGY/2021/1163** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 09/08/2021
 Location: 37 Westbeech Road N22 6HU
 Proposal: Erection of rear single storey rear ground floor extension and insertion of three rooflights

Application No:	HGY/2021/1222	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	14/06/2021
Location:	First Floor Flat 91 Mayes Road N22 6UP		
Proposal:	Erection of rear dormer extension.		
Application No:	HGY/2021/1276	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	17/06/2021
Location:	65 Westbury Avenue N22 6SA		
Proposal:	Proposed single storey side and rear extension and subdivision of existing flat.		
Application No:	HGY/2021/1475	Officer:	Emily Whittredge
Decision:	REF	Decision Date:	30/06/2021
Location:	67 Lymington Avenue N22 6JE		
Proposal:	Installation of front door, frame and fanlight to create front porch (retrospective application)		
Application No:	HGY/2021/1498	Officer:	Mercy Oruwari
Decision:	REF	Decision Date:	14/07/2021
Location:	7 Tower Terrace N22 6SX		
Proposal:	Single storey side/rear infill extension. Loft conversion with rear dormer and two front skylights.		
Application No:	HGY/2021/1595	Officer:	Laina Levassor
Decision:	REF	Decision Date:	08/07/2021
Location:	65 Hornsey Park Road N8 0JU		
Proposal:	Erection of single storey rear and side extension and construction of first floor rear extension.		
Application No:	HGY/2021/1597	Officer:	Laina Levassor
Decision:	REF	Decision Date:	08/07/2021
Location:	65 Hornsey Park Road N8 0JU		
Proposal:	Erection of single storey rear extension		
Application No:	HGY/2021/1730	Officer:	Mercy Oruwari
Decision:	REF	Decision Date:	28/07/2021
Location:	Outside 21-23 High Road N22 6BH		
Proposal:	Two digital 75 inch LCD display screen, one on each side of the amended InLink unit		
Application No:	HGY/2021/1732	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	28/07/2021
Location:	13 Burghley Road N8 0QG		
Proposal:	Erection of wraparound rear extension and single storey rear garden outbuilding.		
Application No:	HGY/2021/1737	Officer:	Mercy Oruwari
Decision:	REF	Decision Date:	28/07/2021
Location:	31 Westbury Avenue N22 6BS		
Proposal:	Installation of open canopy for existing sitting area.		

Application No: **HGY/2021/1751** Officer: Roland Sheldon
 Decision: GTD Decision Date: 28/07/2021
 Location: 16-20 High Road N22 6BX
 Proposal: Erection of additional storey to create third floor level to be used as roof garden dining area for existing restaurant.

Application No: **HGY/2021/1810** Officer: Emily Whittredge
 Decision: REF Decision Date: 23/07/2021
 Location: 20 Park Ridings N8 0LD
 Proposal: Conversion of the existing 6 bedroom house into two separate dwellings with external staircase and designated green spaces.

Application No: **HGY/2021/1876** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 11/08/2021
 Location: 35 Bury Road N22 6HS
 Proposal: Erection of single storey side and rear 'wrap around' extension; Formation of rear roof dormer extensions; Replacement roof materials; Insertion of front roof lights

Application No: **HGY/2021/1955** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 27/08/2021
 Location: 12 Lymington Avenue N22 6JA
 Proposal: Conversion of the existing 2 bed flat to form 2 additional flats, 2 storey rear extension and rear dormer to facilitate loft conversion.

Application No: **HGY/2021/1983** Officer: Sarah Madondo
 Decision: GTD Decision Date: 04/08/2021
 Location: 40 Malvern Road N8 0LA
 Proposal: Garden annex, landscape works and all associated works at 40 Malvern Road

Application No: **HGY/2021/2123** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 23/08/2021
 Location: 173 Farrant Avenue N22 6PG
 Proposal: Replacement of all the sash windows in the house (1 downstairs, 3 upstairs) with new sash windows with the same material (timber) and equivalent design

Application No: **HGY/2021/2136** Officer: Sarah Madondo
 Decision: GTD Decision Date: 02/09/2021
 Location: 1 Bury Road N22 6HX
 Proposal: Extension to porch and part first floor front

NON Applications Decided: 2

Application No: **HGY/2021/1450** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 23/06/2021
 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/2019/1775 to amend the wording of pre-commencement condition 5 (Energy Centre Layout) in relation to blocks D3 and D4

Application No: **HGY/2021/1701** Officer: Christopher Smith
 Decision: GTD Decision Date: 21/07/2021
 Location: 44-46 High Road N22 6BX
 Proposal: Non-material amendment application to planning permission ref. HGY/2018/1472 (allowed at appeal ref. APP/Y5420/W/18/3218865) for the rationalisation of various aspects of the approved plans including: the number, size and layout of wheelchair user dwellings; the entrance corridor layout; the commercial refuse store locations; the commercial plant area, and; the second floor planter fronting High Road.

PNE Applications Decided: 2

Application No: **HGY/2021/1695** Officer: Laina Levassor
 Decision: PN REFUSED Decision Date: 22/07/2021
 Location: 8 Burghley Road N8 0QE
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 2.7m.

Application No: **HGY/2021/1770** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 28/07/2021
 Location: 41 Whymark Avenue N22 6DJ
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.75m and for which the height of the eaves would be 3m

RES Applications Decided: 17

Application No: **HGY/2020/2568** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 01/07/2021
 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: Approval of details pursuant to condition 51 - partial discharge (Secured by Design) attached to planning permission HGY/2017/3117 for Block A1 only

Application No: **HGY/2020/2569** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 05/08/2021
 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: Approval of details pursuant to condition 51 - partial discharge (Secured by Design) attached to planning permission HGY/2017/3117 for discharge of condition 51 for Block A2 only

Application No: **HGY/2020/2689** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 22/06/2021
 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: Approval of details pursuant to condition 31 - partial discharge 31 (CON2) (Land contamination) of planning permission HGY/2017/3117 relating to buildings A1 and A2 only.

Application No: **HGY/2021/1036** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 16/06/2021
 Location: Land at the Chocolate Factory and Parma House, 5 Clarendon Road Off Coburg Road N22 6XJ
 Proposal: Approval of details pursuant to condition 39 (Liaison Group) attached to planning permission HGY/2017/3020

Application No: **HGY/2021/1172** Officer: Christopher Smith
 Decision: GTD Decision Date: 25/08/2021
 Location: 44-46 High Road N22 6BX
 Proposal: Approval of details pursuant to condition 9 (piling) attached to planning permission that was allowed at appeal ref. APP/Y5420/W/18/3218865).

Application No:	HGY/2021/1253	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	30/06/2021
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:	Approval of details pursuant to condition 33 - partial discharge (Phasing Strategy & Details) of planning permission HGY/2017/3117 in relation to Blocks E1, E2 and E3 only		
Application No:	HGY/2021/1254	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	30/06/2021
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:	Approval of details pursuant to condition 28 - partial discharge (CIL Phasing) of planning permission HGY/2017/3117 in relation to Blocks E1, E2 and E3 only.		
Application No:	HGY/2021/1258	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	03/09/2021
Location:	44-46 High Road N22 6BX		
Proposal:	Approval of details pursuant to condition 19 (Overheating Study) attached to planning permission that was allowed at appeal ref. APP/Y5420/W/18/3218865.		
Application No:	HGY/2021/1449	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	14/06/2021
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:	Approval of details pursuant to condition 49 - partial discharge (Sustainability Standards - Non Residential) of planning permission HGY/2017/3117 in relation to Block C1 only.		
Application No:	HGY/2021/1726	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	29/07/2021
Location:	Land at the Chocolate Factory and Parma House, 5 Clarendon Road N22 6XJ		
Proposal:	Approval of details pursuant to condition 7 (Chocolate Factory materials) attached to planning permission HGY/2017/3020		
Application No:	HGY/2021/1948	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	03/09/2021
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:	Approval of details pursuant to condition 43 - partial discharge (Landscaping - Arboricultural Method Statement) of planning permission HGY/2017/3117 in relation to Blocks E1, E2 and E3 only		
Application No:	HGY/2021/1949	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	24/08/2021
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:	Approval of details pursuant to condition 34 - partial discharge (Meanwhile and interim uses) of planning permission HGY/2017/3117 in relation to Blocks E1, E2 and E3 only		
Application No:	HGY/2021/2062	Officer:	Emily Whittredge
Decision:	REF	Decision Date:	17/08/2021
Location:	17 High Road N22 6BH		
Proposal:	Details of Secured by Design measures and window display pursuant to conditions 5 and 6 of planning permission ref: HGY/2020/2996 for Change of use from betting shop (Sui Generis) to adult gaming centre (Sui Generis)		
Application No:	HGY/2021/2185	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	25/08/2021
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:	Approval of details pursuant to condition 49 - partial discharge (Sustainability Standards - Non-residential) of planning permission HGY/2017/3117 in relation to Blocks D1 only		

Application No: **HGY/2021/2256** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 25/08/2021
 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: Approval of details pursuant to condition 20 - partial discharge (Electrical Vehicle Charging Points) of planning permission HGY/2017/3117 in relation to Blocks D1-D4 only

Application No: **HGY/2021/2329** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 25/08/2021
 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: Approval of details pursuant to condition 46 - partial discharge (Fibre Broadband Strategy) of planning permission HGY/2017/3117 in relation to Blocks D1, D2, D3 and D4 only

Application No: **HGY/2021/2392** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 03/09/2021
 Location: Former Petrol Filling Station 76 Mayes Road N22 6SY
 Proposal: Approval of details pursuant to condition 14 (Borehole Management Strategy) attached to planning permission HGY/2020/0795

Total Applications Decided for Ward: 49

WARD: **Northumberland Park**

ADV Applications Decided: 3

Application No: **HGY/2021/1501** Officer: Kwaku Bossman-Gyamera
 Decision: REF Decision Date: 09/07/2021
 Location: Outside Post Office 824-828 High Road N17 0EY
 Proposal: Two digital 75 inch LCD display screen, one on each side of the amended InLink unit

Application No: **HGY/2021/1855** Officer: Sarah Madondo
 Decision: REF Decision Date: 06/08/2021
 Location: Outside Brook House Primary School 881 High Road N17 8EY
 Proposal: Two digital 75 inch LCD display screen, one on each side of the amended InLink unit

Application No: **HGY/2021/2168** Officer: Kwaku Bossman-Gyamera
 Decision: REF Decision Date: 27/08/2021
 Location: 655 High Road N17 8AA
 Proposal: Installation of 25mm thick aluminium fascia sign with white background and up to 320mm high red lettering and 680mm high symbol (lettering and symbol unraised). Replacement vinyl stickers in fanlights. (Retrospective)

CLDE Applications Decided: 2

Application No: **HGY/2021/1585** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 30/06/2021
 Location: 71 Manor Road N17 0JH
 Proposal: Certificate of lawfulness for existing use of the property as House in Multiple Occupation (HMO) up to 6 residents (C4 Use Class)

Application No: **HGY/2021/1704** Officer: Christopher Smith
 Decision: GTD Decision Date: 18/08/2021
 Location: Land to the rear of 841-843 High Road N17 8EY
 Proposal: Use of property as five self-contained flats (certificate of lawfulness: existing use)

CLUP Applications Decided: 1

Application No: **HGY/2021/1896** Officer: Tobias Finlayson
 Decision: PERM DEV Decision Date: 04/08/2021
 Location: 22 Nursery Street N17 8AP
 Proposal: Certificate of lawfulness for the proposed development of a rear dormer and insertion of two front rooflights.

FUL Applications Decided: 10

Application No: **HGY/2020/0782** Officer: Neil McClellan
 Decision: REF Decision Date: 06/07/2021
 Location: 37 Sutherland Road N17 0BN
 Proposal: Erection of a single storey rear and side infill extension, rear dormer extension and conversion of the loft, changes to front elevation to create an additional first floor window, and the creation of a flat sedum roof over the existing rear 2-storey outrigger with steps down from the proposed dormer to allow access to it. This application is a revision of the planning permission granted on 03/03/2019 (Ref: HGY/2018/2743).

Application No: **HGY/2021/1396** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 07/07/2021
 Location: 16 Farningham Road N17 0PP
 Proposal: Retrospective Planning for an erection of a single storey rear extension.

Application No: **HGY/2021/1403** Officer: Mercy Oruwari
 Decision: REF Decision Date: 06/07/2021
 Location: Tottenham Food Wine 104 Northumberland Park N17 0TS
 Proposal: Installation of shop front with canopy and roller shutter with side panels (1,4-6,8-H:2,5 M)

Application No: **HGY/2021/1463** Officer: Laina Levassor
 Decision: GTD Decision Date: 23/06/2021
 Location: 17 Foyle Road N17 0NL
 Proposal: Construction of single storey rear extension and rear dormer extension to facilitate loft conversion.

Application No: **HGY/2021/1502** Officer: Kwaku Bossman-Gyamera
 Decision: REF Decision Date: 09/07/2021
 Location: Outside Post Office 824-828 High Road N17 0EY
 Proposal: Removal of existing BT Phone Box and installation of a proposed replacement BT Street Hub and Associated Display of Advertisement to both sides of the unit.

Application No: **HGY/2021/1530** Officer: Sarah Madondo
 Decision: REF Decision Date: 07/07/2021
 Location: Outside Brook House Primary School 881 High Road N17 8EY
 Proposal: Removal of existing BT phone box and installation of a proposed replacement BT street hub and associated display of advertisement to both sides of the unit.

- Application No: **HGY/2021/1804** Officer: Kwaku Bossman-Gyamera
 Decision: REF Decision Date: 09/08/2021
 Location: 17 Bromley Road N17 0AR
 Proposal: Proposed two-storey side extension, single storey rear extension, Loft conversion with a rear dormer window. The conversion of the building into 3 self-contained flats.
- Application No: **HGY/2021/2044** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 20/08/2021
 Location: 70A Willoughby Lane N17 0SP
 Proposal: Change of use part of ground floor from Community Centre / Place of Worship use to Class E (barber shop) with related shopfront alterations.
- Application No: **HGY/2021/2172** Officer: Kwaku Bossman-Gyamera
 Decision: REF Decision Date: 03/09/2021
 Location: 4A Trulock Road N17 0PH
 Proposal: Single storey side infill and rear extension. Alterations to the first floor rear outrigger to incorporate addition storey at second floor level. Loft conversion with rear dormer window.
- Application No: **HGY/2021/2229** Officer: Gareth Prosser
 Decision: REF Decision Date: 27/08/2021
 Location: 655 High Road N17 8AA
 Proposal: Installation of black, powder coated, security roller shutter, to front elevation of ground floor shop, with galvanised steel, lattice grille profile and aluminium headbox and guides.

NON Applications Decided: 2

- Application No: **HGY/2020/2730** Officer: Martin Cowie
 Decision: GTD Decision Date: 06/08/2021
 Location: 29-41 Worcester Avenue N17 0TU
 Proposal: Section 96A application for Non-Material Amendments to planning permission reference HGY/2019/2519 (Demolition of seven residential dwellings at 29-41 Worcester Avenue, Tottenham to provide coach parking, and disabled car parking serving a future Community Health Centre), approved 29 January 2020. The proposed amendments include the temporary storage of equipment and siting of temporary generators to support music concerts at the stadium; a walled enclosure to replace the lockable bollards across the frontage; provision of block paving to parking area surface is and; changes to Car Parking Management Plan.
- Application No: **HGY/2021/1670** Officer: Graham Harrington
 Decision: GTD Decision Date: 12/07/2021
 Location: 798-808 High Road N17 0DH
 Proposal: Non-material amendment to conditions 3, 21, 26, 29, 35 and 36 of planning permission HGY/2020/1584.

PNE Applications Decided: 2

- Application No: **HGY/2021/1413** Officer: Laina Levassor
 Decision: PN REFUSED Decision Date: 05/07/2021
 Location: 149 Willoughby Lane N17 0RT
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 5.8m, for which the maximum height would be 2.8m and for which the height of the eaves would be 2.3m

Application No: **HGY/2021/1702** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 22/07/2021
 Location: 69 Manor Road N17 0JH
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original wall by 4m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

RES Applications Decided: 3

Application No: **HGY/2021/1282** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 15/06/2021
 Location: 54 Northumberland Park N17 0TX
 Proposal: Approval of details pursuant to condition 5 (Details of soft and hard landscaping) attached to planning permission HGY/2019/2307)

Application No: **HGY/2021/1534** Officer: Graham Harrington
 Decision: GTD Decision Date: 14/07/2021
 Location: 798-808 High Road N17 0DH
 Proposal: Approval of details pursuant to Condition 9 (Masonry Cleaning) attached to Listed Building Consent HGY/2020/1586.

Application No: **HGY/2021/1535** Officer: Graham Harrington
 Decision: GTD Decision Date: 14/07/2021
 Location: 798-808 High Road N17 0DH
 Proposal: Approval of details pursuant to part (a) (i), (ii), (iv), (vi), (xi), (xii) of precommencement Condition 8 (Approval of Details) attached to Listed Building Consent HGY/2020/1586.

TEL Applications Decided: 1

Application No: **HGY/2021/1849** Officer: Kwaku Bossman-Gyamera
 Decision: PERM DEV Decision Date: 14/07/2021
 Location: Outside 79 Garman Road N17 0QH
 Proposal: Formal notification for 28 days' notice (Regulation 5 of the Electronic Communication Code) to provide new 9m medium wooden pole at WP1(F/W) as per maps/diagrams

Total Applications Decided for Ward: 24WARD: **St Anns****CLDE Applications Decided: 2**

Application No: **HGY/2021/1735** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 19/08/2021
 Location: 25 Grove Road N15 5HJ
 Proposal: Certificate of lawfulness for the existing use of 5x self-contained flats.

Application No: **HGY/2021/1874** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 04/08/2021
 Location: 328 St Anns Road N15 3TA
 Proposal: Certificate of lawfulness for the existing use of 4 x self-contained flats

CLUP Applications Decided: 6

Application No:	HGY/2021/1571	Officer:	Christopher Smith
Decision:	PERM DEV	Decision Date:	05/07/2021
Location:	105 Rutland Gardens N4 1JW		
Proposal:	Proposed Dormer extension in materials to match existing and installation of roof lights (certificate of lawfulness: proposed use).		
Application No:	HGY/2021/1981	Officer:	Philip Elliott
Decision:	PERM DEV	Decision Date:	15/07/2021
Location:	20 Roseberry Gardens N4 1JJ		
Proposal:	Certificate of lawfulness: proposed loft conversion involving a roof enlargement with dormer to rear roof slope and outrigger. With associated front rooflights.		
Application No:	HGY/2021/2023	Officer:	Samuel Uff
Decision:	PERM DEV	Decision Date:	28/07/2021
Location:	43 Etherley Road N15 3AL		
Proposal:	Certificate of lawfulness for proposed rear dormer and dormer to outrigger.		
Application No:	HGY/2021/2080	Officer:	Mercy Oruwari
Decision:	PERM DEV	Decision Date:	05/08/2021
Location:	94 Chesterfield Gardens N4 1LR		
Proposal:	Certificate of lawfulness for the formation of a rear dormer and roof extension including the insertion of 2 front rooflights - proposed use.		
Application No:	HGY/2021/2146	Officer:	Fatema Begum
Decision:	PERM DEV	Decision Date:	01/09/2021
Location:	420 St Anns Road N15 3JJ		
Proposal:	Certificate of lawfulness: Erection of dormer on main roof and outrigger with x 2 rooflights on front roof slope.		
Application No:	HGY/2021/2271	Officer:	Emily Whittredge
Decision:	PERM DEV	Decision Date:	12/08/2021
Location:	9 Rutland Gardens N4 1JN		
Proposal:	Loft conversion comprising erection of rear dormer / outrigger extension and installation of front roof lights (Certificate of lawfulness)		

COND Applications Decided: 1

Application No:	HGY/2021/2055	Officer:	Emily Whittredge
Decision:	GTD	Decision Date:	13/08/2021
Location:	26-28 Grove Road N15 5HJ		
Proposal:	Variation of condition 2 of planning permission HGY/2018/1335 for Erection of two storey rear addition to rear outrigger and single storey side return extension to extend 2 no. flats, namely to amend the approved fenestration.		

FUL Applications Decided: 15

Application No:	HGY/2021/0139	Officer:	Emily Whittredge
Decision:	GTD	Decision Date:	01/07/2021
Location:	25 Avenue Road N15 5JG		
Proposal:	Erection of a single storey rear extension, hip to gable roof extension and rear dormer window.		

Application No:	HGY/2021/0955	Officer:	Emily Whittredge
Decision:	GTD	Decision Date:	28/06/2021
Location:	26 Rutland Gardens N4 1JP		
Proposal:	Erection of single storey rear infill extension and rear outrigger roof extension with replacement window to existing dormer.		
Application No:	HGY/2021/1223	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	14/06/2021
Location:	33 Abbotsford Avenue N15 3BT		
Proposal:	Erection of a single storey rear extension.		
Application No:	HGY/2021/1366	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	26/08/2021
Location:	First Floor Flat 44 Rutland Gardens N4 1JP		
Proposal:	Loft conversion with rear dormer and 3 no. Front rooflights and new roof terrace to rear.		
Application No:	HGY/2021/1398	Officer:	Mercy Oruwari
Decision:	REF	Decision Date:	21/06/2021
Location:	92 Chesterfield Gardens N4 1LR		
Proposal:	Replacement of the existing single-storey extension with a larger structure for the ground floor flat.		
Application No:	HGY/2021/1461	Officer:	Laina Levassor
Decision:	GTD	Decision Date:	18/06/2021
Location:	424 St Anns Road N15 3JJ		
Proposal:	Erection of single storey rear/side extension		
Application No:	HGY/2021/1596	Officer:	Emily Whittredge
Decision:	GTD	Decision Date:	22/07/2021
Location:	45 Avondale Road N15 3SR		
Proposal:	Erection of single storey rear and side extension.		
Application No:	HGY/2021/1712	Officer:	Laina Levassor
Decision:	GTD	Decision Date:	28/07/2021
Location:	101 Rutland Gardens N4 1JW		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2021/1748	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	21/07/2021
Location:	3-5 Doncaster Gardens N4 1HX		
Proposal:	Demolition of existing rear extension to No. 3, erection of single storey ground floor side infill extensions, with linked single storey rear extensions to both properties.		
Application No:	HGY/2021/1758	Officer:	Emily Whittredge
Decision:	GTD	Decision Date:	14/07/2021
Location:	12 Harringay Gardens N8 0SE		
Proposal:	Single storey side infill extension		

Application No: **HGY/2021/1875** Officer: Philip Elliott
 Decision: GTD Decision Date: 24/08/2021
 Location: 20 Roseberry Gardens N4 1JJ
 Proposal: Proposed single storey rear extension.

Application No: **HGY/2021/2089** Officer: Gareth Prosser
 Decision: REF Decision Date: 17/08/2021
 Location: 4 Hastings Terrace Conway Road N15 3BE
 Proposal: Erection of metal gates and railings to front garden.

Application No: **HGY/2021/2145** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 27/08/2021
 Location: 15 Brampton Road N15 3SX
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2021/2232** Officer: Gareth Prosser
 Decision: GTD Decision Date: 26/08/2021
 Location: 40 Ritches Road N15 3TB
 Proposal: Erection of ground floor rear/side extension.

Application No: **HGY/2021/2235** Officer: Gareth Prosser
 Decision: REF Decision Date: 27/08/2021
 Location: 85 St Anns Road N15 6NJ
 Proposal: Change of use at ground floor from office to residential 1b1b flat and ground floor extension.

LCD Applications Decided: 2

Application No: **HGY/2021/1261** Officer: Gareth Prosser
 Decision: GTD Decision Date: 16/06/2021
 Location: Chestnuts Primary School Black Boy Lane N15 3TD
 Proposal: Installation of new slim-line, double glazed sashes and casements to existing window frames (retaining the frames). - Repair the existing pitched roofs with the addition of new plain clay tiles - to replace this existing tiles. Installation of new vent tiles. Small height increase of the roof pitch line (approximately 10mm). Repairs to existing above ground drainage and external fabric on a like for like basis.

Application No: **HGY/2021/1419** Officer: Matthew Gunning
 Decision: GTD Decision Date: 25/06/2021
 Location: Seven Sisters Primary School South Grove N15 5QE
 Proposal: Replacement on single glazed timber windows with double-glazed timber windows on front (west elevation) and powder-coated double-glazed aluminium windows on all other elevations.

NON Applications Decided: 1

Application No: **HGY/2021/1815** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 07/07/2021
 Location: 32 North Grove N15 5QP
 Proposal: Non-material amendment following a grant of planning permission HGY/2020/0224. The revisions only apply to studio 1. The design of the roof has been simplified and the first floor windows have been moved from the south facing elevation, overlooking St Ann's Primary School to the north elevation overlooking the site, 32 North Grove.

PNC Applications Decided: 1

Application No: **HGY/2021/2107** Officer: Mercy Oruwari
 Decision: PN REFUSED Decision Date: 17/08/2021
 Location: 449 West Green Road N15 3PL
 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: 2

Application No: **HGY/2021/1684** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 23/07/2021
 Location: 13 Falmer Road N15 5BA
 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 3.35m and for which the height of the eaves would be 2.5m.

Application No: **HGY/2021/1731** Officer: Mercy Oruwari
 Decision: PN REFUSED Decision Date: 30/06/2021
 Location: 27 Hallam Road N15 3RE
 Proposal: Application to determine if prior approval is required for a proposed: Enlargement of a dwellinghouse by construction of additional storeys at 27 Hallam Road, London, N15 3RE

RES Applications Decided: 2

Application No: **HGY/2021/1813** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 04/08/2021
 Location: 32 North Grove N15 5QP
 Proposal: Approval of details pursuant to condition 3 (Samples of materials), condition 6 (Construction Method Report) attached to planning permission HGY/2020/0224.

Application No: **HGY/2021/1825** Officer: Christopher Smith
 Decision: GTD Decision Date: 19/07/2021
 Location: 423-435 West Green Road N15 3PJ
 Proposal: Approval of details pursuant to condition 26 (design and construction method statements) attached to planning permission HGY/2018/1806.

Total Applications Decided for Ward: 32WARD: **Seven Sisters****ADV Applications Decided: 2**

Application No: **HGY/2021/1277** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 15/06/2021
 Location: Unit 6 Arena Shopping Park Williamson Road N4 1ED
 Proposal: Three vinyl graphic signs are proposed within open glazed zones with two casement signs along the facade.

Application No: **HGY/2021/1602** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 13/07/2021
 Location: Unit 4a Arena Shopping Park Williamson Road N4 1ED
 Proposal: Installation and display of 1 x internally illuminated fascia sign, 1 x internally illuminated projecting sign and 2 x internal digital screens.

CLDE Applications Decided: 1

Application No: **HGY/2021/1492** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 02/07/2021
 Location: 4 Lockmead Road N15 6BX
 Proposal: Certificate of Lawfulness for the existing works including rear ground and first floor extensions, rear dormer, front lightwell and basement works.

CLUP Applications Decided: 6

Application No: **HGY/2021/1373** Officer: Valerie Okeiyi
 Decision: PERM DEV Decision Date: 21/06/2021
 Location: 62 Craven Park Road N15 6AB
 Proposal: Certificate of lawfulness (proposed use) for erection of a rear dormer.

Application No: **HGY/2021/1593** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 07/07/2021
 Location: 10 Oakdale Road N4 1NX
 Proposal: Certificate of Lawfulness for proposed single storey rear extension

Application No: **HGY/2021/1659** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 07/07/2021
 Location: 90 Ferndale Road N15 6UQ
 Proposal: Certificate of Lawfulness for proposed single storey rear extension.

Application No: **HGY/2021/2026** Officer: Christopher Smith
 Decision: PERM DEV Decision Date: 19/08/2021
 Location: 613 Seven Sisters Road N15 5LY
 Proposal: Erection of rear extension (certificate of lawfulness: proposed use)

Application No: **HGY/2021/2249** Officer: Emily Whittredge
 Decision: PERM DEV Decision Date: 20/08/2021
 Location: 165 Gladesmore Road N15 6TJ
 Proposal: Loft conversion comprising rear dormer and front roof lights (Certificate of Lawfulness)

Application No: **HGY/2021/2311** Officer: Philip Elliott
 Decision: PERM DEV Decision Date: 12/08/2021
 Location: 66 Craven Park Road N15 6AB
 Proposal: Certificate of lawfulness (proposed use) for rear dormer extension

CONM Applications Decided: 1

Application No: **HGY/2021/1416** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 22/07/2021
 Location: Unit 4a Arena Shopping Park Williamson Road N4 1ED
 Proposal: Variation of Condition 8 attached to planning permission reference HGY/2000/1027 as varied by planning permission reference HGY/2005/0349 to extend the opening hours of Unit 4A Arena Shopping Park to 06:00 - 22:00

FUL Applications Decided: 47

Application No:	HGY/2021/1137	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	16/06/2021
Location:	7 Barry Avenue N15 6AD		
Proposal:	Basement extension.		
Application No:	HGY/2021/1226	Officer:	Mercy Oruwari
Decision:	REF	Decision Date:	17/06/2021
Location:	49 St Anns Road N15 6NJ		
Proposal:	Erection of a small rear dormer and roof extension including the insertion of 2 front rooflights and 3 rear obscured glazed side windows.		
Application No:	HGY/2021/1278	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	15/06/2021
Location:	55 Hillside Road N15 6LU		
Proposal:	Enlargement of existing front roof dormer.		
Application No:	HGY/2021/1281	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	17/06/2021
Location:	55 Hillside Road N15 6LU		
Proposal:	Excavation to existing basement to add some height and the creation of a front small lightwell and windows at basement level.		
Application No:	HGY/2021/1360	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	23/06/2021
Location:	24 Clifton Gardens N15 6AP		
Proposal:	Erection of Type 3 Roof Extension		
Application No:	HGY/2021/1376	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	12/07/2021
Location:	1 Beechfield Road N4 1PD		
Proposal:	Erection of a two-storey extension to the side of the building to accommodate a disabled lift.		
Application No:	HGY/2021/1397	Officer:	Mercy Oruwari
Decision:	REF	Decision Date:	21/06/2021
Location:	4 Lockmead Road N15 6BX		
Proposal:	Erection of a Type 3 roof extension		
Application No:	HGY/2021/1454	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	16/07/2021
Location:	159 Wargrave Avenue N15 6TX		
Proposal:	Erection of Type 3 extension.		
Application No:	HGY/2021/1470	Officer:	Sarah Madondo
Decision:	REF	Decision Date:	23/08/2021
Location:	31A Riverside Road N15 6DA		
Proposal:	Demolition of existing single storey dwelling and construction of two storey plus basement to an end of terrace property (previously approved, ref: HGY/2015/1638)		

Application No:	HGY/2021/1477	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	01/07/2021
Location:	40 Fairview Road N15 6LJ		
Proposal:	Erection of an additional storey ('Type 3' extension)		
Application No:	HGY/2021/1538	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	08/07/2021
Location:	62 Craven Park Road N15 6AB		
Proposal:	Ground floor wrap around extension.		
Application No:	HGY/2021/1558	Officer:	Emily Whittredge
Decision:	GTD	Decision Date:	05/07/2021
Location:	103 Fairview Road N15 6TT		
Proposal:	Type 3 loft extension.		
Application No:	HGY/2021/1562	Officer:	Emily Whittredge
Decision:	GTD	Decision Date:	02/07/2021
Location:	103 Fairview Road N15 6TT		
Proposal:	Erection of single storey rear/side infill extension.		
Application No:	HGY/2021/1566	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	29/06/2021
Location:	94 Fairview Road N15 6TP		
Proposal:	Erection of first floor rear extension.		
Application No:	HGY/2021/1569	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	05/07/2021
Location:	12 Riverside Road N15 6DA		
Proposal:	Erection of an additional storey ('Type 3' extension).		
Application No:	HGY/2021/1607	Officer:	Laina Levassor
Decision:	GTD	Decision Date:	08/07/2021
Location:	38 Norfolk Avenue N15 6JX		
Proposal:	Erection of Type 3 extension		
Application No:	HGY/2021/1609	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	14/07/2021
Location:	121 Wargrave Avenue N15 6TX		
Proposal:	Proposed excavation of rear basement extension and rear lightwell.		
Application No:	HGY/2021/1612	Officer:	Laina Levassor
Decision:	REF	Decision Date:	09/07/2021
Location:	95 Fairview Road N15 6TT		
Proposal:	Erection of single storey rear extension		

Application No:	HGY/2021/1620	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	21/07/2021
Location:	27 Clifton Gardens N15 6AP		
Proposal:	Erection of "type 3"roof extension.		
Application No:	HGY/2021/1631	Officer:	Sarah Madondo
Decision:	REF	Decision Date:	14/07/2021
Location:	38-40 Norfolk Avenue N15 6JX		
Proposal:	Erection of first floor rear extension at 38 and 40 Norfolk Avenue		
Application No:	HGY/2021/1637	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	04/08/2021
Location:	28 Fairview Road N15 6LL		
Proposal:	Type 3 roof extension.		
Application No:	HGY/2021/1639	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	21/07/2021
Location:	19 Grovelands Road N15 6BT		
Proposal:	Demolition of the single storey side garage/outbuilding and the erection of a two storey side extension and single storey rear extension, with a Type 3 roof extension.		
Application No:	HGY/2021/1696	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	29/07/2021
Location:	18-20 Rostrevor Avenue N15 6LR		
Proposal:	Erection of "Type 3"roof extension.		
Application No:	HGY/2021/1714	Officer:	Laina Levassor
Decision:	REF	Decision Date:	25/08/2021
Location:	95 Fairview Road N15 6TT		
Proposal:	Erection of single storey rear and side infill extension.		
Application No:	HGY/2021/1719	Officer:	Emily Whittredge
Decision:	GTD	Decision Date:	25/08/2021
Location:	109-111 Wargrave Avenue N15 6TU		
Proposal:	Proposed ground floor extension at No.111 and joint first floor rear extension at 109-111 Wargrave Avenue		
Application No:	HGY/2021/1728	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	21/07/2021
Location:	20 Oakdale Road N4 1NX		
Proposal:	Erection of single storey rear extension		
Application No:	HGY/2021/1734	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	27/07/2021
Location:	157 Wargrave Avenue N15 6TX		
Proposal:	Erection of a Type 3 roof extension.		

Application No:	HGY/2021/1780	Officer:	Emily Whittredge
Decision:	GTD	Decision Date:	03/08/2021
Location:	53 Rostrevor Avenue N15 6LD		
Proposal:	Type 3 roof extension.		
Application No:	HGY/2021/1821	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	09/08/2021
Location:	22-24 Clifton Gardens N15 6AP		
Proposal:	Erection of First floor Rear Joint Extension		
Application No:	HGY/2021/1829	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	01/09/2021
Location:	45 Vartry Road N15 6PR		
Proposal:	An Extension to the Basement, New Access to the Property, Replacement of Windows on the Front and Rear Elevation, Relocation of the Waste Storage Facilities and Proposed Rooflight.		
Application No:	HGY/2021/1844	Officer:	Kwaku Bossman-Gyamera
Decision:	REF	Decision Date:	09/08/2021
Location:	1A Holmdale Terrace N15 6PP		
Proposal:	Erection of an additional floor and a ground floor extension.		
Application No:	HGY/2021/1893	Officer:	Laina Levassor
Decision:	REF	Decision Date:	24/08/2021
Location:	159 Wargrave Avenue N15 6TX		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2021/1926	Officer:	Emily Whittredge
Decision:	GTD	Decision Date:	11/08/2021
Location:	6 Hillside Road N15 6NB		
Proposal:	Loft conversion with rear dormer and front roof lights		
Application No:	HGY/2021/1941	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	06/08/2021
Location:	260 Hermitage Road N4 1NR		
Proposal:	Rear dormer roof extension and insertion of 3 x roof lights to the front roof slope. Ground floor side infill extension. Replacement of existing single glazed steel framed windows with wooden double glazed windows to front elevation.		
Application No:	HGY/2021/1945	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	31/08/2021
Location:	118 Gladesmore Road N15 6TH		
Proposal:	Creation of basement extension with front and rear lightwells.		
Application No:	HGY/2021/1985	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	11/08/2021
Location:	243 Hermitage Road N4 1NP		
Proposal:	Replacement of existing conservatory with a single storey rear extension with part green roof, part glazed roof to side.		

Application No:	HGY/2021/1993	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	12/08/2021
Location:	527 Seven Sisters Road N15 6EP		
Proposal:	Erection of a rear roof extension		
Application No:	HGY/2021/2040	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	26/08/2021
Location:	62 Craven Park Road N15 6AB		
Proposal:	Erection of a type 3 roof extension.		
Application No:	HGY/2021/2052	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	05/08/2021
Location:	Flat A 34 St Johns Road N15 6QP		
Proposal:	Rear dormer loft conversion including three roof lights in the front roof slope.		
Application No:	HGY/2021/2057	Officer:	Emily Whittredge
Decision:	GTD	Decision Date:	11/08/2021
Location:	67 Crowland Road N15 6UL		
Proposal:	Type 3 extension		
Application No:	HGY/2021/2059	Officer:	Emily Whittredge
Decision:	GTD	Decision Date:	10/08/2021
Location:	54 Ferndale Road N15 6UQ		
Proposal:	Type 3 loft extension		
Application No:	HGY/2021/2063	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	11/08/2021
Location:	78 Fairview Road N15 6TP		
Proposal:	Erection of Type 3 Loft extension		
Application No:	HGY/2021/2074	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	24/08/2021
Location:	25 Howard Road N15 6NL		
Proposal:	Proposed single storey side extension		
Application No:	HGY/2021/2082	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	18/08/2021
Location:	66 Craven Park Road N15 6AB		
Proposal:	Erection of a single storey wrap around extension		
Application No:	HGY/2021/2083	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	10/08/2021
Location:	29 Hillside Road N15 6LU		
Proposal:	Erection of single storey infill extension to enable a wrap-around extension		

Application No: **HGY/2021/2118** Officer: Sarah Madondo
 Decision: GTD Decision Date: 27/08/2021
 Location: 13 Heysham Road N15 6HL
 Proposal: Erection of rear dormer and new terrace with spiral stairs.

Application No: **HGY/2021/2122** Officer: Laina Levassor
 Decision: GTD Decision Date: 25/08/2021
 Location: 80 Hillside Road N15 6NB
 Proposal: Erection of single storey rear extension.

PNE Applications Decided: 25

Application No: **HGY/2021/1391** Officer: Laina Levassor
 Decision: PN REFUSED Decision Date: 17/06/2021
 Location: 9 Grovelands Road N15 6BT
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 4.5m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

Application No: **HGY/2021/1405** Officer: Laina Levassor
 Decision: PN REFUSED Decision Date: 28/06/2021
 Location: 74 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 3m and for which the height of the eaves would be 3m.

Application No: **HGY/2021/1438** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 28/06/2021
 Location: 27 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 3.4m and for which the height of the eaves would be 3m.

Application No: **HGY/2021/1472** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 08/07/2021
 Location: 157 Wargrave Avenue N15 6TX
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

Application No: **HGY/2021/1473** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 29/06/2021
 Location: 10 Oakdale Road N4 1NX
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 3.6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

Application No: **HGY/2021/1476** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 08/07/2021
 Location: 28 Fairview Road N15 6LL
 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 3.33m and for which the height of the eaves would be 3m

Application No:	HGY/2021/1507	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	30/06/2021
Location:	95 Fairview Road N15 6TT		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m.		
Application No:	HGY/2021/1520	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	14/07/2021
Location:	64 Gladesmore Road N15 6TB		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 4.35m, for which the maximum height would be 3m and for which the height of the eaves would be 3m		
Application No:	HGY/2021/1638	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	15/07/2021
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 3.65m and for which the height of the eaves would be 3m.		
Application No:	HGY/2021/1717	Officer:	Laina Levassor
Decision:	PN REFUSED	Decision Date:	20/07/2021
Location:	17 Franklin Street N15 6QH		
Proposal:	Application to determine if prior approval is required for development consisting of works for the construction of an additional storey which extends 3m above the existing roof height under Schedule 2, Part 1, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).		
Application No:	HGY/2021/1756	Officer:	Laina Levassor
Decision:	PN REFUSED	Decision Date:	28/07/2021
Location:	64 Gladesmore Road N15 6TB		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 4.35m, for which the maximum height would be 3m and for which the height of the eaves would be 3m		
Application No:	HGY/2021/1832	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	28/07/2021
Location:	67 Crowland Road N15 6UL		
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/2021/1834	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	04/08/2021
Location:	8 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 2.85m		
Application No:	HGY/2021/1838	Officer:	Laina Levassor
Decision:	PN REFUSED	Decision Date:	04/08/2021
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/2021/1839	Officer:	Laina Levassor
Decision:	PN REFUSED	Decision Date:	04/08/2021
Location:	54 Ferndale Road N15 6UQ		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m.		
Application No:	HGY/2021/1840	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	04/08/2021
Location:	157 Wargrave Avenue N15 6TX		
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 3.6m and for which the height of the eaves would be 3m		
Application No:	HGY/2021/1904	Officer:	Laina Levassor
Decision:	PN REFUSED	Decision Date:	04/08/2021
Location:	74 Crowland Road N15 6UU		
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/2021/1905	Officer:	Laina Levassor
Decision:	PN REFUSED	Decision Date:	04/08/2021
Location:	74 Crowland Road N15 6UU		
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/2021/1922	Officer:	Laina Levassor
Decision:	PN REFUSED	Decision Date:	16/08/2021
Location:	14 Thorpe Road N15 6NR		
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/2021/2058	Officer:	Laina Levassor
Decision:	PN REFUSED	Decision Date:	25/08/2021
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 3.5m and for which the height of the eaves would be 3m		
Application No:	HGY/2021/2076	Officer:	Kwaku Bossman-Gyamera
Decision:	PN REFUSED	Decision Date:	11/08/2021
Location:	14 Pulford Road N15 6SP		
Proposal:	Application for prior approval of a proposed: Enlargement of a dwellinghouse by construction of additional storeys Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 1, Class AA		
Application No:	HGY/2021/2104	Officer:	Mercy Oruwari
Decision:	PN REFUSED	Decision Date:	12/08/2021
Location:	92 Pulford Road N15 6SR		
Proposal:	Application to determine if prior approval is required for a proposed: Enlargement of a dwellinghouse by construction of additional storeys at 92 Pulford Road, London, N15 6SR		
Application No:	HGY/2021/2115	Officer:	Laina Levassor
Decision:	PN REFUSED	Decision Date:	25/08/2021
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 3.5m and for which the height of the eaves would be 3m.		

Application No: **HGY/2021/2133** Officer: Laina Levassor
 Decision: PN REFUSED Decision Date: 25/08/2021
 Location: 78 Fairview Road N15 6TP
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m.

Application No: **HGY/2021/2134** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 01/09/2021
 Location: 222 Hermitage Road N4 1NN
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 4.39m, for which the maximum height would be 3.69m and for which the height of the eaves would be 3m.

RES Applications Decided: 11

Application No: **HGY/2021/1478** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 16/07/2021
 Location: 7 Clifton Gardens N15 6AP
 Proposal: Approval of details pursuant to condition 4 (Construction Method Report) attached to planning permission HGY/2021/0080.

Application No: **HGY/2021/1795** Officer: Samuel Uff
 Decision: GTD Decision Date: 12/08/2021
 Location: Templeton Hall and Garages Adjacent to 52 Templeton Road N15 6RU
 Proposal: Approval of details reserved by a condition 13 (Boilers) attached to planning permission HGY/2016/2621

Application No: **HGY/2021/1796** Officer: Samuel Uff
 Decision: GTD Decision Date: 13/08/2021
 Location: Templeton Hall and Garages Adjacent to 52 Templeton Road N15 6RU
 Proposal: Approval of details reserved by a condition 14 (lean energy) attached to planning permission HGY/2016/2621.

Application No: **HGY/2021/1797** Officer: Samuel Uff
 Decision: GTD Decision Date: 12/08/2021
 Location: Templeton Hall and Garages Adjacent to 52 Templeton Road N15 6RU
 Proposal: Approval of details reserved by a condition 16 (solar pv) attached to planning permission HGY/2016/2621

Application No: **HGY/2021/1837** Officer: Sarah Madondo
 Decision: REF Decision Date: 12/08/2021
 Location: Land adjacent to 1 Lealand Road N15 6JS
 Proposal: Approval of details reserved by a condition 11 (Construction Management Plan) attached to planning reference HGY/2020/2393

Application No: **HGY/2021/1846** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 14/07/2021
 Location: 37-39 Clifton Gardens N15 6AP
 Proposal: Approval of details pursuant to conditions 6 (Method of Construction Statement) and condition 8 (Refuse and waste storage/ recycling facilities attached to planning permission ref: HGY/2020/3131).

Application No:	HGY/2021/1901	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	18/08/2021
Location:	Templeton Hall and Garages Adjacent to 52 Templeton Road N15 6RU		
Proposal:	Approval of details reserved by a condition 20 (hard and soft landscaping) attached to planning permission HGY/2016/2621		
Application No:	HGY/2021/1908	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	29/07/2021
Location:	Land adjacent to 1 Lealand Road N15 6JS		
Proposal:	Approval of details reserved by a condition 5a (Site Investigation) & 5b (Conceptual Model) attached planning permission HGY/2020/2393		
Application No:	HGY/2021/1919	Officer:	Philip Elliott
Decision:	GTD	Decision Date:	25/08/2021
Location:	Land to the North of Ermine Road N15		
Proposal:	Approval of details pursuant to condition 22 (Landscaping and Boundary Treatments) attached to planning permission HGY/2020/2794		
Application No:	HGY/2021/2140	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	01/09/2021
Location:	Land adjacent to 1 Lealand Road N15 6JS		
Proposal:	Approval of details reserved by a condition 6 (Living Roof) attached to planning permission HGY/2020/2393.		
Application No:	HGY/2021/2141	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	01/09/2021
Location:	Land adjacent to 1 Lealand Road N15 6JS		
Proposal:	Approval of details reserved by a condition 16 (Drainage design) attached to planning permission HGY/2020/2393.		

Total Applications Decided for Ward: 93

WARD: **Stroud Green**

CLUP Applications Decided: 1

Application No:	HGY/2021/1870	Officer:	Valerie Okeiyi
Decision:	PERM DEV	Decision Date:	21/07/2021
Location:	55 Nelson Road N8 9RS		
Proposal:	Certificate of lawfulness (proposed use) for erection of a rear dormers and installation of rooflights to front elevation.		

COND Applications Decided: 2

Application No:	HGY/2021/0748	Officer:	Samuel Uff
Decision:	REF	Decision Date:	05/07/2021
Location:	48 Mount Pleasant Crescent N4 4HP		
Proposal:	Variation of Condition 2 (approved drawings) of planning permission HGY/2019/3247 to raise the ridge height of the roof and corresponding height of rear dormer.		
Application No:	HGY/2021/1706	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	27/07/2021
Location:	27 Mayfield Road N8 9LL		
Proposal:	Minor material amendment to vary condition 2 and 3 of HGY/2019/3276 to change the materials to part of the rear extension.		

FUL Applications Decided: 11

- Application No: **HGY/2021/0939** Officer: Matthew Gunning
 Decision: GTD Decision Date: 01/07/2021
 Location: 25 Mount Pleasant Crescent N4 4HP
 Proposal: Demolition of existing ground floor rear extension and rear-slope loft dormer, replacement with new ground floor rear and side infill extensions, and new enlarged dormer on rear roof slope (AMENDED PLANS).
- Application No: **HGY/2021/1418** Officer: Matthew Gunning
 Decision: GTD Decision Date: 23/06/2021
 Location: 35 Stapleton Hall Road N4 3QE
 Proposal: Retrospective planning application for metal railings to terrace which differ from the approved drawings PP HGY/2016/0943.
- Application No: **HGY/2021/1487** Officer: Samuel Uff
 Decision: GTD Decision Date: 02/07/2021
 Location: First And Second Floor Flat 109 Florence Road N4 4DL
 Proposal: Rear dormer and installation of 1 x front rooflight
- Application No: **HGY/2021/1499** Officer: Roland Sheldon
 Decision: GTD Decision Date: 27/08/2021
 Location: 139 Mount View Road N4 4JH
 Proposal: Installation of 2 x air source heat pumps (one with reverse air conditioning mode) within the rear garden.
- Application No: **HGY/2021/1565** Officer: Roland Sheldon
 Decision: GTD Decision Date: 19/07/2021
 Location: 32 Ossian Road N4 4EA
 Proposal: Replacement of ground floor front windows with double glazed timber sash units to match the existing. Replacement of 2 metal framed ground floor rear windows with uPVC units.
- Application No: **HGY/2021/1640** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 20/07/2021
 Location: Flat 4 150 Stapleton Hall Road N4 4QJ
 Proposal: Replacement of rear bedroom window and rear kitchen door and window with UPVC.
- Application No: **HGY/2021/1687** Officer: Matthew Gunning
 Decision: GTD Decision Date: 27/07/2021
 Location: 47 Lorne Road N4 3RU
 Proposal: Proposed alteration to rear including minor roof changes and all associated works.
- Application No: **HGY/2021/1936** Officer: Matthew Gunning
 Decision: GTD Decision Date: 16/08/2021
 Location: 37 Mount Pleasant Villas N4 4HA
 Proposal: Replacement of existing single glazed windows for new double glazed windows to match existing at first and second floor front elevation.

- Application No: **HGY/2021/1944** Officer: Roland Sheldon
 Decision: GTD Decision Date: 12/08/2021
 Location: 15 Albert Road N4 3RR
 Proposal: Proposed widening of existing rear door opening and replacement of single glazed existing external timber french doors with new aluminium casement door and two fixed glass side panels. Proposed new double glazed timber sash windows to replace existing singled glazed timber top opening windows to lower ground floor front bay window.
- Application No: **HGY/2021/1953** Officer: Tania Skelli
 Decision: GTD Decision Date: 27/08/2021
 Location: Flat 2 160 Ferme Park Road N8 9SE
 Proposal: Erection of rear extension to an existing ground floor flat.
- Application No: **HGY/2021/1997** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 23/08/2021
 Location: 2 Elyne Road N4 4RA
 Proposal: Formation of rear dormer roof extension and alterations to roof of property.

NON Applications Decided: 2

- Application No: **HGY/2021/1789** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 23/06/2021
 Location: 79 Florence Road N4 4DL
 Proposal: Non-material amendment following a grant of planning permission HGY/2019/0066 involving alterations to the fenestration including altered cladding of ground floor extension, rear dormer and installation of velux rooflights to the front roofslope.
- Application No: **HGY/2021/1830** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 05/07/2021
 Location: 76 Stapleton Hall Road N4 4QA
 Proposal: Non-material amendment following a grant of planning permission HGY/2020/1590: top floor glass roof revised to a green sedum roof and access door at the rear from the utility room replacing the previous adjacent door.

RES Applications Decided: 1

- Application No: **HGY/2021/1928** Officer: Elisabetta Tonazzi
 Decision: GTD Decision Date: 02/08/2021
 Location: Stroud Green Primary School Woodstock Road N4 3EX
 Proposal: Approval of details pursuant to conditions 3a (Material specification of the proposed insulation board to sloping soffits, details of number, size and locations of fixings, methodology for installation of insulation boards) and 3e (Specification and sample images of replacement radiators) attached to listed building consent HGY/2021/0103

TEL Applications Decided: 1

- Application No: **HGY/2021/1614** Officer: Kwaku Bossman-Gyamera
 Decision: PN GRANT Decision Date: 19/07/2021
 Location: Telecommunications Site 13941/HGY048 Chettle Court Ridge Road N8 9NR
 Proposal: Removal of 2no existing antennas and 3 no. equipment cabinets, installation of 6 no. new antennas and 4 no. equipment cabinets with associated ancillary works thereto. (Prior notification: Development by telecoms operators)

TPO Applications Decided: 4

Application No:	HGY/2021/0952	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	28/07/2021
Location:	Land to rear of 56-58 Uplands Road N8 9NJ		
Proposal:	TREE PRESERVATION ORDER: TPO 2002 (Cranford Way N8) TREE T4 Whitebeam of MWA Arboricultural Report Works - REMOVE Reason: The above tree is considered to be responsible for root induced clay shrinkage subsidence damage to 56 Uplands Road, Hornsey, London, N8 9NJ Please see attached statement of reasons for works.		
Application No:	HGY/2021/1153	Officer:	Janey Zhao
Decision:	GTD	Decision Date:	07/07/2021
Location:	36 Denton Road N8 9NS		
Proposal:	Birch (T1) - Crown reduce to previous pruning points (2m). Eucalyptus (T2) - Fell due to presence of Ganoderma sp. and poor condition. Sycamore (T3) - Crown reduce to previous points (1-2m).		
Application No:	HGY/2021/1673	Officer:	Janey Zhao
Decision:	GTD	Decision Date:	10/08/2021
Location:	12 Denton Road N8 9NS		
Proposal:	Works to trees protected by an Area TPO: 1 x Bay - cut back to reduce shading (-35%, approx 2/2.5 metres off). 5 x Silver Birch - cut back to stop roots damaging railway sleepers that form the bed just a tidy up of approx 1 metre)		
Application No:	HGY/2021/1710	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	10/08/2021
Location:	43 Granville Road N4 4EJ		
Proposal:	Works to tree protected by a TPO T1: Ash (16m): Reduction in height of the tree by 3 metres and a reduction in the lateral crown spread of 5 metres to keep the tree at a size suitable for its location.		

Total Applications Decided for Ward: 22

WARD: Tottenham Green

ADV Applications Decided: 1

Application No:	HGY/2019/0771	Officer:	Neil McClellan
Decision:	GTD	Decision Date:	30/06/2021
Location:	Unit F Tottenham Hale Retail Park Broad Lane N15 4QD		
Proposal:	New fascia signs on shop front and side elevation.		

CLDE Applications Decided: 4

Application No:	HGY/2021/1697	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	14/07/2021
Location:	66 Grove Park Road N15 4SN		
Proposal:	Existing use as 2 separate flats of the dwelling house (certificate of lawfulness: existing use)		
Application No:	HGY/2021/1699	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	16/07/2021
Location:	77 West Green Road N15 5DA		
Proposal:	Use of property as three flats (certificate of lawfulness: existing use)		

Application No: **HGY/2021/1736** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 19/08/2021
 Location: 52 West Green Road N15 5NR
 Proposal: Certificate of lawfulness for the existing use of 3x self-contained flats.

Application No: **HGY/2021/2106** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 23/08/2021
 Location: 64 Springfield Road N15 4AZ
 Proposal: Certificate of lawfulness for the existing use of 5x self-contained flats

CLUP Applications Decided: 5

Application No: **HGY/2021/1359** Officer: Kwaku Bossman-Gyamera
 Decision: PERM DEV Decision Date: 21/06/2021
 Location: 112 Seaford Road N15 5DT
 Proposal: Certificate of lawfulness for proposed loft conversion with dormers on the main rear roof slope and over the outrigger projection, including insertion of two roof lights to the front roof slope.

Application No: **HGY/2021/1711** Officer: Fatema Begum
 Decision: PERM DEV Decision Date: 02/07/2021
 Location: 62 Elmar Road N15 5DJ
 Proposal: Certificate of lawfulness: Erection of rear dormer and x 2 rooflights to front roofslope.

Application No: **HGY/2021/1778** Officer: Fatema Begum
 Decision: PERM DEV Decision Date: 19/07/2021
 Location: 126 Seaford Road N15 5DS
 Proposal: Certificate of lawfulness: Erection of rear dormers and x 2 rooflights to the front roofslope.

Application No: **HGY/2021/2270** Officer: Emily Whittredge
 Decision: PERM DEV Decision Date: 05/08/2021
 Location: 189 West Green Road N15 5EA
 Proposal: Loft conversion comprising erection of rear dormer / outrigger extension and installation of front roof lights (Certificate of lawfulness)

Application No: **HGY/2021/2440** Officer: Philip Elliott
 Decision: PERM DEV Decision Date: 26/08/2021
 Location: 127 Seaford Road N15 5DX
 Proposal: Certificate of lawfulness: proposed rear dormer and front rooflights

FUL Applications Decided: 17

Application No: **HGY/2021/0691** Officer: Emily Whittredge
 Decision: GTD Decision Date: 02/07/2021
 Location: 15 Talbot Road N15 4DF
 Proposal: Erection of replacement rear and side extension, and replacement of ground floor window with door.

Application No:	HGY/2021/0858	Officer:	Laina Levassor
Decision:	GTD	Decision Date:	15/06/2021
Location:	22 Seaford Road N15 5DY		
Proposal:	Construction of rear dormer extension to facilitate loft conversion with rooflight.		
Application No:	HGY/2021/1356	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	21/06/2021
Location:	First Floor Flat 111 Philip Lane N15 4JR		
Proposal:	Proposed change of use of first floor flat to storage ancillary to the ground floor dental surgery.		
Application No:	HGY/2021/1385	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	07/07/2021
Location:	38 Springfield Road N15 4AZ		
Proposal:	Single storey rear infill extension		
Application No:	HGY/2021/1401	Officer:	Mercy Oruwari
Decision:	REF	Decision Date:	24/06/2021
Location:	First Floor Flat 321 West Green Road N15 3PA		
Proposal:	Subdivision of the upper floor flat into into a 1x2 bed on the first floor and 1x1 bed on the second floor.		
Application No:	HGY/2021/1491	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	02/07/2021
Location:	Flat A 1 Summerhill Road N15 4HF		
Proposal:	Erection of a rear dormer with 2x rear facing windows and installation of 3x conservation rooflights at the front.		
Application No:	HGY/2021/1511	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	07/07/2021
Location:	253 Philip Lane N15 4AE		
Proposal:	Demolition of existing garage fronting Bourn Avenue and erection of replacement building housing a garage on the ground floor with a mezzanine level above for use in connection with the residential premises at 253 Philip Lane.		
Application No:	HGY/2021/1618	Officer:	Fatema Begum
Decision:	GTD	Decision Date:	15/07/2021
Location:	62 Elmar Road N15 5DJ		
Proposal:	Erection of a first floor partial rear extension.		
Application No:	HGY/2021/1658	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	21/07/2021
Location:	25 Bedford Road N15 4HA		
Proposal:	Part two storey part single storey story side / rear extension and single storey side extension (following demolition of existing structures); rear dormer roof extension; installation of front and side rooflights and replacing existing windows with double glazing.		

Application No: **HGY/2021/1709** Officer: Fatema Begum
 Decision: REF Decision Date: 26/07/2021
 Location: 62 Elmar Road N15 5DJ
 Proposal: Erection of a first floor full width rear extension.

Application No: **HGY/2021/1750** Officer: Emily Whittredge
 Decision: GTD Decision Date: 03/08/2021
 Location: 14 Ashmount Road N15 4DD
 Proposal: Replacement of existing rear conservatory with new purpose built extension.

Application No: **HGY/2021/1767** Officer: Emily Whittredge
 Decision: REF Decision Date: 02/08/2021
 Location: 49 Tynemouth Road N15 4AU
 Proposal: Change of use from single dwelling house (C3) to small HMO (C4) for up to 6 occupiers

Application No: **HGY/2021/1769** Officer: Emily Whittredge
 Decision: GTD Decision Date: 14/07/2021
 Location: Flat 26 Joshua Court 161 Antill Road N15 4FR
 Proposal: Replacement of 3 no. fixed windows with openable tilt and turn windows.

Application No: **HGY/2021/1798** Officer: Emily Whittredge
 Decision: GTD Decision Date: 04/08/2021
 Location: Flat 22 Joshua Court 161 Antill Road N15 4FR
 Proposal: Replacement of 3 no. fixed windows with openable tilt and turn windows.

Application No: **HGY/2021/2066** Officer: Samuel Uff
 Decision: GTD Decision Date: 19/08/2021
 Location: Flat B 67 Clyde Road N15 4LS
 Proposal: Replacement of ground floor front and rear windows

Application No: **HGY/2021/2068** Officer: Gareth Prosser
 Decision: GTD Decision Date: 16/08/2021
 Location: 66 Tynemouth Road N15 4AX
 Proposal: Erection of ground floor infill extension (Amended Plans).

Application No: **HGY/2021/2086** Officer: Mercy Oruwari
 Decision: REF Decision Date: 20/08/2021
 Location: 28 Beaconsfield Road N15 4SJ
 Proposal: Formation of vehicular crossover and removal of tree from front of property.

NON Applications Decided: 1

Application No: **HGY/2021/1914** Officer: Neil McClellan
 Decision: GTD Decision Date: 02/07/2021
 Location: 30 Summerhill Road N15 4HD
 Proposal: Non material amendment to planning permission reference HGY/2020/2321, seeking to remove a screen from the front of the building located to the rear of the development.

PNC Applications Decided: 1

Application No: **HGY/2021/1740** Officer: Mercy Oruwari
 Decision: PN REFUSED Decision Date: 02/08/2021
 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): conversion of rear of shop to a separate flat, addition of 2 windows to the side elevation.

RES Applications Decided: 2

Application No: **HGY/2018/1348** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 17/06/2021
 Location: Land At Lawrence Road N15 4EX
 Proposal: Approval of details pursuant to condition 16 (landscaping scheme) attached to planning permission HGY/2012/1983

Application No: **HGY/2021/1668** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 12/07/2021
 Location: 26 Jansons Road N15 4JU
 Proposal: Approval of details pursuant to condition 3 (Materials) attached to planning permission HGY/2020/3237

TEL Applications Decided: 2

Application No: **HGY/2021/2071** Officer: Kwaku Bossman-Gyamera
 Decision: PN GRANT Decision Date: 18/08/2021
 Location: Land to north of Tottenham Green Centre Clyde Road N15 4JA
 Proposal: Proposed installation of 20.0m Phase 8 Monopole C/W wraparound Cabinet at base and associated ancillary works. (Prior notification: Development by telecoms operators)

Application No: **HGY/2021/2174** Officer: Kwaku Bossman-Gyamera
 Decision: PERM DEV Decision Date: 09/08/2021
 Location: 5-46 Warren Court High Cross Road N17 9PE
 Proposal: Formal notification in writing of 28 days notice in advance, in accordance with Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 (as amended).
 Description of Development: the proposed development comprises the replacement of 3No. antennas and ancillary works thereto for Telefonica.

Total Applications Decided for Ward: 33WARD: **Tottenham Hale****ADV Applications Decided: 2**

Application No: **HGY/2021/1781** Officer: Emily Whittredge
 Decision: REF Decision Date: 28/07/2021
 Location: 448-454 High Road N17 9JN
 Proposal: Internally illuminated lettering, 1no. internally illuminated projecting sign, and applied vinyl lettering.

Application No: **HGY/2021/1921** Officer: Philip Elliott
 Decision: GTD Decision Date: 23/08/2021
 Location: Berol Yard Ashley Road N17 9LJ
 Proposal: Canopy over entrances featuring illuminated lettering and spotlighting.

CLDE Applications Decided: 2

Application No: **HGY/2021/1820** Officer: Martin Cowie
 Decision: GTD Decision Date: 09/08/2021
 Location: 35 Wycombe Road N17 9XN
 Proposal: Certificate of lawfulness: Existing use of dwelling house as three self-contained flats

Application No: **HGY/2021/2430** Officer: Emily Whittredge
 Decision: GTD Decision Date: 20/08/2021
 Location: 47 Kitchener Road N17 6DU
 Proposal: Use of the property as two self-contained flats (Certificate of lawfulness)

CLUP Applications Decided: 6

Application No: **HGY/2021/1437** Officer: Fatema Begum
 Decision: PERM DEV Decision Date: 15/07/2021
 Location: 21 Thackeray Avenue N17 9DT
 Proposal: Certificate of Lawfulness for the erection of rear dormers and x 3 roof lights to front elevation.

Application No: **HGY/2021/1541** Officer: Valerie Okeiyi
 Decision: PERM DEV Decision Date: 05/07/2021
 Location: 2 Buller Road N17 9BH
 Proposal: Certificate of lawfulness (proposed use) for erection of garden office

Application No: **HGY/2021/1671** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 07/07/2021
 Location: 22A Hanbury Road N17 9RJ
 Proposal: Certificate of Lawfulness for proposed rear dormer and outrigger extensions to facilitate loft conversion.

Application No: **HGY/2021/1887** Officer: Laina Levassor
 Decision: PERM REQ Decision Date: 30/06/2021
 Location: 53 Holcombe Road N17 9AR
 Proposal: Certificate of Lawfulness for proposed use as C3(b) a dwellinghouse by not more than 6 residents living together as a single household (including a household where care is provided for residents)

Application No: **HGY/2021/2218** Officer: Philip Elliott
 Decision: PERM DEV Decision Date: 03/08/2021
 Location: 77B Shelbourne Road N17 0JU
 Proposal: Certificate of lawfulness: application for a proposed single storey rear extension and rear dormer window extension with front rooflights

Application No: **HGY/2021/2436** Officer: Emily Whittredge
 Decision: PERM DEV Decision Date: 23/08/2021
 Location: 40 Seymour Avenue N17 9EB
 Proposal: Rear dormer / outrigger roof extension and front roof lights (Certificate of lawfulness)

COND Applications Decided: 1

Application No: **HGY/2021/2177** Officer: Emily Whittredge
 Decision: GTD Decision Date: 02/09/2021
 Location: 448-454 High Road N17 9JN
 Proposal: Variation of Condition 2 (approved plans) of appeal ref. APP/Y5420/W/20/3260036 (application ref. HGY/2020/1777) for: change of use of the ground floor to part adult gaming centre (Sui Generis) and part coffee and cake shop (A1/A3) with associated shopfront alterations, namely to amend the shopfront design.

FUL Applications Decided: 11

Application No: **HGY/2018/2349** Officer: Neil McClellan
 Decision: GTD Decision Date: 30/06/2021
 Location: 88 Scotland Green N17 9TU
 Proposal: Retrospective Application for the erection of a single storey infill and rear extension, erection of porch at the front and internal alterations to dwelling house (Amendments to Approved Householder Application Ref: HGY/2016/3718).

Application No: **HGY/2021/0276** Officer: Laina Levassor
 Decision: GTD Decision Date: 14/07/2021
 Location: 24 Hampden Lane N17 0AS
 Proposal: New entrance door and screen to secure shared access, replacement of parking area with cycle/refuse storage

Application No: **HGY/2021/1001** Officer: Sarah Madondo
 Decision: REF Decision Date: 14/06/2021
 Location: 67A Scales Road N17 9HD
 Proposal: Erection of two storey building to provide 2 x 2 bed apartments.

Application No: **HGY/2021/1048** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 21/07/2021
 Location: 18 Hampden Road N17 0AY
 Proposal: Replacement and enlargement of a single storey rear and side extension.

Application No: **HGY/2021/1369** Officer: Martin Cowie
 Decision: GTD Decision Date: 26/07/2021
 Location: Land adjacent to Ashley Road Watermead Way N17
 Proposal: Installation of bespoke planting, seating and other street furniture for a temporary period until 31st March 2022.

Application No: **HGY/2021/1394** Officer: Emily Whittredge
 Decision: REF Decision Date: 23/07/2021
 Location: 128 Dowsett Road N17 9DH
 Proposal: Erection of first floor side extension to facilitate the creation of a two storey 2 bedroom house.

Application No:	HGY/2021/1462	Officer:	Laina Levassor
Decision:	GTD	Decision Date:	21/06/2021
Location:	24 Hampden Lane N17 0AS		
Proposal:	Replacement of uPCV windows and doors at front and rear elevations.		
Application No:	HGY/2021/1646	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	26/07/2021
Location:	Land adjacent to Watermead Way, Ashley Road N17 9LP		
Proposal:	Retention of existing marketing suite and associated roof signage for a temporary period until 1st June 2022 in relation to Plot E (Ashley Road East site) of the Tottenham Hale Centre planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019.		
Application No:	HGY/2021/1727	Officer:	Mercy Oruwari
Decision:	REF	Decision Date:	16/07/2021
Location:	17 Kitchener Road N17 6DU		
Proposal:	Erection of a first floor rear extension		
Application No:	HGY/2021/1808	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	06/08/2021
Location:	19 Malvern Road N17 9HH		
Proposal:	Construction of an echo-house in the form of a studio house to private piece of land to the rear of 19 Malvern Road.		
Application No:	HGY/2021/1848	Officer:	Kwaku Bossman-Gyamera
Decision:	REF	Decision Date:	11/08/2021
Location:	121 Lansdowne Road N17 0NN		
Proposal:	Sub-division of the existing building into one 3-bedroom and one 1-bedroom self-contained flats at first and second floor levels.		

NON Applications Decided: 1

Application No:	HGY/2021/2113	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	21/07/2021
Location:	4-6 Poynton Road N17 9SL		
Proposal:	Non-material amendment sought to planning application HGY/2020/0182, to set the back wall of the dwelling further rearwards into the site by a maximum of 200mm, minor amendments to positioning of rear fenestration.		

PNC Applications Decided: 1

Application No:	HGY/2021/1482	Officer:	Kwaku Bossman-Gyamera
Decision:	PN NOT REQ	Decision Date:	06/07/2021
Location:	Lois Court 5 Shelbourne Road N17 0JZ		
Proposal:	Application to determine if prior approval is required for a proposed: New dwellinghouses on detached blocks of flats. Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 20, Class A, involving construction of a Two Storey Extension to create x 3 self-contained flats.		

PNE Applications Decided: 1

Application No: **HGY/2021/1890** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 04/08/2021
 Location: 20 Sherringham Avenue N17 9RN
 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 2.99m and for which the height of the eaves would be 2.99m

RES Applications Decided: 20

Application No: **HGY/2018/2608** Officer: Martin Cowie
 Decision: GTD Decision Date: 29/06/2021
 Location: Flat 1 1 Brook Street N17 9JF
 Proposal: Approval of details pursuant to condition 4 (refuse storage) attached to planning permission HGY/2015/2470.

Application No: **HGY/2020/1432** Officer: Martin Cowie
 Decision: GTD Decision Date: 03/09/2021
 Location: 1 Station Square Station Road N17 9LR
 Proposal: Approval of details pursuant to condition 18 (details of the layout and specification of the PV solar panel installation) attached to planning permission HGY/2016/3932.

Application No: **HGY/2020/2970** Officer: Martin Cowie
 Decision: GTD Decision Date: 14/06/2021
 Location: Strategic Development Partnership (SDP) Sites Welbourne, North Island, Ferry Island, Ashley Road East and Ashley Road West Station Road N17
 Proposal: Application for the approval of details pursuant to Condition C13 - Noise Level Testing Details (LBH Environmental Health - Noise) in relation to Plot C (Welbourne site) of the Tottenham Hale Centre development Planning Permission (LPA ref. HGY/2018/2223) dated 27th March 2019.

Application No: **HGY/2021/0263** Officer: Roland Sheldon
 Decision: GTD Decision Date: 28/07/2021
 Location: 4-6 Poynton Road N17 9SL
 Proposal: Approval of details reserved by a conditions 7 (construction management plan) and 9 (details of flood risk measures) of planning permission HGY/2020/0182.

Application No: **HGY/2021/0903** Officer: Martin Cowie
 Decision: GTD Decision Date: 14/06/2021
 Location: Strategic Development Partnership (SDP) Sites Welbourne, North Island, Ferry Island, Ashley Road East and Ashley Road West Station Road N17
 Proposal: Partial approval of details (brickwork and mortar only) pursuant to Condition E1 (Materials samples - LBH Development Management) in relation to Plot E (Ashley Road East site) of the Tottenham Hale Centre development Planning Permission (LPA ref. HGY/2018/2223) dated 27th March 2019.

Application No: **HGY/2021/1171** Officer: Philip Elliott
 Decision: GTD Decision Date: 13/08/2021
 Location: Ashley Gardens Ashley Road N17 9LJ
 Proposal: Approval of details pursuant to conditions 28b (Biodiversity Enhancement Plan) and 32 (Green and Brown Roofs) relating to Building 1 attached to planning permission HGY/2019/2804 (as amended by NMA HGY/2020/2806)

Application No: **HGY/2021/1266** Officer: Martin Cowie
 Decision: GTD Decision Date: 25/06/2021
 Location: Strategic Development Partnership (SDP) Sites Welbourne, North Island, Ferry Island, Ashley Road East and Ashley Road West Station Road N17
 Proposal: Approval of details pursuant to Condition C7 (Biodiversity Plan) in relation to Plot C (Welbourne site) of the Tottenham Hale Centre planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019.

Application No:	HGY/2021/1344	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	14/06/2021
Location:	Strategic Development Partnership (SDP) Sites Welbourne, North Island, Ferry Island, Ashley Road East and Ashley Road West Station Road N17		
Proposal:	Application for the approval of details pursuant to condition E35 (Opaque Glazing to non-residential units) in relation to Plot E (Ashley Road East site) of the Tottenham Hale Centre planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019.		
Application No:	HGY/2021/1345	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	23/07/2021
Location:	Strategic Development Partnership (SDP) Sites Welbourne, North Island, Ferry Island, Ashley Road East and Ashley Road West Station Road N17		
Proposal:	Application for the approval of details pursuant to condition D30 (Details of Roof Top PV Panels) in relation to Plot D (Ashley Road West site) of the Tottenham Hale Centre planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019.		
Application No:	HGY/2021/1349	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	22/06/2021
Location:	Garage Colony St Marys Close N17 9UD		
Proposal:	Approval of details pursuant to condition 3 (building details, including external materials) attached to planning permission HGY/2020/0136		
Application No:	HGY/2021/1752	Officer:	Philip Elliott
Decision:	GTD	Decision Date:	15/07/2021
Location:	Ashley Gardens Ashley Road N17 9LJ		
Proposal:	Approval of details pursuant to condition 20 (Method Statement detailing remediation requirements) attached to planning permission HGY/2019/2804 - partial discharge of condition in respect of Building 1 only		
Application No:	HGY/2021/1753	Officer:	Philip Elliott
Decision:	GTD	Decision Date:	13/08/2021
Location:	Ashley Gardens Ashley Road N17 9LJ		
Proposal:	Approval of details pursuant to condition 39a (PV Panels details for Building 1A) attached to planning permission ref: HGY/2019/2804		
Application No:	HGY/2021/1754	Officer:	Philip Elliott
Decision:	GTD	Decision Date:	11/08/2021
Location:	Ashley Gardens Ashley Road N17 9LJ		
Proposal:	Approval of details pursuant to condition 43a (delivery and servicing plan relating to Building 1A) attached to planning permission HGY/2019/2804		
Application No:	HGY/2021/1800	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	21/07/2021
Location:	Strategic Development Partnership (SDP) Sites Welbourne, North Island, Ferry Island, Ashley Road East and Ashley Road West Station Road N17		
Proposal:	Approval of details pursuant to Condition C31 (Installation of Roof Top Structures) in relation to Plot C (Welbourne site) of the Tottenham Hale Centre planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019.		
Application No:	HGY/2021/1811	Officer:	Philip Elliott
Decision:	GTD	Decision Date:	07/07/2021
Location:	Berol Yard Ashley Road N17 9LJ		
Proposal:	Approval of details pursuant to condition 50B (Secured by Design Accreditation Certificate) attached to planning permission HGY/2017/2044, Building 4 only (1-166 Gessner Apartments and retail Unit 1).		

Application No:	HGY/2021/1824	Officer:	Philip Elliott
Decision:	GTD	Decision Date:	18/08/2021
Location:	Ashley Gardens Ashley Road N17 9LJ		
Proposal:	Approval of details pursuant to condition 26a (landscaping and playspace details for Building 1A) attached to planning permission HGY/2019/2804		
Application No:	HGY/2021/1913	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	24/08/2021
Location:	1 Station Square Station Road N17 9JZ		
Proposal:	Application for the approval of details pursuant to Condition 15 part e (Energy Plan) attached to planning application reference HGY/2016/3932 relating to development at 1 Station Square approved on 10.08.2017.		
Application No:	HGY/2021/1920	Officer:	Philip Elliott
Decision:	GTD	Decision Date:	23/07/2021
Location:	Berol Yard Ashley Road N17 9LJ		
Proposal:	Approval of details pursuant to condition 15 (land contamination) attached to planning permission HGY/2017/2044 (Part Discharge of Condition in respect of Building 4)		
Application No:	HGY/2021/2281	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	03/09/2021
Location:	Strategic Development Partnership (SDP) Sites Welbourne, North Island, Ferry Island, Ashley Road East and Ashley Road West Station Road N17		
Proposal:	Application for the partial approval of details pursuant to condition E1 (Material samples) relating to Plot E (Ashley Road East site) of the Tottenham Hale Centre planning permission (Ref: HGY/2018/2223) dated 27 march 2019.		
Application No:	HGY/2021/2413	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	03/09/2021
Location:	Strategic Development Partnership (SDP) Sites Welbourne, North Island, Ferry Island, Ashley Road East and Ashley Road West Station Road N17		
Proposal:	Application for the approval of details pursuant to Condition D1 (Materials Samples) in respect to Plot D (Ashley Road West site) of the Tottenham Hale Centre planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019.		

Total Applications Decided for Ward: 45

WARD: West Green

ADV Applications Decided: 1

Application No:	HGY/2021/1495	Officer:	Mercy Oruwari
Decision:	REF	Decision Date:	09/07/2021
Location:	Outside 405 Lordship Lane N17 6AG		
Proposal:	Two digital 75 inch LCD display screen, one on each side of the amended InLink unit		

CLDE Applications Decided: 1

Application No:	HGY/2021/1221	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	24/06/2021
Location:	95 Carlingford Road N15 3EJ		
Proposal:	Certificate of lawfulness for the existing use of a 5 bedroom HMO.		

CLUP Applications Decided: 8

Application No:	HGY/2021/1589	Officer:	Laina Levassor
Decision:	PERM DEV	Decision Date:	01/07/2021
Location:	28 Wilmot Road N17 6LH		
Proposal:	Certificate of Lawfulness for proposed rear dormer extension to facilitate loft conversion.		
Application No:	HGY/2021/1592	Officer:	Laina Levassor
Decision:	PERM DEV	Decision Date:	05/07/2021
Location:	84 Boundary Road N22 6AD		
Proposal:	Certificate of Lawfulness for proposed rear dormer extension to facilitate loft conversion		
Application No:	HGY/2021/1594	Officer:	Laina Levassor
Decision:	PERM DEV	Decision Date:	04/08/2021
Location:	50 Walpole Road N17 6BJ		
Proposal:	Certificate of Lawfulness for proposed rear dormer extension to facilitate loft conversion		
Application No:	HGY/2021/1615	Officer:	Laina Levassor
Decision:	PERM REQ	Decision Date:	28/07/2021
Location:	126 Langham Road N15 3LX		
Proposal:	Certificate of Lawfulness for proposed rear dormer and outrigger extensions to facilitate loft conversion.		
Application No:	HGY/2021/1733	Officer:	Mercy Oruwari
Decision:	PERM REQ	Decision Date:	27/07/2021
Location:	3 Walpole Road N17 6BE		
Proposal:	Certificate of lawfulness for the formation of a rear dormer, including the insertion of 2 front rooflights, 1 side elevation window. Erection of single storey rear extension and installation of inline PV panels to front roof slope and rear extension. Installation of ASHP to rear elevation - proposed use.		
Application No:	HGY/2021/1879	Officer:	Philip Elliott
Decision:	PERM DEV	Decision Date:	29/06/2021
Location:	86 Downhills Park Road N17 6PB		
Proposal:	Certificate of lawfulness: proposed erection of single storey extension which extends beyond the rear wall of the original house by 4m, for which the maximum height would be 4m and for which the height of the eaves would be 2.9m (following prior approval not required decision under HGY/2021/0353 for an identical extension).		
Application No:	HGY/2021/1924	Officer:	Philip Elliott
Decision:	PERM DEV	Decision Date:	05/07/2021
Location:	30 Rusper Road N22 6RA		
Proposal:	Certificate of lawfulness: proposed loft conversion involving a rear dormer roof enlargement and rooflights to the front roofslope.		
Application No:	HGY/2021/2142	Officer:	Fatema Begum
Decision:	PERM DEV	Decision Date:	27/08/2021
Location:	34 Carlingford Road N15 3EH		
Proposal:	Certificate of lawfulness: Dormer on main roof and rear outrigger with x 3 rooflights on front roofslope.		

Application No:	HGY/2021/1503	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	25/06/2021
Location:	94 Walpole Road N17 6BL		
Proposal:	Retention of ground floor rear extension with removal of parapet to lower height.		
Application No:	HGY/2021/1529	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	23/07/2021
Location:	Flat 1 37 Crossfield Road N17 6AY		
Proposal:	Ground floor side and partial rear extension to the GF Flat. The proposal has been amended since submission such that the depth of the rear extension has been reduced.		
Application No:	HGY/2021/1580	Officer:	Conor Guilfoyle
Decision:	REF	Decision Date:	02/08/2021
Location:	Ground Floor 454-458 West Green Road N15 3PT		
Proposal:	Amalgamation and change of use of Nos 456 (A3 cafe) and 458 (sui generis beauty lounge) with No.454 (sui generis - restaurant and smoking lounge); Alterations to reduce extent of rear building footprint and smoking area structures with installation of replacement retractable roof to cover the amalgamated rear yards to form a larger rear smoking area; Associated works including rear boundary walls to smoking area/roof and new shopfronts to the three units.		
Application No:	HGY/2021/1633	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	14/07/2021
Location:	17 Graham Road N15 3NH		
Proposal:	Single storey rear extension		
Application No:	HGY/2021/1642	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	05/08/2021
Location:	39A Belmont Road N15 3LS		
Proposal:	To provide garden flat with a single storey bedroom extension.		
Application No:	HGY/2021/1716	Officer:	Emily Whittredge
Decision:	GTD	Decision Date:	23/07/2021
Location:	58 Stanmore Road N15 3PS		
Proposal:	Single storey ground floor rear and side extension.		
Application No:	HGY/2021/1729	Officer:	Mercy Oruwari
Decision:	REF	Decision Date:	28/07/2021
Location:	Outside 405 Lordship Lane N17 6AG		
Proposal:	Two digital 75 inch LCD display screen, one on each side of the amended InLink unit		
Application No:	HGY/2021/1762	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	23/07/2021
Location:	First Floor Flat 1 Rusper Road N22 6QT		
Proposal:	Construction of roof extension comprising of rear dormer and insertion of rooflight to front roofslope to facilitate loft conversion into habitable space.		

Application No:	HGY/2021/1764	Officer:	Emily Whittredge
Decision:	GTD	Decision Date:	13/08/2021
Location:	241A+B, 243A+B, 245A+B, 247A+B, 249A+B Lordship Lane 1-6, 29-34, 72-77 Lido Square N17 6AQ		
Proposal:	241 - 249 Lordship Lane: Replacement of single glazed timber windows with double glazed uPVC units on the front and rear elevation, finished in green foil wrap to match the existing windows, and replacement of doors with timber to the front and uPVC to the rear. Lido Square: Replacement of all communal doors with new double glazed aluminium doors, in green colour to match the existing ones.		
Application No:	HGY/2021/1790	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	21/07/2021
Location:	72 Graham Road N15 3NJ		
Proposal:	Construction of a single storey side extension and rear extension		
Application No:	HGY/2021/1816	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	29/07/2021
Location:	Caretakers House The Grove Downhills Park Road N17 6AR		
Proposal:	Single storey side extension with rooflight and decking; new disabled ramp for level access and ancillary works; rear elevation windows bricking up; and roof replacement with additional floor to provide new educational use floorspace		
Application No:	HGY/2021/1882	Officer:	Emily Whittredge
Decision:	REF	Decision Date:	02/08/2021
Location:	11 Crescent Road N15 3LJ		
Proposal:	Conversion of existing HMO to form two self-contained flats (1 x 3 bed and 1 x 2 bed), and construction of a single storey rear/ side extension, and rear flat roof dormer/ outrigger (loft conversion) front and rear roof lights with internal alterations.		
Application No:	HGY/2021/2051	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	09/08/2021
Location:	51 Sandringham Road N22 6RB		
Proposal:	Demolition of existing rear extension and erection of a new single storey rear extension with partially glazed roof.		
Application No:	HGY/2021/2067	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	18/08/2021
Location:	189 Sirdar Road N22 6QS		
Proposal:	Single storey rear wraparound extension		
Application No:	HGY/2021/2091	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	23/08/2021
Location:	100 Carlingford Road N15 3ER		
Proposal:	Erection of side infill extension with glazed roof.		
Application No:	HGY/2021/2135	Officer:	Tobias Finlayson
Decision:	REF	Decision Date:	27/08/2021
Location:	The Grove Downhills Park Road N17 6AR		
Proposal:	Erection of two dining/multi-use canopies.		

Application No: **HGY/2021/1430** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 22/06/2021
 Location: Belmont Primary School Rusper Road N22 6RA
 Proposal: Construction of single storey extension to staff room and toilet, replacing an existing lean to structure.

PND Applications Decided: 1

Application No: **HGY/2021/1835** Officer: Christopher Smith
 Decision: PN GRANT Decision Date: 23/07/2021
 Location: Former Moselle Lower School Adams Road N17 6HW
 Proposal: Prior notification: Demolition

PNE Applications Decided: 4

Application No: **HGY/2021/1374** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 17/06/2021
 Location: 28 Wilmot Road N17 6LH
 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 3.33m and for which the height of the eaves would be 3m.

Application No: **HGY/2021/1409** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 28/06/2021
 Location: 84 Boundary Road N22 6AD
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 4.5m, for which the maximum height would be 3.45m and for which the height of the eaves would be 3m.

Application No: **HGY/2021/1514** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 30/06/2021
 Location: 50 Walpole Road N17 6BJ
 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 3.15m and for which the height of the eaves would be 3m

Application No: **HGY/2021/2012** Officer: Laina Levassor
 Decision: PN REFUSED Decision Date: 23/08/2021
 Location: 4 Sandringham Road N22 6RB
 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 3.4m and for which the height of the eaves would be 3m

RES Applications Decided: 9

Application No: **HGY/2020/2640** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 11/08/2021
 Location: 405-407 Lordship Lane N17 6AG
 Proposal: Approval of details pursuant to Condition 4 (Details of the extract ventilation system) attached to planning permission HGY/2020/1559.

Application No: **HGY/2021/1327** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 30/06/2021
 Location: Keston Centre Keston Road N17 6PW
 Proposal: Approval of details pursuant to condition 13 (parking management plan) attached to planning permission HGY/2016/3309

Application No:	HGY/2021/1378	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	23/07/2021
Location:	423-435 Lordship Lane N22 5DH		
Proposal:	Approval of details pursuant to conditions 14 (Secured by Design - partial discharge only) attached to Appeal decision APP/Y5420/W/19/3223654 (original planning reference HGY/2017/3679)		
Application No:	HGY/2021/1379	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	19/07/2021
Location:	423-435 Lordship Lane N22 5DH		
Proposal:	Approval of details pursuant to condition 33 (noise levels arising from the use of the new boiler plant and associated equipment) attached to Appeal decision APP/Y5420/W/19/3223654 (original planning reference HGY/2017/3679)		
Application No:	HGY/2021/1573	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	21/07/2021
Location:	423-435 Lordship Lane N22 5DH		
Proposal:	Approval of details pursuant to condition 32 (ultra-low NOx boilerst) attached to Appeal decision APP/Y5420/W/19/3223654 (original planning reference HGY/2017/3679)		
Application No:	HGY/2021/1680	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	06/07/2021
Location:	14A Vincent Road N15 3QH		
Proposal:	Partial discharge of condition 4 (a) attached to permission ref: HGY/2019/2399 (contamination).		
Application No:	HGY/2021/1999	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	13/08/2021
Location:	270 Boundary Road N22 6AJ		
Proposal:	Approval of details reserved by a condition 3 (Cycle Parking) attached to planning permission HGY/2021/0622.		
Application No:	HGY/2021/2000	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	23/08/2021
Location:	270 Boundary Road N22 6AJ		
Proposal:	Approval of details reserved by a condition 4(Refuse & Storage) attached to planning permission ref: HGY/2021/0622		
Application No:	HGY/2021/2001	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	23/08/2021
Location:	270 Boundary Road N22 6AJ		
Proposal:	Approval of details reserved by a condition 5 (Materials) attached to planning permission ref: HGY/2021/0622.		

Total Applications Decided for Ward: 41

WARD: White Hart Lane

ADV Applications Decided: 3

Application No:	HGY/2021/1522	Officer:	Tobias Finlayson
Decision:	REF	Decision Date:	27/07/2021
Location:	Commercial Unit 2 500 White Hart Lane N17 7NA		
Proposal:	Installation and display of internally illuminated fascia sign and non-illuminated directional/parking/hours sign.		

Application No: **HGY/2021/1567** Officer: Gareth Prosser
 Decision: GTD Decision Date: 29/06/2021
 Location: Unit 6 St Georges Industrial Estate White Hart Lane N22 5QL
 Proposal: Erection of signage.

Application No: **HGY/2021/2100** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 21/07/2021
 Location: 555 White Hart Lane N17 7RP
 Proposal: Display of 1 x internally illuminated totem sign

CLDE Applications Decided: 2

Application No: **HGY/2021/1126** Officer: Neil McClellan
 Decision: REF Decision Date: 02/07/2021
 Location: 113A Norfolk Avenue N13 6AL
 Proposal: Certificate of Lawfulness for the existing use of 113 and 113A Norfolk Avenue as two separate self-contained residential dwellings (C3 Use Class).

Application No: **HGY/2021/2155** Officer: Gareth Prosser
 Decision: GTD Decision Date: 12/08/2021
 Location: 124 Rivulet Road N17 7JJ
 Proposal: Certificate of lawfulness for use of property as 5 self-contained flats

CLUP Applications Decided: 2

Application No: **HGY/2021/1868** Officer: Valerie Okeiyi
 Decision: PERM DEV Decision Date: 19/07/2021
 Location: 80 Great Cambridge Road N17 8LT
 Proposal: Certificate of lawfulness (proposed use) for erection of a rear dormer and installation of rooflights to front.

Application No: **HGY/2021/2020** Officer: Matthew Gunning
 Decision: PERM DEV Decision Date: 13/07/2021
 Location: 116 Norfolk Avenue N13 6AJ
 Proposal: Roof extension involving hip to gable, rear dormer window with juliette balcony and 3no front facing rooflights and Garden Outbuilding (certificate of lawfulness for proposed use)

FUL Applications Decided: 7

Application No: **HGY/2021/1135** Officer: Sarah Madondo
 Decision: REF Decision Date: 27/07/2021
 Location: 23 Devonshire Road N17 7ND
 Proposal: Erection of a garden studio space to provide auxiliary living accommodation.

Application No: **HGY/2021/1156** Officer: Laina Levassor
 Decision: GTD Decision Date: 14/06/2021
 Location: 2 Marshall Road N17 7AP
 Proposal: Erection of double storey side extension and single storey rear extension.

Application No: **HGY/2021/1457** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 07/07/2021
 Location: Bruce Castle Park, Haringey Museum & Archive Service Lordship Lane N17 8NS
 Proposal: Alterations and repairs to the roof and external elevations of the Tudor Round Tower at Bruce Castle.

Application No: **HGY/2021/1525** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 12/07/2021
 Location: 140 Norfolk Avenue N13 6AJ
 Proposal: Double storey side extension and loft conversion. Single storey rear extension.

Application No: **HGY/2021/1600** Officer: Emily Whittredge
 Decision: REF Decision Date: 05/07/2021
 Location: 281 The Roundway N17 7AJ
 Proposal: Erection of two storey side / rear extension and single storey rear extension

Application No: **HGY/2021/1667** Officer: Gareth Prosser
 Decision: REF Decision Date: 09/07/2021
 Location: Land outside 31 Great Cambridge Road N17 7LH
 Proposal: Removal of Existing BT Phone Box and Installation Of A Proposed Replacement BT Street Hub and Associated Display Of Advertisement to Both Sides of the Unit

Application No: **HGY/2021/2298** Officer: Gareth Prosser
 Decision: GTD Decision Date: 26/08/2021
 Location: 95 Creighton Road N17 8JS
 Proposal: Loft Conversion with Rear Dormer with two skylights towards the front. Two windows to the rear of the Dormer, one for the ensuite. The use of the space will be a bedroom.

LBC Applications Decided: 1

Application No: **HGY/2021/1464** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 07/07/2021
 Location: Bruce Castle Park, Haringey Museum & Archive Service Lordship Lane N17 8NS
 Proposal: Listed building consent for Alterations and repairs to the roof and external elevations of the Tudor Round Tower at Bruce Castle.

LCD Applications Decided: 1

Application No: **HGY/2021/2190** Officer: Gareth Prosser
 Decision: GTD Decision Date: 20/08/2021
 Location: Rowland Hill Nursery School 315 White Hart Lane N17 7LT
 Proposal: Removal of the existing polycarbonate roof sheets to the raised roof and elevations 7 and 9, and replacement with new Eternit roof tiles to match the other elevations. Installation of new Velux roof lights to the raised roof to elevations 2, 3, 4 and 5 and 3no new Velux roof lights to the lower roof to elevation 7. All existing Velux roof lights to be replaced with new Velux roof lights. Installation of new m&e plant to elevation 5, including new fenced enclosure.

PNE Applications Decided: 1

Application No: **HGY/2021/2170** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 03/09/2021
 Location: 36 Cavell Road N17 7BJ
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

RES Applications Decided: 2

Application No: **HGY/2021/1601** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 22/06/2021
 Location: 500 White Hart Lane N17 7NA
 Proposal: Approval of details pursuant to condition 9 (Energy Statement) attached to planning permission HGY/2018/0047.

Application No: **HGY/2021/2126** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 18/08/2021
 Location: 555 White Hart Lane N17 7RP
 Proposal: Approval of details pursuant to condition 9 (Hard and soft landscaping) attached to planning permission HGY/2020/0635.

TEL Applications Decided: 1

Application No: **HGY/2021/1852** Officer: Kwaku Bossman-Gyamera
 Decision: PERM DEV Decision Date: 07/07/2021
 Location: Open land adjacent to 2 Rivulet Road N17 7JS
 Proposal: In accordance with Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 this letter provides formal notification in writing of 28 days' notice in advance, of our intention to install electronic communications.
 The proposed installation comprises: removal and replacement of 3no antennas, 2no equipment cabinets and 1no GPS node with other associated ancillary works thereto.

TPO Applications Decided: 1

Application No: **HGY/2021/1845** Officer: Janey Zhao
 Decision: GTD Decision Date: 10/08/2021
 Location: 555 White Hart Lane N17 7RP
 Proposal: Works to trees protected by a TPO
 As illustrated on the submitted plan (ref: 783.20.01B), the proposal is to remove 6 additional trees (TPO Group A1(2008)) than what was consented as part of planning application ref: HGY/2020/0635 and replace them with 30-35cm girth stock. This is a consequence of the proposed foundations extending further into the TPO area than initially envisaged. The Tree and Nature Conservation Manager has confirmed that they have no objection to the proposed removal of trees. Please see supporting information submitted.

Total Applications Decided for Ward: 21WARD: **Woodside****CLDE Applications Decided: 4**

Application No: **HGY/2021/1224** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 15/06/2021
 Location: 49 Dunbar Road N22 5BG
 Proposal: Certificate of lawfulness for the existing use of a small 3-6 person HMO.

Application No: **HGY/2021/1400** Officer: Mercy Oruwari
 Decision: REF Decision Date: 23/06/2021
 Location: 21 Berners Road N22 5NE
 Proposal: Certificate of lawfulness for the existing 10 year use of a large HMO.

Application No: **HGY/2021/1841** Officer: Kwaku Bossman-Gyamera
 Decision: REF Decision Date: 09/08/2021
 Location: 14 Norman Avenue N22 5EP
 Proposal: Certificate of lawfulness for existing use of the property as House of Multiple Occupation (HMO) C4.

Application No: **HGY/2021/2176** Officer: Martin Cowie
 Decision: GTD Decision Date: 18/08/2021
 Location: 7 Earlham Grove N22 5HJ
 Proposal: Outbuilding to the rear of a converted care home (Certificate of Lawful Development)

CLUP Applications Decided: 5

Application No: **HGY/2021/1630** Officer: Laina Levassor
 Decision: PNR Decision Date: 07/07/2021
 Location: 91 Maryland Road N22 5AR
 Proposal: Certificate of Lawfulness for proposed rear dormer extension to facilitate loft conversion.

Application No: **HGY/2021/1869** Officer: Valerie Okeiyi
 Decision: PERM REQ Decision Date: 21/07/2021
 Location: 91 Maryland Road N22 5AR
 Proposal: Certificate of lawfulness (proposed use) for erection of a rear extension.

Application No: **HGY/2021/2069** Officer: Gareth Prosser
 Decision: PERM DEV Decision Date: 21/07/2021
 Location: 12 The Crossway N22 5QS
 Proposal: Certificate of Lawfulness: Proposed Use: Rear roof dormer and front rooflights.

Application No: **HGY/2021/2108** Officer: Mercy Oruwari
 Decision: PERM DEV Decision Date: 18/08/2021
 Location: 61 The Roundway N17 7HB
 Proposal: Certificate of Lawfulness for the formation of rear dormer and Juliet balcony including the insertion of 3 front rooflights - proposed use

Application No: **HGY/2021/2369** Officer: Oskar Gregersen
 Decision: PERM DEV Decision Date: 24/08/2021
 Location: 106 Arcadian Gardens N22 5AD
 Proposal: Certificate of Lawfulness for change of use from C3 to use under Class C3(b) as a dwelling house by not more than four residents living together as a single household, where care is provided for residents (AMENDED DESCRIPTION).

COND Applications Decided: 1

Application No: **HGY/2018/1521** Officer: Neil McClellan
 Decision: GTD Decision Date: 30/06/2021
 Location: Car Park Station Road N22 2SY
 Proposal: Variation of condition 8 attached to planning permission HGY/2016/3459 to extend the opening times of the bus in Blue House Yard to the following: Sunday - Thursday 07.00am - 12.00am, Friday - Saturday 07.00am - 01.00am.

FUL Applications Decided: 15

Application No: **HGY/2021/0105** Officer: Gareth Prosser
 Decision: GTD Decision Date: 16/06/2021
 Location: Land Rear Of 262 High Road N22
 Proposal: Erection of 2m high boundary fence, 1m high solid fencing panel with 1m high trellising above

Application No: **HGY/2021/1260** Officer: Roland Sheldon
 Decision: REF Decision Date: 18/06/2021
 Location: 101-103 Perth Road N22 5QG
 Proposal: Erection of hip to gable roof extensions, insertion of 2 front rooflights, erection of 2-storey side extensions, erection of rear dormers and part single, part 2-storey rear extensions to both properties in association with conversion of both dwellings into 2 self-contained flats.

Application No: **HGY/2021/1284** Officer: Conor Guilfoyle
 Decision: REF Decision Date: 01/07/2021
 Location: Rear of 84 Station Road N22 7SY
 Proposal: Erection of a detached 1 bedroom, 2 person dwelling house over two floors, including the formation of a basement/lower ground floor level; associated external amenity space, boundary walls, cycle parking and refuse storage

Application No: **HGY/2021/1390** Officer: Sarah Madondo
 Decision: REF Decision Date: 29/06/2021
 Location: 582 Lordship Lane N22 5BY
 Proposal: Change of use from Basement forming part of the Ground Floor flat into a self contained basement flat.

Application No: **HGY/2021/1578** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 21/07/2021
 Location: 10 Eldon Road N22 5DT
 Proposal: Construction of single bungalow dwelling.

Application No: **HGY/2021/1610** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 15/07/2021
 Location: 5 Stuart Crescent N22 5NJ
 Proposal: Demolition and rebuilt of rear ground floor extension, proposed basement and reconfiguration of 5 Stuart Crescent to increase from 6 flats to 7 flats (revised application following the grant of application HGY/2018/0287).

Application No: **HGY/2021/1613** Officer: Kwaku Bossman-Gyamera
 Decision: REF Decision Date: 19/07/2021
 Location: 43 Leith Road N22 5QA

Proposal: Loft conversion with rear dormer window including raising the ridge height of the roof to match adjoining property. Alterations to the roof to form gable end. Change of roof over the existing single storey side extension. Erection of single storey rear extension. 2nd floor roof extension. Ground floor conservatory and veranda. New roof on existing side extension.

2nd floor roof extension. Ground floor conservatory and veranda. New roof on existing side extension.

Application No: **HGY/2021/1636** Officer: Sarah Madondo

Decision: GTD Decision Date: 15/07/2021

Location: 46 Selborne Road N22 7TH

Proposal: Construction of a single story rear and side extension with courtyard

Application No: **HGY/2021/1791** Officer: Laurence Ackrill

Decision: GTD Decision Date: 26/07/2021

Location: 7 Barratt Avenue N22 7EZ

Proposal: Loft conversion with rear dormer and rear roof infill.

Application No: **HGY/2021/1803** Officer: Christopher Smith

Decision: GTD Decision Date: 26/08/2021

Location: Alexandra House 10 Station Road N22 7TR

Proposal: Roof works on the tenth floor, including an installation of a new air conditioning unit to the roof to serve 9th floor only.

Application No: **HGY/2021/1973** Officer: Tania Skelli

Decision: GTD Decision Date: 12/08/2021

Location: Flat A 22 Park Avenue N22 7EX

Proposal: Replacement of the Ground Floor Front Bay Windows, Rear Side Sash Ground Floor Windows and two Center Pivot Windows to the rear first floor.

Application No: **HGY/2021/2081** Officer: Mercy Oruwari

Decision: REF Decision Date: 12/08/2021

Location: 104 Acacia Road N22 5SB

Proposal: Conversion of existing 4-bedroom flat (use class C3) into small 4-person HMO (use class C4)

Application No: **HGY/2021/2084** Officer: Mercy Oruwari

Decision: GTD Decision Date: 18/08/2021

Location: Convent 82-84 Sylvan Avenue N22 5HY

Proposal: Enlargement of 2X rear dormers over the outriggers of 82-84 Sylvan Avenue

Application No: **HGY/2021/2109** Officer: Mercy Oruwari

Decision: REF Decision Date: 23/08/2021

Location: 61 The Roundway N17 7HB

Proposal: Formation of vehicular crossover and creation of car parking spaces in front garden.

Application No: **HGY/2021/2285** Officer: Gareth Prosser

Decision: GTD Decision Date: 31/08/2021

Location: 34 Truro Road N22 8EL

Proposal: Extensive refurbishment of the existing detached house to provide additional floor space with a single storey rear extension, and a hip to gable roof extension with new rear dormer.

Application No: **HGY/2021/1176** Officer: Elisabetta Tonazzi
 Decision: GTD Decision Date: 30/07/2021
 Location: Civic Centre High Road N22 8ZW
 Proposal: Listed building consent for asbestos R&D intrusive survey, structural investigations, condition survey, facade survey, ground investigations and investigative works.

NON Applications Decided: 2

Application No: **HGY/2021/1779** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 07/07/2021
 Location: Greenside House 50 Station Road N22 7TR
 Proposal: Non-material amendment following a grant of planning permission HGY/2020/1079 involving alterations to side access, removal of external wall and installation of external lighting.

Application No: **HGY/2021/2103** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 23/07/2021
 Location: First Floor Flat 20 Wolseley Road N22 7TW
 Proposal: Non-material amendment application following a grant of planning permission HGY/2021/0845 to enlarge the rear facing window in the dormer and reduce the size of 1x Velux window on the front roof slope

RES Applications Decided: 1

Application No: **HGY/2021/1705** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 22/06/2021
 Location: Health Centre 276 High Road N22 8JT
 Proposal: Approval of details pursuant to condition 3 (construction method plan) attached to planning permission HGY/2020/3012

Total Applications Decided for Ward: 29

WARD: **Not Applicable - Outside Borough**

OBS Applications Decided: 5

Application No: **HGY/2021/1692** Officer: Matthew Gunning
 Decision: RNO Decision Date: 17/06/2021
 Location: 85 Olinda Road N16 6TS
 Proposal: Erection of single-storey rear extension at ground floor level (Observations to L.B. Hackney - their reference 2021/1513)

Application No: **HGY/2021/1783** Officer: Emily Whittredge
 Decision: RNO Decision Date: 07/07/2021
 Location: Land to the west of Holmdale Terrace adjacent to Cambridge Court 1A Holmdale Terrace
 Proposal: Part two-storey part three-storey building (with basement below) containing a retail unit at ground and basement levels and four self-contained dwellings (Observations to L.B. Hackney - their reference 2021/0651)

Application No: **HGY/2021/2399** Officer: Christopher Smith
 Decision: ROB Decision Date: 25/08/2021
 Location: Ladderswood Estate, Bounded By, Station Road, Palmers Road And Upper Park Road N11
 Proposal: Change of use of the six ground floor commercial units in Phases 2 and 3 (Blocks M, N, O, P, R & V) from Use Class B1(b) and B1(c) to flexible Use Class E (Observations to L.B. Enfield - their planning reference 21/01046/FUL)

Application No:	HGY/2021/2400	Officer:	Christopher Smith
Decision:	RNO	Decision Date:	25/08/2021
Location:	Ladderswood Estate, Bounded By, Station Road, Palmers Road And Upper Park Road N11		
Proposal:	Non-material amendment to 16/02673/FUL to allow amendment to wording for condition 15 (Deliveries and Collections), Condition 16 (Operating Hours), Condition 18 (Non-Residential Uses); and Condition 27 (Details of Changing Facilities). (Observations to L.B. Enfield - their planning reference 21/01035/NMA)		
Application No:	HGY/2021/2498	Officer:	Gareth Prosser
Decision:	RNO	Decision Date:	26/08/2021
Location:	85 Olinda Road N16 6TS		
Proposal:	Erection of single-storey rear extension at ground floor level (Observations to L.B. Hackney - their reference 2021/2347)		

Total Applications Decided for Ward: 5

Total Number of Applications Decided: 781

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