

NOTICE OF MEETING

PLANNING SUB COMMITTEE

Monday, 4th October, 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 11 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 - 12)

To confirm and sign the minutes of the Planning Sub Committee held on 14 September 2021 as a correct record.

7. PRE-APPLICATION BRIEFINGS

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

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

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

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

8. PPA/2021/0011 - BRUNEI WALK, TURNER AVENUE ESTATE, N15 5HQ (PAGES 13 - 24)

Proposal: Demolition of the existing 36 temporary accommodation homes on site and redevelopment of Brunel Walk and some of the space between the Council buildings of Turner Avenue to create 44 additional new homes for Council rent.

9. UPDATE ON MAJOR PROPOSALS (PAGES 25 - 36)

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.

10. APPLICATIONS DETERMINED UNDER DELEGATED POWERS (PAGES 37 - 64)

To advise the Planning Committee of decisions on planning applications taken under delegated powers for the period 6 September 2021 to 24 September 2021.

11. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at item 4 above.

12. DATE OF NEXT MEETING

To note the date of the next meeting as 1 November 2021.

Fiona Rae, Principal Committee Co-ordinator
Tel – 020 8489 3541
Email: fiona.rae@haringey.gov.uk

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

Wednesday, 10 November 2021

MINUTES OF THE PLANNING SUB COMMITTEE MEETING HELD ON TUESDAY, 14TH SEPTEMBER, 2021, 7.10 - 10.05 PM

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

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 Gina Adamou. Apologies for lateness were received from Councillor Emine Ibrahim.

4. URGENT BUSINESS

There were no items of urgent business.

5. DECLARATIONS OF INTEREST

Councillor Yvonne Say noted that, as a Bounds Green ward councillor, she had attended site visits and officer briefings in relation to item 8, Land at the junction of Partridge Way and Trinity Road.

Councillor Liz Morris noted that, as a ward councillor, she had received a briefing from the owners of Highgate Care Ltd in relation to item 10, Mary Feilding Guild Care Home, 103-107 North Hill, N6.

6. MINUTES

Councillor Viv Ross noted that he had received an email from a local resident questioning the accuracy of the minutes of the meeting on 5 July 2021. The Head of Development Management noted that he had not seen this email but that he believed the minutes to be an accurate record. The Chair stated that she considered that the minutes were an accurate record of the meeting on 5 July 2021.

RESOLVED

That the minutes of the Planning Sub-Committee held on 5 July 2021 be confirmed and signed as a correct record.

7. PLANNING APPLICATIONS

The Chair referred to the note on planning applications and this information was noted.

8. HGY/2021/2075 - LAND AT THE JUNCTION OF PARTRIDGE WAY AND TRINITY ROAD, N22

The Committee considered an application for the 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.

Conor Guilfoyle, Planning Officer, introduced the report and highlighted that additional information relating to access, servicing, and waste; fire; Thames Water; and landscaping was set out in the addendum. The Planning Officer responded to questions from the Committee:

- The Head of Development Management explained that the application had been publicised in a number of ways; a press notice, letters, and site notice, but that, due to an administrative error, there had been a delay in the press notice being published. It was noted that the consultation would run until 23 September 2021. It was explained that, if any material objections were raised during this time, they would have to be considered and that the decision would not proceed if there were any material impacts on the decision.
- It was clarified that the sustainable transport initiatives referenced on page 8 of the agenda pack included measures such as the installation of bike stores and limits on parking.
- It was commented that, on page 36 of the agenda pack, the Conservation Officer had noted that there was a significant impact on the conservation area. It was confirmed that this should state that they considered that there was not a significant impact.
- It was confirmed that, on page 56 of the agenda pack, it should state that there would be 23 residential units, rather than eight.
- It was confirmed that the proposed building would be nine storeys and that the two existing tower blocks were both 15 storeys. The Planning Officer explained that the design approach was set out in the report and that planning policies now asked certain sites to be developed at higher density to meet housing demand.
- The Committee expressed some concerns that residents did not always use cycle stores due to security concerns. The Planning Officer commented that the proposal would have internal cycle storage that would be secure, weatherproof,

and accessible only by residents. The Committee noted these points in relation to this application but requested that a report on cycle stores be presented to the Strategic Planning Committee.

- In relation to play facilities, it was confirmed that there would be in excess of 10sqm of play space per child for residents of the new building. It was intended that this space would be used by children under 11 as there were other areas locally for older children; it was noted that the space on site would be available for existing residents as well as residents of the new building. It was added that the play space provided would exceed the level required by planning policy. It was also noted that there would also be biodiversity measures in this area but that these would be small and would not try to compete with the play space.
- In response to a question about the ability of buildings to accommodate hoists in wheelchair units, it was noted that this would be considered under the Building Regulations; although compliance would be required, this was assessed under a different process. The Committee acknowledged this but asked that a report on this issue be presented to the Strategic Planning Committee.
- In relation to a question about whether visitors would be able to obtain visitor parking vouchers, the Chair believed that these were now available, even where residents did not have a parking permit.
- It was noted in the report that there would be an improvement of 64% in carbon dioxide emissions. It was clarified that this related to the level of reduction for the new build over and above the requirements of Building Regulations rather than the replacement of the garages.
- The Committee enquired whether the development could be required to commence within two years rather than three. The Head of Development Management noted that this was a standard condition but that the Committee could put this question to the applicant and amend the condition.
- It was explained that the applicant for this scheme would make carbon offset contributions. These would go to the carbon offset community fund which would be spent on mitigation measures off site. It was suggested that a report on carbon offsetting could be provided to the Strategic Planning Committee.
- The Committee noted the comments of the Quality Review Panel (QRP) to ensure that the courtyard area did not become a waste storage area for residents. The Planning Officer noted that the measures to prevent this would include access to the area through a locked gate, additional surveillance provided by foot traffic, and a hard and soft landscaping scheme which would be subject to approval by the Local Planning Authority.
- The Committee welcomed the installation of stores for mobility scooters. It was enquired whether there could be additional visitor cycle parking and whether there was storage space for larger or cargo bikes. The Transport Planning Officer explained that the provision of two visitor cycle parking spaces met the London Plan policy for 5-40 dwellings. It was confirmed that larger or cargo bikes could be stored internally.
- Some members commented that the drawings of Bounds Green Road had additional green landscaping and that the visuals provided should be more representative of the area.
- Some members suggested that the building would be more appropriate with six storeys. The Planning Officer explained that, due to issues of housing demand, there was a need to maximise housing as much as possible, based on a design-

led approach, and that officers considered that the proposals could be accommodated on the site.

The Chair noted that, at her discretion, the Committee would hear from three objectors in relation to this application. They would have three minutes each to present their views to the Committee and then the applicant would have nine minutes to speak.

Jack Grant spoke in objection to the application. He noted that, in the pre-application consultation, there had been 28 responses, with 26 negative responses and no responses in favour. He stated that a number of the concerns raised had not been addressed in the application, including issues such as the location of bin stores. He commented that the report stated that light levels would not be adversely affected but highlighted that domestic windows would be losing 62% of their light and that the playground would be losing 44% of its light. He added that the playground would be dark in January and December. Jack Grant explained that he would like to raise a point of order. He drew attention to the planning protocol, which stated that objectors would be able to speak against an application, and enquired why the applicant would be given equal time to address the Committee. Ed Telepneff, Legal Advisor, noted that the applicant had a right to respond and that the applicant would be given the same amount of time as objectors; it was explained that this was the Council's protocol.

Paul Burnham spoke in objection to the application. He stated that the visual impact of placing housing blocks so close together was problematic and that, with a distance of 15 metres, the outlook would be foreboding. He commented that the proposal was incompatible with the typology of area, which was primarily built pre-1939. He noted that overlooking was an issue in several directions, particularly between Finsbury House and the proposed block. He stated that this would impact privacy which was a major quality of life issue. He added that there would be a loss of light and that the new building was inappropriately situated directly south of the two existing blocks and play cabin. He commented that the first and second floors of Newbury House would have a 20% reduction in light and that the play cabin would lose 18% of total sunlight hours and 38% of winter sunlight hours. He asked for the proposed height of the building to be reconsidered. He stated that dense housing developments were not good for future residents and asked that residents were treated with more respect and asked the applicant to look at the proposal again. He added that the Committee should not make a decision while the consultation was still in progress.

Malgan Grech spoke in objection to the application. He stated that he objected to the height and space of the proposal and that the closeness and overshadowing made the application unreasonable. He commented that there would be a loss of privacy, light, and peace due to the scale, position, and height of the proposed building. He stated that the area had a shortage of parking already and that motorbike parking was not mentioned. He commented that the application would result in diminished quality of life and more social problems which had not been taken into account. He did not believe that the proposals respected the scale and context of the area and he felt that the building would have an unattractive design which was out of character in the area. In relation to his property, he noted that the proposal would remove the view from his balcony, would result in light loss, would diminish the value of his property, and would mean that he had no parking or bulk storage.

At 8.14pm, the Committee had a brief adjournment to rectify some technical issues for those joining and watching the meeting remotely. The meeting resumed at 8.16pm.

The objectors responded to questions from the Committee:

- In response to a question about alternative proposals, Paul Burnham noted that different objectors would have different views but stated that the number of homes proposed in the area was excessive and that the design was not acceptable. He commented that the loss of light and access proposed was unacceptable. It was noted that residents supported the provision of council homes but that more thought was required for the proposals.
- In response to a question about the loss of light, Paul Burnham stated that the Building Research Establishment (BRE) standards denied light access to people that they should be reasonably entitled to. He added that residents did not think that the loss of light would be appropriate.

Christian Pinchin, applicant team, addressed the Committee. Christian Pinchin stated that they were making use of an under used site in a highly accessible location. It was noted that, through the QRP and pre-application process, the design of the proposal had evolved based on the advice given. The applicant team felt that they had consulted widely through a programme of community engagement. They considered that the building proposed was the best solution for brief which made use of a tight brownfield site whilst respecting its location. It was noted that there would be three units per floor which was considered to be efficient and to provide good gross floor space. It was explained that the site had a unique, triangular shape and the applicant considered that the proposal provided a modern and unique response which minimised direct overlooking to the adjacent properties. It was considered that the design was elegant, complemented the surroundings, and used modern materials to layer the façades with visually interesting components. It was noted that the proposals delivered an optimum number of units, a 64% carbon dioxide reduction, an energy efficient building, complied with policies, and provided 23 high quality, affordable units.

In relation to some queries raised by objectors and councillors, the applicant team noted that it was noted that the building would have a reinforced, concrete frame with inherent strengths in the structure which would be able to accommodate hoists and disabled access. In relation to possible dumping in the side yard, it was noted that the area would have secure access gates and CCTV and would be naturally policed by foot traffic. Regarding sunlight and daylight, it was explained that the building had been analysed using BRE guidance and was considered to be acceptable. It was noted that there were some impacts but that, on balance, it accorded with the regulations.

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

- It was enquired whether the proposal could have a lower number of storeys. The applicant team considered that a design with nine storeys created a more slim profile, especially when viewed from Bounds Green Road, and that the building would look blockier with six storeys. It was added that a nine storey building would provide a more optimal number of social housing units.
- The Committee asked how many rooms would be affected in terms of daylight, sunlight, and overlooking and whether there was any non-compliance. The

applicant team explained that it was very rare that a building in London had no impact on its neighbours. It was noted that there had been detailed analysis and that the professional report considered the proposal to be compliant. In relation to overlooking, it was explained that the building had been designed so that, as much as possible, the habitable rooms faced primarily south, sometimes east or west, and rarely north to avoid the existing blocks. It was added that a small proportion of rooms were significantly affected.

The Committee discussed the proposed conditions:

- It was noted that condition 17 should be corrected to read 23 residential units.
- The applicant confirmed that they were content for condition 1 to require development to commence within two years, rather than three years. The Committee agreed that condition 1 should be amended to require development to commence within two years.
- It was agreed that a condition should be included to state that no satellite dishes should be attached to the building. The Head of Development Management noted that the standard wording in relation to satellite dishes could be included and that this condition would be included with appropriate numbering.
- It was noted that there were some changes to conditions set out in the addendum. It was commented that there were two sections titled 'condition 6'. The Head of Development Management confirmed that all conditions would be numbered consecutively.

The Committee noted that the consultation period for this application was still open and enquired what would happen if there were further objections. Ed Telepneff, Legal Advisor, explained that, if any material objections were received and the issue had not been considered or addressed, it would not be advisable for permission to be issued. He noted that the new objections should then be considered by the Committee and the application should be reheard, taking the issues into account.

Cllr Rice suggested that it would be appropriate to wait until the outcome of the consultation before the Committee considered the application. Cllr Rice moved to defer consideration of the application until after the close of the consultation process; this was seconded by Cllr Say. There were 4 votes in favour of the motion to defer and 5 votes against the motion to defer. The motion was not passed.

Following a vote with 6 votes in favour and 3 votes against, it was

RESOLVED

1. 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. 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.

3. That the agreement referred to in resolution (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
4. That, following completion of the agreement(s) referred to in resolution (1) within the time period provided for in resolution (3) above, planning permission be granted in accordance with the Planning Application subject to the attachment of the conditions (the full text of recommended conditions is contained in Appendix 1 of the report, the addendum to the report, and the agreed amendments noted by the Committee above).

Cllr Ibrahim did not take part in the voting for this item as she was not present for the full item.

9. PRE-APPLICATION BRIEFINGS

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

10. PRE/2020/0138 - MARY FEILDING GUILD CARE HOME, 103-107 NORTH HILL, N6

The Committee considered the pre-application briefing for 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 wellbeing and physiotherapy centre and associated works.

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

- In response to a question about the distance between buildings, the applicant team drew attention to the site location plan which showed the footprints of the existing and proposed buildings. It was explained that there had been an attempt to move the boundaries away from neighbouring properties and sensitive areas and some other areas where the footprint had been extended.
- It was noted that the site previously accommodated a 42 bed residential care home and that the proposal would be a different business model for short term stays after hospital treatment. The Committee enquired how this would meet Policy DM15, which preserved specialist housing. The Head of Development Management noted that the previous and proposed uses concerned two different types of specialist housing and that this would need to be assessed and weighed to determine whether the proposal was acceptable.
- Attention was drawn to the comments of the Quality Review Panel (QRP). It was noted that the site was located near a row of Georgian town houses and it was queried whether the current utilitarian design had the right architectural quality for the area. Further design work? The applicant team noted that they had rigorously assessed the site and its context in planning, architectural, and heritage terms over

the last year. It was added that views had been collected from residents and local amenity groups and the applicant team considered that the current proposal had an appropriate design context for the area. It was also noted that officers and the QRP also considered the design to be appropriate but that the applicant would continue to engage on the progression of the design.

- Some concerns were expressed that the North Hill frontage was not visually attractive or complementary to the Georgian terrace. It was also enquired how demolition was justified. The Head of Development Management explained that the applicant would need to show that they could meet the requirements for specialist housing and that the replacement building would be equal to or better than the existing building in terms of enhancing the conservation area. The applicant team added that they had considered retaining and repurposing the building but that it was not practical or financially viable.
- It was noted that the QRP had criticised the location of the restaurant in the basement. The applicant team explained that the restaurant would now be located on the ground floor and would be overlooking the rear garden.
- It was confirmed that 10 rooms would be north facing which constituted a small number of the total rooms.
- The Committee noted that this application was quite different to a standard planning application and requested that the final report contained additional information about the specific considerations for this type of decision, including information about affordable provision and Community Infrastructure Levy (CIL) contributions.
- It was noted that there were a number of landmarks near to the site, including Grade II Listed and locally listed buildings. The Committee requested that the images for the final application included these details so that they could be seen in context to the proposals.
- It was noted that the QRP had referred to the climate emergency. It was commented that this was a large site which could have a significant benefit or detriment and it was requested that as much detail as possible was provided in the application. The applicant team explained that they had appointed a sustainability and renewable energy consultant who had already been in contact with the council's climate officer and agreed a scope of works and information requirements to support the application.
- In response to a question about the description of the development as 'special needs housing', the applicant team stated that this would be Class C2 residential use. It was explained that Policy DM15 was supportive of special needs accommodation and that the proposal would meet a special need for residential accommodation. It was added that, as part of the council's policy, there were sub-criteria which indicated the type of facilities that would be relevant and which would be applicable in this case; this included the level of supervision, management, and care/ support.
- Cllr Peacock noted that the applicant team should use the phrase 'older person' rather than 'elderly'.
- It was clarified that each floor of the building would have a communal area. It was noted that all rooms would have en suite facilities. It was added that the previous rooms were approximately 10sqm and that the new rooms would all be in excess of 20sqm.

- It was enquired whether the windowless room shown on the plan would be for staff and whether they would be sleeping in this room. The applicant team noted that this was planned to be a state of the art facility and that the area mentioned would possibly be a rest area for staff; it was added that the internal configuration might still change and that the rest area might move upstairs.
- The applicant team noted that the estimated cost of staying at the facility would be £300 per night.

The Chair thanked the applicant team for attending.

At 9.20pm, the Committee agreed a short adjournment; the meeting resumed at 9.25pm.

11. PRE/2021/0011 - ARUNDEL COURT AND BALDEWYNE COURT, LANSDOWNE ROAD,N17

The Committee considered the pre-application briefing for proposals seek to deliver 30 new homes in five buildings fronting Lansdowne Road at Arundel Court and Baldewyne Court.

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

- It was enquired whether the applicant team had considered building additional flats on top of the existing buildings to reduce the potential impact and retain the garages. The applicant team noted that this had been considered but that there were a number of issues, including cost implications, funding arrangements, and complications with the tenants and leaseholders in the existing buildings. It was explained that the project brief had been to build new homes on new council owned sites. It was noted that building on top of existing properties was not part of the current programme but that the council was considering this as a possible option in the longer term.
- In relation to parking, the Planning Officer explained that a parking stress survey had been undertaken which indicated that there was sufficient capacity. It was noted that 18 of the 33 spaces at Arundel Court would be retained and 13 of the 30 spaces at Baldewyne Court would be retained; in total, there would be a loss of 32 spaces.
- The Committee asked about the tenure mix of the proposals and noted that a number of people would not be eligible for council housing. It was enquired whether it was possible to bring forward a mixed tenure scheme. The applicant team explained that the funding from the Mayor of London was to deliver new council affordable rental property and that this was why sites had been identified to optimise the number and types of housing to respond to housing need. It was acknowledged that this application would only provide one or two bed units but it was highlighted that there were other schemes which would provide larger family units. It was explained that the site was a narrow strip of land and that, due to the space requirements for family units, it was better suited to one and two bed units.
- It was also confirmed that the applicant was looking to enhance the external amenities, including new landscaping and play space, new planting, bike stores, and refuse and recycling stores. It was noted that the focus was on external areas as Homes for Haringey had scheduled internal upgrade works.

- It was noted that the application proposed a number of small courtyards and there were concerns that these might be sources of anti-social behaviour. The applicant team explained that these areas would be better overlooked and landscaped to ensure that they were safe and were not a source of nuisance. It was noted that the applicant was liaising with Secured by Design and it was anticipated that the proposals would be gold rated.
- Some members stated that the design of the proposal was unattractive, that local authority schemes should be exemplars, and that the design should be readdressed.
- The Committee noted that the windows in the proposed blocks seemed to directly overlook the existing blocks and that some bedrooms would only be separated by 2.5 metres. The applicant team explained that the gable ends contained slot windows for the hallways but that the Quality Review Panel (QRP) had suggested that there was room for improvement and this would be considered. It was noted that it might be possible to move the blocks to improve the relationship between buildings.
- It was noted that the QRP had recommended the provision of lifts in the new building which would provide for long term occupation based on mobility. The applicant team noted that this had been considered but that lifts were very expensive to install and maintain. It was explained that this would not be possible as the scheme would not provide enough units to ensure that the cost was viable.

The Chair thanked the applicant team for attending.

12. UPDATE ON MAJOR PROPOSALS

The Chair noted that, due to time constraints, this would be considered at the next meeting if required. It was added that any queries could be addressed to the Head of Development Management.

13. APPLICATIONS DETERMINED UNDER DELEGATED POWERS

The Chair noted that, due to time constraints, this would be considered at the next meeting if required. It was added that any queries could be addressed to the Head of Development Management.

14. NEW ITEMS OF URGENT BUSINESS

There were no items of urgent business.

15. DATE OF NEXT MEETING

It was noted that the date of the next meeting was 4 October 2021.

CHAIR: Councillor Sarah Williams

Signed by Chair

Date

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Pre-Application Briefing to Committee

1. DETAILS OF THE DEVELOPMENT

Reference No: PPA/2021/0011

Ward: Tottenham Green

Address: Brunel Walk, Turner Avenue Estate N15 5HQ

Proposal: Demolition of the existing 36 temporary accommodation homes on site and redevelopment of Brunel Walk and some of the space between the Council buildings of Turner Avenue to create 44 additional new homes for Council rent.

Applicant: London Borough of Haringey

Agent: KC+A Architects

Ownership: London Borough of Haringey

Case Officer Contact: Valerie Okeiyi

2. BACKGROUND

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

3. SITE AND SURROUNDINGS

- 3.1 Brunel Walk was built on part of the former Palace Gates Railway Line and is immediately south of the Turner Avenue Estate and backs onto the rear gardens of the terrace houses on Seaford Road to its south. The Turner Avenue Estate is on the south side of West Green Road town centre just east of the site. Access to Brunel Walk is from Kirkton Road to its east, at the point where it meets Braemar Road to the south and Lomond Close to the east. To the west of Turner Avenue, Elmar Road runs west.
- 3.2 The existing 1970s buildings occupying Brunel Walk are 1 - 2.5 storeys in height, and currently house 36 one-bedroom units currently in use as temporary accommodation but now largely vacant. Turner Avenue contains 4 x 3 and 4 storey 1950s blocks, which will all be retained. There is no existing connection between the two estates, which are separated by 2m high fences and concrete walls.

- 3.3 The site falls within Site Allocation SS3 'Brunel Walk and Turner Avenue' of the Tottenham Area Action Plan, which allocates the site for a potential masterplanned housing estate renewal opportunity to improve the quality and utility of the housing stock on the site.
- 3.4 The site has a public transport accessibility level (PTAL) of 4. Seven Sisters underground and rail station is within easy walking distance (8 minutes' walk of the site). There are bus services on West Green Road to the north.
- 3.5 The site is close to but not within the Clyde Circus Conservation Area to the north, including the Locally Listed Fountain Hotel, whose garden backs onto the wooded amenity space at the eastern end of Turner Avenue.

4. PROPOSED DEVELOPMENT

- 4.1. The proposed works would involve the demolition of the 36 temporary accommodation homes on site and redevelopment of Brunel Walk. The proposed development will include 38 flats (7 one-bedroom, 14 two-bedroom, 17 three-bedroom) across four buildings, four maisonettes (all three bedroom) and two houses (all four-bedroom) (44 homes in total) with associated amenity space, cycle and refuse/recycling stores and the reconfiguration and enhancement of the existing parking area, public realm, playspace and landscaping on the Turner Avenue Estate.
- 4.2. The scheme would create a new street frontage to both Kirkton/Braemar Road to the east and Elmar Road to the west. Three new garden spaces will be created between the new residential buildings incorporating hard and soft landscaping, including new trees and planting. A new enhanced shared garden to serve both the new and existing residents of the Turner Avenue Estate is also proposed. The existing 27 parking spaces on the Turner Avenue Estate are to be replaced with 29 (including 3 wheelchair accessible) spaces and the 6 existing parking spaces on Braemar Road will be replaced with 2 wheelchair accessible parking bays.

5. PLANNING HISTORY

- 5.1 No relevant planning history.

6. CONSULTATIONS

6.1. Public Consultation

- 6.2. This scheme is currently at pre-application stage and therefore no formal consultation has been undertaken as yet. The applicant has recently undertaken pre-application community engagement prior to the submission of a planning application.

6.3. Quality Review Panel

- 6.4. The proposal was presented to the Quality Review Panel (QRP) on 15 September 2021 and formal written feedback of its design assessment will be reported as an addendum.

7. MATERIAL PLANNING CONSIDERATIONS

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

7.2. Principle of Development

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

Site Allocation

- 7.4. The site falls within Site Allocation SS3 'Brunel Walk and Turner Avenue' of the Tottenham Area Action Plan, which allocates the site for a potential masterplanned housing estate renewal opportunity to improve the quality and utility of the housing stock on the site.

- 7.5. The key site requirements include:

- Development will be required to be in accordance with a masterplan, prepared with resident involvement
- Existing buildings do not need to be retained, although refurbishment of the existing blocks with limited infill of the Turner Avenue part of the site should be considered.
- Design should take into account and positively respond to the Clyde Circus Conservation Area adjacent to the site.
- The use on this site will be residential.
- A new public open space should be provided on this site. The potential for this to link with the outside drinking area to the rear of the Fountain Pub should be considered

- 7.6. Key Development Guidelines include:

- Due to the good, and improving, public transport connections, parking should be limited on this site. The parking needs of existing residents should be assessed through future site masterplanning.
- Improved site permeability to enhance connection to the local road network. A through route may be acceptable if sensitively integrated and designed to restrict through traffic, including traffic calming measures.

- 7.7. Whilst the proposal does not include the comprehensive estate renewal envisaged by the site allocation, the key principles of the site allocation would be delivered

through a masterplanned approach to the site allocation. The site's permeability would be improved by providing a new footpath and new landscaping and amenity/playspaces and enhancements to the existing play spaces serving the estate are proposed. The existing refuse stores will also be replaced in parallel with a proposed landscaping scheme that tie both the new and the existing developments together. A Section 105 Housing consultation (secure tenants and leaseholders of the estate only) took place between February and March 2021 and wider pre-application public engagement took place from 20th August to 13th September 2021.

- 7.8 The existing blocks on the Turner Avenue Estate are currently undergoing planned upgrade works as part of the Council's Decent Homes programme. These involve replacement windows/doors, internal and external decorating, new lighting etc. and will be completed mid-2022.
- 7.9 The proposal is therefore in line with the aspirations of the site allocation, however further consideration must be given to the detailed site requirements and guidelines as set out below.

Design and Appearance

- 7.10 Officers consider the massing and scale of the proposal to be generally acceptable given the site's context. The buildings would be sensitively designed, dropping down in scale to respect the adjoining properties and the adjoining Conservation Area. The architectural detailing is promising however the facades need to be cleverly designed and the proportions need to be further reviewed.
- 7.11 The applicant has prepared an indicative masterplan for Brunel Walk and Turner Avenue Estate, to demonstrate how the amenity provision to the existing buildings and new buildings would be improved in terms of public realm/landscaping provision including the provision of children's playspace and new enhanced shared garden adjoining existing and proposed buildings.
- 7.12 A clear strategy for pedestrian, cycle and vehicle movement around the existing and proposed buildings will be critical to the success of the scheme. The proposal seeks to exploit the potential to improve the quality, safety, and design of the public realm adjacent to the existing and proposed residential buildings. This would also greatly assist in addressing Anti-Social Behaviour in the area.
- 7.13 The proposed development is targeting a zero-carbon approach on-site and will incorporate high levels of insulation, energy efficient heating systems such as Air Source Heat Pumps and solar roof panels.

Residential Unit Mix and Affordable Housing

- 7.14 The proposal would provide 7 x 1 bed flats, 14 x 2 bed flats, 17 x 3 bed flats, 4 x 3 bed maisonettes and 2 x 4 bed houses of which would include 4 wheelchair accessible units. This range of unit sizes is considered appropriate for this development and this location and optimises the use of the site to meet housing need particularly the need for family sized accommodation.
- 7.15 All residential units would be provided at Council rents.

Transportation and Parking

- 7.16 The site has a public transport accessibility level (PTAL) of 4 which is considered 'good' access to public transport services. Several bus services are accessible from West Green Road, and Seven Sisters station is an 8 minutes walk.
- 7.17 Brunel Walk and the Turner Estate are located within the wider St. Anns CPZ, which has operating hours of 0800 – 1830 Monday to Saturday. The car parking areas that service the Turner Estate, whilst accessed off public highway, are privately run and managed by Homes for Haringey.
- 7.18 Discussions are ongoing with the Council's Transport Planning team. There is not expected to be significant change in parking demands and characteristics within the estate. Nevertheless, a parking stress survey should be carried to provide details on the existing parking conditions and enable an assessment of the parking impacts considering the uplift in units and change in unit sizes compared to the existing units to be demolished.
- 7.19 Due to the good, and improving, public transport connections, parking should be limited in line with the site allocation. 5 new blue badge bays are proposed, three for the existing Turner Estate parking areas that are to be reconfigured and 2 to be located on Braemar Road, at the eastern edge of the site. There will be a slight uplift in parking within the two parking areas off Turner Avenue (27 spaces will increase to 29) however a loss of 4 spaces on Braemar Road resulting in a net loss of 2 spaces. The site is appropriate for permit free/car free development.
- 7.20 Improvements to the existing footpaths within the estate are included and welcomed. Any potential through access proposals for vehicles and/or pedestrians/cyclists are welcomed in principle subject to further detail.
- 7.21 Details will be required for the arrangements for refuse and recycling including locations for the collection vehicles to dwell to make collections, and swept path plots to demonstrate the necessary manoeuvres will be achievable.

Impacts on Amenity of Surrounding Residents

- 7.22 The proposed buildings back onto the rear gardens of the terrace houses on Seaford Road to the south. The distance between the rear wall of the properties on Seaford Road and that of the proposed buildings is 20m or more which is considered a sufficient separation distance to preserve neighbouring amenity. The windows/balconies of the proposed flats closest to the habitable rooms of the corner facing flats of the Turner Avenue Estate buildings will need to be designed to mitigate overlooking/loss of privacy issues. The height and scale of the development has been informed by daylight/sunlight studies and the position and orientation of adjoining properties so as to maintain and respect the living conditions currently enjoyed by neighbouring residents.
- 7.23 Further assessment will be required in relation to BRE guidelines in relation to daylight / sunlight requirements to ensure that the amenity of neighbouring residents is not adversely affected.

Other matters

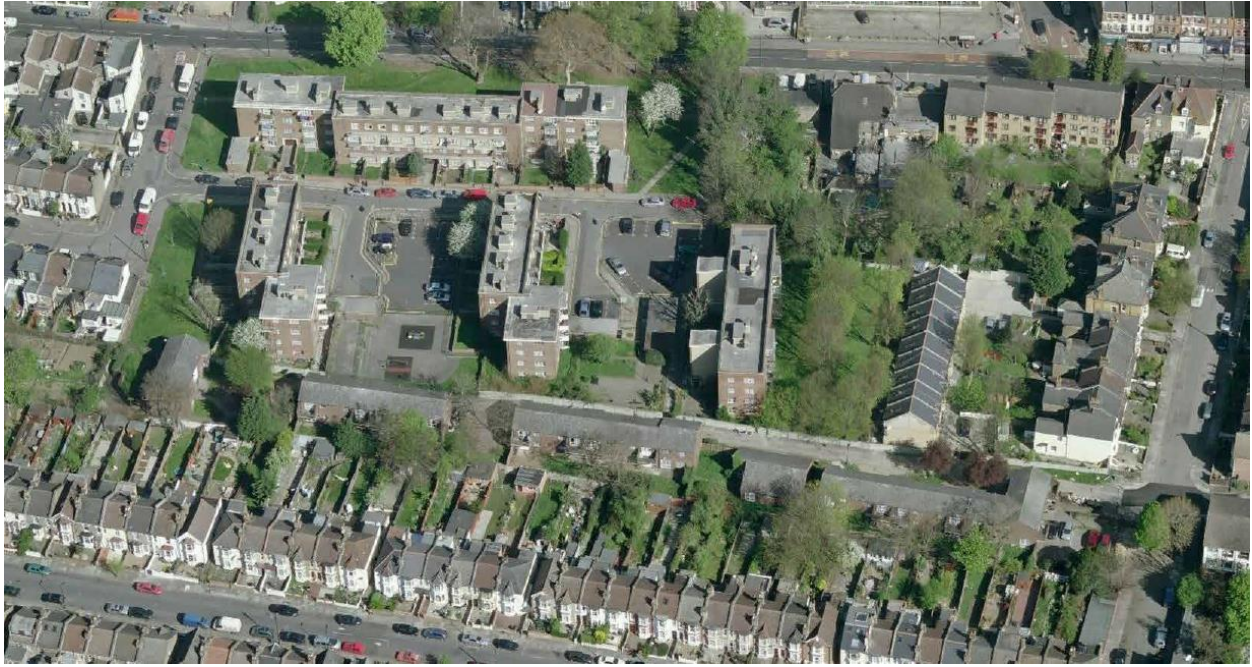
- 7.24 Consideration on the following matters is also required – but has not yet been discussed in detail:
- Flooding and drainage;
 - Energy strategy;

PLANS AND IMAGES

SITE LOCATION PLAN



BIRDS EYE VIEW



PHOTOGRAPHS OF EXISTING SITE AND SURROUNDING AREA



AERIAL VIEW OF THE PROPOSED DEVELOPMENT



PROPOSED GROUND FLOOR SITE PLAN



PROPOSED LANDSCAPE PLAN



PROPOSED ELEVATIONS



① Proposed rear elevation of the development / View from Seaford Road properties



② Proposed front elevation of the development / View from inside Turner Avenue Estate



View of the proposed development from Elmar Road showing Building A



View of the proposed Building D from Kirkton Road



View of the proposed Building D from Seaford Road



View of the proposed car park and landscaping within the Turner Avenue Estate, showing proposed Building B



View of the improved communal garden at the rear of 53-83 Turner Avenue, showing proposed Building D.

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
Partridge Way, N22 HGY/2021/2075	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	Members resolved to grant planning permission subject to consultation period expiring and not receiving any further objections raising issues not addressed in the officer's report or at the committee meeting.	Conor Guilfoyle	John McRory

	including a children's play space. Relocation of existing refuse/recycling facility.	Discussions on the 'shadow S106' agreement are ongoing.		
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
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
Goods Yard White Hart Lane Banqueting Suite 819-821 High Rd 867-879 High Road	Proposal to amend previous proposals for Goods Yard and 867- 879 High Road and new development on Banqueting Suite site. Part of High Road West Masterplan Area.	Under assessment	Graham Harrington	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	Changes to S106 (Deed of variation)	Discussions ongoing	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.	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,	Under assessment	Phil Elliott	John McRory

	landscaping works, cycle parking, and wind mitigation measures.			
Cranwood House, Muswell Hill Road/Woodside Ave, N10 HGY/2021/2727	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.	Submitted consultation to commence shortly.	Laurence Ackrill	John McRory
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.	Submitted consultation to commence shortly.	Roland Sheldon	Robbie McNaugher
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, new routes into and through the site, and car and cycle parking.	Pre-app meetings held including with GLA. QRP reviewed scheme. Further pre-app meetings and 2 nd QRP scheduled.	Chris Smith	John McRory
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 held. 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. QRP scheduled.	Chris Smith	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
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 2 QRPs held. Public consultations ongoing. Meeting with the GLA expected soon.	Chris Smith	Robbie McNaugher
Mecca Bingo	250-300 residential units, replacement bingo hall and other commercial uses	Pre-app advice note issued.	Chris Smith	John McRory
Mary Fielding Guild Care Home, 103-107 North Hill	Demolition of the existing Mary Feilding Guild Care Home (Use Classes Order C2) and the redevelopment of the site to provide a new 72 bed care home with ancillary communal facilities, services and amenities.	PPA signed. Further pre-app discussions taking place. 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-application meeting to be held early October	Laurence Ackrill	John McRory

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,	Pre-application letter issued. Revised scheme to be submitted.	Chris Smith	John McRory

	2,800sqm of ground floor retail, 868sqm of first floor retail and office space.			
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. Discussions continuing	Phil Elliott	Robbie McNaugher
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	Ongoing pre-application discussions taking place.	Philip Elliott / Graham Harrington	Robbie McNaugher

	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.			
36-38 Turnpike Lane London N8 0PS	Erection of 9 residential flats and commercial space at ground floor. (major as over 1000 square metres) (The Demolition of the existing structure and the erection of four-storey building with part commercial/residential on the ground floor and self-contained flats on the upper floors.)	Pre-application report issued. Awaiting full app	Tania Skelli	John McRory
1 Farrer Mews London N8 8NE	Proposed development to Farrer Mews to replace existing residential, garages & Car workshop into (9 houses & 6 flats)	Second pre-application meeting arranged following revised scheme Awaiting full app	Tania Skelli	John McRory
Osborne Grove Nursing Home/ Stroud Green Clinic 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-application discussions ongoing.	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	Pre-app advice issued.	Valerie Okeiyi	John McRory

	extensions (204m2) and 16 flats. Internal and minor external alterations to adjacent listed church, together with landscaping improvements			
157-159 Hornsey Park Road, Wood Green	Redevelopment of existing dilapidated construction yard to provide 40 new-build self-contained flats.	Pre-app advice issued.	Valerie Okeiyi	John McRory
Far Field Sports Ground, Courtenay Avenue.	Various re-surfacing works to field and associated infrastructure	Pre-app advice issued.	Laurence Ackrill	John McRory
Reynardson Court Council Housing led project	Refurbishment and/or redevelopment of site for residential led scheme – 10 units	Pre-application discussions taking place	Laurence Ackrill	Robbie McNaugher
Woodridings Court - Crescent Road/Dagmar Road, N22 Council Housing led project	Developing a disused underground car park to the rear of an existing 4 storey block of Council flats adjacent the railway line	Pre-application discussions ongoing.	Valerie Okeiyi	Robbie McNaugher
35-37 Queens Avenue	Reconfiguration of the existing internal layout and rear extension to create 16 self contained flats and redevelopment of existing garages in rear garden to provide 4 additional flats	Pre-app advice to be issued.	Valerie Okeiyi	John McRory
Clarendon Gasworks	Reserved Matters Phase 4 (H blocks)	Reserved matter discussions to take place	Valerie Okeiyi	John McRory
Major Application Appeals				

Guildens, Courtenay Avenue	Demolition of existing dwelling with retention of front facade and erection of replacement two-storey dwelling and associated extension to lower ground floor and the creation of a basement level.	Appeal dismissed 21/05/2021 Successful judicial review of appeal decision, appeal to be redetermined.	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 06/09/2021 AND 24/09/2021

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****FUL Applications Decided: 9**

Application No:	HGY/2021/2090	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	17/09/2021
Location:	Flat B 61 The Avenue N10 2QG		
Proposal:	Side and rear dormer roof extensions; front gable window; and 3 x side rooflights.		
Application No:	HGY/2021/2097	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	24/09/2021
Location:	9 Vallance Road N22 7UD		
Proposal:	Rear gable roof extension.		
Application No:	HGY/2021/2162	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	15/09/2021
Location:	35 Crescent Rise N22 7AW		
Proposal:	Demolition of existing garage and replacement with outbuilding for residential use including pitched roof and 3 rooflights.		
Application No:	HGY/2021/2191	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	17/09/2021
Location:	64 Victoria Road N22 7XF		
Proposal:	Single storey infill to rear extension; basement excavation and front lightwell; and raised rear decking and boundary treatment.		
Application No:	HGY/2021/2227	Officer:	Laina Levassor
Decision:	GTD	Decision Date:	13/09/2021
Location:	244 Alexandra Park Road N22 7BG		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2021/2228	Officer:	Laina Levassor
Decision:	GTD	Decision Date:	21/09/2021
Location:	Ground Floor Flat 48 Grasmere Road N10 2DJ		
Proposal:	Erection of side infill and single storey rear extension.		
Application No:	HGY/2021/2240	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	06/09/2021
Location:	59 Grove Avenue N10 2AL		
Proposal:	Construction of single storey rear alterations to the side and rear ground and first floor fenestration		
Application No:	HGY/2021/2289	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	15/09/2021
Location:	2 Grasmere Road N10 2DJ		
Proposal:	Single storey side infill extension and raised terrace and associated fencing.		

Application No: **HGY/2021/2290** Officer: Samuel Uff
 Decision: GTD Decision Date: 16/09/2021
 Location: 96 Dukes Avenue N10 2QA
 Proposal: Excavation of basement; associated rear lightwell; and ground floor rear extension

NON Applications Decided: 1

Application No: **HGY/2021/2683** Officer: Matthew Gunning
 Decision: GTD Decision Date: 22/09/2021
 Location: 12 Donovan Avenue N10 2JX
 Proposal: Non-material amendment following a grant of planning permission HGY/2020/0921 & HGY/2021/1255 to remove the rear chimney which is unstable and in poor condition and to change the dormer cladding to slate.

RES Applications Decided: 1

Application No: **HGY/2021/2313** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 24/09/2021
 Location: 374 Alexandra Park Road N22 7BD
 Proposal: Approval of details pursuant to conditions 4 (Construction Management Plan), 8 (Soundproofing) & 9 (Chartered Engineer) attached to planning permission HGY/2020/2790.

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

Application No: **HGY/2021/2709** Officer: Philip Elliott
 Decision: PERM DEV Decision Date: 22/09/2021
 Location: 5 Gordon Road N11 2PA
 Proposal: Loft conversion with hip-to-gable extension, rear dormer, and front rooflights (certificate of lawfulness: proposed use)

FUL Applications Decided: 2

Application No: **HGY/2021/1079** Officer: Emily Whittredge
 Decision: GTD Decision Date: 15/09/2021
 Location: 9 Dorset Road N22 7SL
 Proposal: Loft conversion consisting of rear dormer and front conservation style roof lights.

Application No: **HGY/2021/2355** Officer: Samuel Uff
 Decision: GTD Decision Date: 09/09/2021
 Location: 2 Natalie Mews 87A Marlborough Road N22 8ND
 Proposal: Two storey side and rear extensions

PNE Applications Decided: 1

Application No: **HGY/2021/2245** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 14/09/2021
 Location: 146 Woodfield Way N11 2NU
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 4.5m, for which the maximum height would be 3.25m and for which the height of the eaves would be 3m.

Total Applications Decided for Ward: 4WARD: **Bruce Grove****CLUP Applications Decided: 4**

- Application No: **HGY/2021/2036** Officer: Matthew Gunning
 Decision: PERM DEV Decision Date: 09/09/2021
 Location: 25 Woodside Gardens N17 6UY
 Proposal: Loft conversion with rear dormers including the insertion of roof lights to the front elevation (certificate of lawfulness: proposed use)
- Application No: **HGY/2021/2402** Officer: Christopher Smith
 Decision: PERM DEV Decision Date: 20/09/2021
 Location: 35 Dunloe Avenue N17 6LB
 Proposal: L-shaped dormer extension and loft conversion to terraced house (certificate of lawfulness: proposed use)
- Application No: **HGY/2021/2415** Officer: Martin Cowie
 Decision: PERM DEV Decision Date: 21/09/2021
 Location: 57 Clonmell Road N17 6JT
 Proposal: Application for a Certificate of Lawful Development for the part demolition and replacement of an existing single storey extension at ground floor and the provision of a rear dormer roof extension with two front roof lights.
- Application No: **HGY/2021/2588** Officer: Oskar Gregersen
 Decision: PERM DEV Decision Date: 24/09/2021
 Location: 6 Steele Road N17 6YA
 Proposal: Certificate of lawfulness: proposed use. Loft conversion with rear dormer and dormer over rear outrigger and 3no. skylights to front elevation

FUL Applications Decided: 2

- Application No: **HGY/2021/2163** Officer: Sarah Madondo
 Decision: GTD Decision Date: 16/09/2021
 Location: 64 Broadwater Road N17 6ET
 Proposal: Amendments to previously approved planning reference HGY/2018/3197 to include changes to the layout of both flats, alterations to the approved rear extension and erection of single storey side extension.
- Application No: **HGY/2021/2385** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 20/09/2021
 Location: 51 Newlyn Road N17 6RX
 Proposal: Single storey wrap around extension.

RES Applications Decided: 5

- Application No: **HGY/2021/2124** Officer: Sarah Madondo
 Decision: GTD Decision Date: 15/09/2021
 Location: 1A St Loys Road N17 6UB
 Proposal: Approval of details reserved by a condition 5 (Sample of materials) attached to planning reference HGY/2020/0806

Application No: **HGY/2021/2129** Officer: Sarah Madondo
 Decision: GTD Decision Date: 15/09/2021
 Location: 1A St Loys Road N17 6UB
 Proposal: Approval of details reserved by a condition 4 (Drawings of front / rear elevation) attached to planning reference HGY/2020/0806

Application No: **HGY/2021/2131** Officer: Sarah Madondo
 Decision: GTD Decision Date: 10/09/2021
 Location: 1A St Loys Road N17 6UB
 Proposal: Approval of details reserved by a condition 8 (Cycle Parking) attached to planning reference HGY/2020/0806

Application No: **HGY/2021/2132** Officer: Sarah Madondo
 Decision: GTD Decision Date: 10/09/2021
 Location: 1A St Loys Road N17 6UB
 Proposal: Approval of details reserved by a condition 7 (Refuse and waste storage) attached to planning reference HGY/2020/0806

Application No: **HGY/2021/2549** Officer: Sarah Madondo
 Decision: GTD Decision Date: 15/09/2021
 Location: 1A St Loys Road N17 6UB
 Proposal: Approval of details reserved by a condition 3 (Material Specification) attached to planning reference HGY/2020/0806

TPO Applications Decided: 1

Application No: **HGY/2021/2338** Officer: Matthew Gunning
 Decision: GTD Decision Date: 20/09/2021
 Location: 24 Dongola Road N17 6EE
 Proposal: Works to tree protected by a TPO.
 T1 - Lime, repollard to previous topping points, removing around 3 to 4m from upward shoots and 2 to 3m from side shoots back to previous points, tree has no space for future growth and requires maintenance.

Total Applications Decided for Ward: 12WARD: **Crouch End****ADV Applications Decided: 1**

Application No: **HGY/2021/2161** Officer: Samuel Uff
 Decision: GTD Decision Date: 22/09/2021
 Location: Pure Gym - Crouch End 163 Tottenham Lane N8 9BT
 Proposal: Display of fascia and projecting signage

CLUP Applications Decided: 2

Application No: **HGY/2021/2401** Officer: Christopher Smith
 Decision: PERM DEV Decision Date: 20/09/2021
 Location: 12 Crescent Road N8 8AT
 Proposal: Removal of existing clay plain roof tiles and setting aside for re-use. Installation of insulation to rafter void. Re-fixing of existing clay plain tiles on new timber battens and breathable membrane (Certificate of lawfulness: proposed use)

Application No: **HGY/2021/2723** Officer: Conor Guilfoyle
 Decision: PERM DEV Decision Date: 23/09/2021
 Location: 11 Gladwell Road N8 9AA
 Proposal: Certificate of lawfulness for; alterations to existing rear roof dormer extension, erection of rear outrigger roof extension, and alteration to front roof light.

FUL Applications Decided: 11

Application No: **HGY/2021/2007** Officer: Tania Skelli
 Decision: GTD Decision Date: 07/09/2021
 Location: 49 Priory Gardens N6 5QU
 Proposal: Enlargement of existing rear and side roof dormer

Application No: **HGY/2021/2112** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 06/09/2021
 Location: 33 Coolhurst Road N8 8ET
 Proposal: Conversion of building from four self-contained flats to a dwelling house; erection of single-storey rear extension with alterations to rear elevation. (Re-submission of time-limit expired planning permission reference HGY/2018/1887)

Application No: **HGY/2021/2192** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 09/09/2021
 Location: Shop 52 The Broadway N8 9TP
 Proposal: Installation of new shop front and retention of fascia sign with external down lighting to be added.

Application No: **HGY/2021/2205** Officer: Tania Skelli
 Decision: GTD Decision Date: 21/09/2021
 Location: 42 Shepherds Hill N6 5RR
 Proposal: Extension to the rear ground floor and basement and new rear 1st floor balcony.

Application No: **HGY/2021/2241** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 09/09/2021
 Location: 54 Coolhurst Road N8 8EU
 Proposal: Single glazed timber sash windows to ground floor front bay window and 2nd floor front elevation to be replaced by double glazed timber sash windows

Application No: **HGY/2021/2252** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 06/09/2021
 Location: Collection Point 73 Crouch Hall Road N8 8HD
 Proposal: Alterations to ground floor front involving new railings and landscaping. New cladding to ground floor and new render to outside of the building to match existing.

Application No: **HGY/2021/2272** Officer: Roland Sheldon
 Decision: REF Decision Date: 13/09/2021
 Location: 1 Bourne Road N8 9HJ
 Proposal: Erection of single storey ground floor side infill extension, removal of existing side and rear rooflights, erection of 1 x side and 1 x rear dormer.

Application No:	HGY/2021/2321	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	16/09/2021
Location:	14 Shanklin Road N8 8TJ		
Proposal:	Roof & facade alterations to form new dormer extension to an end of terrace house. New sash window inserted to the front of the house		
Application No:	HGY/2021/2381	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	17/09/2021
Location:	22 Haringey Park N8 9HY		
Proposal:	Erection of a single storey ground floor extension to the rear and side of the property.		
Application No:	HGY/2021/2398	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	20/09/2021
Location:	Ground Floor Flat A 11 Birchington Road N8 8HR		
Proposal:	Erection of single storey ground floor rear extension.		
Application No:	HGY/2021/2465	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	17/09/2021
Location:	23 Womersley Road N8 9AP		
Proposal:	Extension of rear ground floor kitchen including an extension of the hipped tiled roof, insertion of new rooflight and side window. Erection of pergola to existing patio.		

PNE Applications Decided: 1

Application No:	HGY/2021/2302	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	20/09/2021
Location:	3 View Crescent N8 8RW		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 3m, for which the maximum height would be 2.6m and for which the height of the eaves would be 2.4m.		

RES Applications Decided: 2

Application No:	HGY/2021/2216	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	24/09/2021
Location:	Morriss House 23 Coolhurst Road N8 8EP		
Proposal:	Details pursuant to conditions 4 (details of crossover), 11 (Arboricultural method statement), 12 (method of construction statement) and 14 (details of appointed structural engineer) of planning permission HGY/2021/0116.		
Application No:	HGY/2021/2244	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	14/09/2021
Location:	163 Tottenham Lane N8 9BT		
Proposal:	Approval of details pursuant to condition 24 (Delivery and Servicing Plan) attached to planning permission HGY/2018/1874.		

TPO Applications Decided: 2

Application No:	HGY/2021/2233	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	10/09/2021
Location:	50 Cecile Park N8 9AS		
Proposal:	Works to trees protected by a TPO. T1 - Lime tree (12m) - crown reduction of approximately three meters on all aspects of tree. T2- Lime tree (12m) - crown reduction of approximately three meters on all aspects of tree.		

Application No: **HGY/2021/2491** Officer: Matthew Gunning
 Decision: GTD Decision Date: 24/09/2021
 Location: Crescent Court Crescent Road N8 8AU
 Proposal: Works to tree protected by a TPO. T1 1 Lime Reduce size and shape by 4 Meters approx, remove epicormic growth on main stem.

Total Applications Decided for Ward: 19

WARD: Fortis Green

CLFA Applications Decided: 1

Application No: **HGY/2021/2578** Officer: Roland Sheldon
 Decision: PERM DEV Decision Date: 13/09/2021
 Location: 45 Fortismere Avenue N10 3BN
 Proposal: Certificate of lawfulness for the erection of single storey ground floor rear extension.

CLUP Applications Decided: 1

Application No: **HGY/2021/2247** Officer: Tobias Finlayson
 Decision: PERM DEV Decision Date: 14/09/2021
 Location: 33 Tetherdown N10 1NH
 Proposal: Certificate of lawfulness to confirm proposed use (online medical consultations) is an activity incidental to the enjoyment of a residential dwelling.

FUL Applications Decided: 7

Application No: **HGY/2021/2045** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 06/09/2021
 Location: 97 Barrenger Road N10 1HU
 Proposal: Erection of two storey rear extension

Application No: **HGY/2021/2094** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 06/09/2021
 Location: 22 Lauradale Road N2 9LU
 Proposal: Construction of a ground floor rear extension.

Application No: **HGY/2021/2238** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 23/09/2021
 Location: 70 Greenham Road N10 1LP
 Proposal: Construction of rear dormer, raising of ridge line and insertion of roof windows in front roof slope to facilitate loft conversion.

Application No: **HGY/2021/2308** Officer: Conor Guilfoyle
 Decision: REF Decision Date: 14/09/2021
 Location: 189 Creighton Avenue N2 9BN
 Proposal: Erection of hip-to-gable roof extension and formation of rear dormer roof extension; insertion of front roof lights.

Application No: **HGY/2021/2346** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 15/09/2021
 Location: 1 Bancroft Avenue N2 0AR
 Proposal: Erection of a single-storey ground floor rear extension with minor internal alterations

Application No: **HGY/2021/2363** Officer: Anestis Skoupras
 Decision: GTD Decision Date: 22/09/2021
 Location: 39 Ringwood Avenue N2 9NT
 Proposal: Loft Conversion with half Hipped Roof and Dormer on Rear with Juliet Balcony.

Application No: **HGY/2021/2419** Officer: Samuel Uff
 Decision: GTD Decision Date: 13/09/2021
 Location: 59 Lanchester Road N6 4SX
 Proposal: Single storey rear extension; replacement of rear windows; sunken rear. terrace and pergola / canopy cover

PNC Applications Decided: 1

Application No: **HGY/2021/2156** Officer: Tania Skelli
 Decision: PN GRANT Decision Date: 10/09/2021
 Location: Mansfield Heights Great North Road N2 0NY
 Proposal: Application to determine if prior approval is required for a proposed: erection of roof extension over detached north and south blocks of flats to provide 11 new residential homes in accordance with the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 20, Class A.

PNE Applications Decided: 2

Application No: **HGY/2021/2299** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 20/09/2021
 Location: 22 Barrenger Road N10 1JA
 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 2.8m

Application No: **HGY/2021/2328** Officer: Laina Levassor
 Decision: PN GRANT Decision Date: 23/09/2021
 Location: Androulla House 22 Aylmer Road N2 0BX
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 8m, for which the maximum height would be 3.5m and for which the height of the eaves would be 3m

RES Applications Decided: 2

Application No: **HGY/2021/2547** Officer: Matthew Gunning
 Decision: GTD Decision Date: 15/09/2021
 Location: 62 Twyford Avenue N2 9NL
 Proposal: Approval of details pursuant to condition 4 (qualified engineer) and condition 6 (method of construction) attached to planning permission HGY/2021/1553.

Application No: **HGY/2021/2725** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 24/09/2021
 Location: 326 Dukes Mews N10 2QN
 Proposal: Approval of details pursuant to conditions 6 (Refuse storage) & 7 (Cycle parking) attached to planning permission HGY/2020/0943.

TEL Applications Decided: 1

Application No: **HGY/2021/2604** Officer: Kwaku Bossman-Gyamera
 Decision: PERM DEV Decision Date: 13/09/2021
 Location: Chessing Court Fortis Green N2 9ER
 Proposal: Formal notification in writing of 28 days notice in advance, in accordance with Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 (as amended)
 Description of Development:
 The relocation of two Telefonica antenna onto existing support framework on the Southern corner of the existing plant room and enabling ancillary development works thereto.

TPO Applications Decided: 1

Application No: **HGY/2021/2220** Officer: Matthew Gunning
 Decision: REF Decision Date: 10/09/2021
 Location: 10 Ringwood Avenue N2 9NS
 Proposal: Works to tree protected by a TPO. T1: Oak tree to fell to ground level Reason: Tree is serious decline and will not recover. Low amenity value due to the location of the tree. Tree has around 15% foliage on the canopy.

Total Applications Decided for Ward: 16WARD: **Harringay****CLDE Applications Decided: 1**

Application No: **HGY/2021/2344** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 14/09/2021
 Location: 93 Turnpike Lane N8 0DY
 Proposal: Certificate of lawfulness for the existing use of 7x self-contained flats.

CLUP Applications Decided: 2

Application No: **HGY/2021/2250** Officer: Tobias Finlayson
 Decision: PERM DEV Decision Date: 17/09/2021
 Location: 1 Falkland Road N8 0NU
 Proposal: Certificate of lawfulness for proposed development of rear dormer roof extension

Application No: **HGY/2021/2484** Officer: Roland Sheldon
 Decision: PERM DEV Decision Date: 24/09/2021
 Location: 62 Raleigh Road N8 0HY
 Proposal: Certificate of lawfulness for proposed erection of rear dormer with linked roof extension above outrigger projection, installation of 2 front rooflights.

FUL Applications Decided: 4

Application No: **HGY/2020/2482** Officer: Gareth Prosser
 Decision: GTD Decision Date: 08/09/2021
 Location: 335 Wightman Road N8 0NA
 Proposal: Conversion of 8 bedroomed house into 1no three-bed and 1no two-bed flats.

Application No:	HGY/2021/2021	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	10/09/2021
Location:	Flat A 302 Wightman Road N8 0LT		
Proposal:	Part first-floor rear extensions, rear roof extension along with 3 x front rooflights, re-rendering walls and re-roofing. (AMENDED PLANS).		
Application No:	HGY/2021/2210	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	07/09/2021
Location:	1 Falkland Road N8 0NU		
Proposal:	Erection of a single-storey side extension with rooflight, insertion of new window to the existing side wall in the alleyway and new timber decking.		
Application No:	HGY/2021/2384	Officer:	Gareth Prosser
Decision:	REF	Decision Date:	06/09/2021
Location:	First And Second Floor Flat 505 Green Lanes N4 1AL		
Proposal:	Retrospective application for change of use from 1 flat to 1x2bed first floor flat and 1x3bed second and loft floors maisonette, including loft conversion		

Total Applications Decided for Ward: 7

WARD: Highgate

ADV Applications Decided: 1

Application No:	HGY/2021/2450	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	16/09/2021
Location:	54-56 Highgate High Street N6 5HX		
Proposal:	1.no non-illuminated projecting metal sign, 1 no. non-illuminated fixed metal display board and 1 no. non-illuminated fascia sign.		

CLUP Applications Decided: 1

Application No:	HGY/2021/1513	Officer:	Janey Zhao
Decision:	PERM DEV	Decision Date:	10/09/2021
Location:	48 Hornsey Lane Gardens N6 5PB		
Proposal:	Certificate of lawfulness: construction of an area of permeable, hard standing driveway to accommodate a single parking space.		

FUL Applications Decided: 6

Application No:	HGY/2021/2009	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	13/09/2021
Location:	34 Wood Lane N6 5UB		
Proposal:	Erection of single storey rear extension, internal and external works of refurbishment to a Grade II listed property.		
Application No:	HGY/2021/2149	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	07/09/2021
Location:	42 Stormont Road N6 4NP		
Proposal:	Insertion of new window/ door to the rear, installation of extended pergola structure, replacement of the existing "up and over" garage door with a sliding garage door, relocation and resizing of the previously consented garage rooflight, all at ground floor level. Infilling of 1 No. existing rooflight, replacement of 1 No. existing rooflight and the relocation and reprovision of 1 No. rooflight, all at roof level.		

Application No:	HGY/2021/2164	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	20/09/2021
Location:	7 Cholmeley Park N6 5ET		
Proposal:	Erection of single storey rear extension (following demolition of conservatory) with associated raised terrace and boundary treatment; erection of front bin store and bike stand in association with re-landscaping; erection of rear store; and replacement and repositioning of side window		
Application No:	HGY/2021/2278	Officer:	Toby Williams
Decision:	GTD	Decision Date:	16/09/2021
Location:	88 Milton Park N6 5PZ		
Proposal:	Replacement of all windows on the front, side and rear elevations and replacement of doors on side and rear elevations.		
Application No:	HGY/2021/2292	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	15/09/2021
Location:	58 North Hill N6 4RH		
Proposal:	Erection of replacement single storey rear and side (of rear) extension; Insertion of rooflight to side of main roof		
Application No:	HGY/2021/2305	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	16/09/2021
Location:	10 Milton Park N6 5QA		
Proposal:	Demolition of existing rear ground floor rear extension, erection of single storey ground floor side to rear extension, erection of rear timber pergola, replacement of existing front sash timber windows with double glazed timber sash units.		

LBC Applications Decided: 2

Application No:	HGY/2021/1974	Officer:	Elisabetta Tonazzi
Decision:	GTD	Decision Date:	07/09/2021
Location:	61 High Point 2 North Hill N6 4AZ		
Proposal:	Listed building consent to refurbish the interior of the apartment involving the removal of some non-original elements such as the kitchen units and bathroom sanitary fittings, floor coverings and recent items of furniture. The electrical system is also in need up updating and re-wiring to meet current standards of safety. There will be no demolition or removal of any of the original fabric or fixtures.		
Application No:	HGY/2021/2010	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	10/09/2021
Location:	34 Wood Lane N6 5UB		
Proposal:	Erection of single storey rear extension, internal and external works of refurbishment to a Grade II listed property.		

NON Applications Decided: 2

Application No:	HGY/2021/2528	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	17/09/2021
Location:	Whistlers Cottage Townsend Yard N6 5JF		
Proposal:	Non-material amendment sought to planning permission HGY/2018/2392. Proposed re-location of the proposed detached garage structure on the site from one part of the parking forecourt to another immediately adjacent, amendments to the design of the garage.		

Application No: **HGY/2021/2566** Officer: Gareth Prosser
 Decision: GTD Decision Date: 07/09/2021
 Location: Oakleigh 42 Hampstead Lane N6 4LL
 Proposal: Non-Material Amendment to vary Condition 3 attached to application ref: HGY/2019/2944 to amend the trigger.

PNC Applications Decided: 2

Application No: **HGY/2021/2306** Officer: Matthew Gunning
 Decision: PN REFUSED Decision Date: 21/09/2021
 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 (resubmission with additional justification). The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class O

Application No: **HGY/2021/2307** Officer: Matthew Gunning
 Decision: PN REFUSED Decision Date: 21/09/2021
 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 (revised scheme with layout changes). The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class O.

RES Applications Decided: 1

Application No: **HGY/2021/2539** Officer: Roland Sheldon
 Decision: GTD Decision Date: 23/09/2021
 Location: Whistlers Cottage Townsend Yard N6 5JF
 Proposal: Details pursuant to condition 5 (waste and refuse storage) of planning permission HGY/2018/2392.

TPO Applications Decided: 3

Application No: **HGY/2021/2242** Officer: Matthew Gunning
 Decision: GTD Decision Date: 10/09/2021
 Location: 44 Southwood Avenue N6 5RZ
 Proposal: Works to tree protected by a TPO. T4- Large Bay tree next to house - (14m)- reduce height to approximately one metre below previous pruning points, prune back branches overhanging garden by up to one metre. (All other proposed tree works will be considered under a Section 211 Notice)

Application No: **HGY/2021/2315** Officer: Matthew Gunning
 Decision: GTD Decision Date: 10/09/2021
 Location: 57 North Hill N6 4BS
 Proposal: Works to tree protected by a TPO. T2 - Copper Beech: Crown reduce by approximately 25% reducing crown laterals by 2.5-3m, reduction in height no more than 3m. Lift all low drooping branches by 2m to ensure 4m clearance under canopy. (All other works will be considered under a Section 211 Notice)

Application No: **HGY/2021/2339** Officer: Toby Williams
 Decision: GTD Decision Date: 20/09/2021
 Location: 8 Somerset Gardens N6 5EQ
 Proposal: Re-application with new specification (Previous reference HGY/2021/0204) T1 - XL Black Poplar Tree - Remove all regrowth back to previous points of reduction (approximately 2m)

Total Applications Decided for Ward: 18

WARD: Hornsey**FUL Applications Decided: 2**

Application No: **HGY/2021/2222** Officer: Laina Levassor
 Decision: GTD Decision Date: 24/09/2021
 Location: Flat 1 4 Church Lane N8 7BU
 Proposal: Erection of single storey rear/side infill extension

Application No: **HGY/2021/2234** Officer: Sarah Madondo
 Decision: GTD Decision Date: 10/09/2021
 Location: Flat A 143 North View Road N8 7ND
 Proposal: Erection of rear dormer with roof lights in front slope.

Total Applications Decided for Ward: 2**WARD: Muswell Hill****CLUP Applications Decided: 1**

Application No: **HGY/2021/2403** Officer: Christopher Smith
 Decision: PERM DEV Decision Date: 20/09/2021
 Location: 35 Muswell Hill Place N10 3RP
 Proposal: Replacement of existing front porch with new front porch (certificate of lawfulness: proposed use)

FUL Applications Decided: 4

Application No: **HGY/2021/0929** Officer: Gareth Prosser
 Decision: REF Decision Date: 08/09/2021
 Location: Land To Rear Of 3 New Road N8 8TA
 Proposal: Change of use and conversion of the ground, first and second floors from (vacant) Class B1 to provide 7no. self-contained flats (the application does not propose or involve any external physical alterations to the existing facades of the property).

Application No: **HGY/2021/2148** Officer: Tobias Finlayson
 Decision: REF Decision Date: 15/09/2021
 Location: 139 Cranley Gardens N10 3AG
 Proposal: Replace existing rear glass conservatory with a single storey flat roof extension with skylight and doors opening to the garden

Application No: **HGY/2021/2300** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 21/09/2021
 Location: 14 Church Crescent N10 3ND
 Proposal: Partial demolition of existing rear kitchen outrigger and side/rear extension. Replacement rear extension built on the same footprint with altered roof form and fenestration.

Application No: **HGY/2021/2347** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 16/09/2021
 Location: 112 St James's Lane N10 3RG
 Proposal: Replacement of single glazed timber casement, sash and uPVC windows with double glazed timber casement and sash windows like for like.

Total Applications Decided for Ward: 5

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

- Application No: **HGY/2021/1992** Officer: Gareth Prosser
Decision: GTD Decision Date: 07/09/2021
Location: 1 Gladstone House High Road N22 6JS
Proposal: Display of advertisements: installation of 4no. new non-illuminated fascias, installation of 1no. internally illuminated hung sign (behind glazing), installation of 3no. sets of individual internally illuminated "TACO BELL" letters, installation of 3no. internally illuminated "BELL" logo sign boxes
- Application No: **HGY/2021/2254** Officer: Sarah Madondo
Decision: GTD Decision Date: 17/09/2021
Location: Supermarket 199-201 High Road N22 6DR
Proposal: 4no. non-illuminated double sided, digitally printed mesh banner signs.

FUL Applications Decided: 5

- Application No: **HGY/2021/1990** Officer: Gareth Prosser
Decision: GTD Decision Date: 07/09/2021
Location: 1 Gladstone House High Road N22 6JS
Proposal: Alterations to existing shopfronts including formation of new home delivery window and a new timber fence to rear yard
- Application No: **HGY/2021/2037** Officer: Emily Whittredge
Decision: GTD Decision Date: 08/09/2021
Location: 18 High Road N22 6BX
Proposal: Change of use from E(a) shop use class to E(b) restaurant use class with a low ducting system at the rear elevation.
- Application No: **HGY/2021/2158** Officer: Tobias Finlayson
Decision: GTD Decision Date: 20/09/2021
Location: 58 Gladstone Avenue N22 6LL
Proposal: Erection of single storey rear infill extension and single storey extension to rear of existing outrigger
- Application No: **HGY/2021/2293** Officer: Emily Whittredge
Decision: REF Decision Date: 14/09/2021
Location: 29 Vincent Road N22 6NY
Proposal: Replacement of windows to the front elevation with new UPVC sash windows (conservation area windows) together with UPVC windows to the rear elevation. New rooflight on the rear roofslope.
- Application No: **HGY/2021/2345** Officer: Mercy Oruwari
Decision: GTD Decision Date: 15/09/2021
Location: 7 Coleraine Road N8 0QJ
Proposal: Removal of conservatory and installation of sliding door. Removal of chimney stack and installation of new window and seat. Infill of stepped corner to ground floor and first floor level.

NON Applications Decided: 2

- Application No: **HGY/2021/0624** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 13/09/2021
Location: Land at the Chocolate Factory and Parma House, 5 Clarendon Road Off Coburg Road N22 6XJ

Proposal: Non-Material amendment to planning permission (HGY/2017/3020) to amend the description of development to partial demolition, change of use and extension of the Chocolate Factory buildings.

Demolition of the remaining buildings and redevelopment to create four new build blocks comprising commercial floorspace (flexible Use Classes A1, A3, B1, D1 and D2), residential dwellings (Class C3) together with associated residential and commercial car parking, public realm works and access.

Amendments to conditions to enable phased submission and approval of details, and control of the approved scheme on a phased basis. Changes proposed to Conditions 2 (Approved drawings and supporting documents), 3 (Minimum B1 Business floorspace) 6 (Materials to be approved), 8 (Electric charging facilities), 9 (Delivery and Servicing Plan and Waste Management Plan), 11 (External Lighting), 12 (Crossrail 2 operations protection), 16 (Sustainable drainage details), 17 (Drainage Management Maintenance Schedule), 19 (Contaminated land 1), 20 (Contaminated land 2), 22 (Non-road mobile machinery), 25 (Secured by Design certification), 27 (Residential amenity noise levels), 28 (Sound Insulation - residential), 29 (Sound Insulation - commercial), 31 (Heating and hot water system), 32 (Construction standard of energy network), 33 (BREEAM), 34 (Overheating), 36 (Wheelchair unit provision), 37 (Central satellite dish), 38 (Broadband), 41 (Residential Design Standards) and 42 (Residential Access)

Application No: **HGY/2021/2494** **Officer:** Christopher Smith

Decision: GTD **Decision Date:** 20/09/2021

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) to clarify the number of bedrooms for four wheelchair user dwellings.

RES Applications Decided: 5

Application No: **HGY/2021/1251** **Officer:** Valerie Okeiyi

Decision: GTD **Decision Date:** 15/09/2021

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 9 (Site-wide segregated cycle lanes) attached to planning permission HGY/2019/1775 in relation to Blocks D3-D4

Application No: **HGY/2021/1946** **Officer:** Valerie Okeiyi

Decision: GTD **Decision Date:** 20/09/2021

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 38 - partial discharge (Construction Environmental Management Plan) of planning permission HGY/2017/3117 in relation to Blocks E1, E2 and E3 only

Application No: **HGY/2021/1954** **Officer:** Valerie Okeiyi

Decision: GTD **Decision Date:** 20/09/2021

Location: Land at the Chocolate Factory and Parma House, 5 Clarendon Road N22 6XJ

Proposal: Approval of details pursuant to condition 40 (CIL Phasing) attached to planning permission HGY/2017/3020

Application No: **HGY/2021/2389** **Officer:** Tobias Finlayson

Decision: GTD **Decision Date:** 14/09/2021

Location: Former Petrol Filling Station 76 Mayes Road N22 6SY

Proposal: Approval of details (partial discharge) pursuant to condition 11 parts A, B and C (Contamination) attached to planning permission HGY/2020/0795.

Application No: **HGY/2021/2416** **Officer:** Christopher Smith

Decision: GTD **Decision Date:** 14/09/2021

Location: 44-46 High Road N22 6BX

Proposal: Approval of details pursuant to condition 20 (Ultra-Low NOx boilers) attached to planning permission that was allowed at appeal ref. APP/Y5420/W/18/3218865 (original planning reference HGY/2018/1472).

Total Applications Decided for Ward: 14WARD: **Northumberland Park****ADV Applications Decided: 2**

Application No: **HGY/2019/2374** Officer: Martin Cowie
 Decision: GTD Decision Date: 23/09/2021
 Location: 783 High Road N17 8AH
 Proposal: Advertisement consent for new shopfront signage comprising a new timber fascia with concealed LED illumination.

Application No: **HGY/2021/2393** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 21/09/2021
 Location: 645 High Road N17 8AA
 Proposal: Replacement of unilluminated fascia sign and illuminated projecting sign.

CLDE Applications Decided: 1

Application No: **HGY/2021/2495** Officer: Laina Levassor
 Decision: REF Decision Date: 09/09/2021
 Location: 76 Park Lane N17 0JR
 Proposal: Certificate of Lawfulness for the existing use of 76 Park Lane as four self-contained flats

CLUP Applications Decided: 1

Application No: **HGY/2021/2635** Officer: Samuel Uff
 Decision: PERM DEV Decision Date: 15/09/2021
 Location: 52 Manor Road N17 0JJ
 Proposal: Certificate of lawfulness for proposed rear roof extension and single storey rear extension to existing small HMO (C4)

FUL Applications Decided: 2

Application No: **HGY/2021/0152** Officer: Emily Whittredge
 Decision: GTD Decision Date: 13/09/2021
 Location: 3 Prospect Place N17 8AT
 Proposal: Undertake and repair slate roof

Application No: **HGY/2021/2387** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 21/09/2021
 Location: 645 High Road N17 8AA
 Proposal: Formation of a new shopfront

LBC Applications Decided: 1

Application No: **HGY/2021/0153** Officer: Emily Whittredge
 Decision: GTD Decision Date: 13/09/2021
 Location: 3 Prospect Place N17 8AT
 Proposal: Listed Building Consent to Undertake and repair slate roof

LCD Applications Decided: 1

Application No: **HGY/2021/2322** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 20/09/2021
 Location: First Floor Flat 16 Stanhope Gardens N4 1HT
 Proposal: Roof terrace & access roof window

Application No: **HGY/2021/2420** Officer: Kwaku Bossman-Gyamera
 Decision: REF Decision Date: 23/09/2021
 Location: 60-61 Grand Parade N4 1AF
 Proposal: Merging two units into one internally to use as a retail/cafe within Class E. New shopfront. Single storey rear extension to both units with part retractable roof.

PNE Applications Decided: 1

Application No: **HGY/2021/2333** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 23/09/2021
 Location: 88 Roslyn Road N15 5JJ
 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 2.8m

Total Applications Decided for Ward: 6WARD: **Seven Sisters****CLDE Applications Decided: 1**

Application No: **HGY/2021/2565** Officer: Oskar Gregersen
 Decision: PERM DEV Decision Date: 17/09/2021
 Location: 80 Ferndale Road N15 6UQ
 Proposal: Certificate of lawfulness: existing use. Certificate of Lawfulness of an Established Use or Development (CLEUD) to continue the use of the property as a House in Multiple Occupation (HMO).

CLUP Applications Decided: 1

Application No: **HGY/2021/2706** Officer: Philip Elliott
 Decision: PERM DEV Decision Date: 21/09/2021
 Location: 54 Finsbury Park Avenue N4 1DS
 Proposal: Single storey rear extension (Certificate of lawfulness: proposed)

FUL Applications Decided: 6

Application No: **HGY/2021/1467** Officer: Gareth Prosser
 Decision: GTD Decision Date: 10/09/2021
 Location: 94 Fairview Road N15 6TP
 Proposal: Erection of Type 3 roof extension.

Application No: **HGY/2021/2173** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 06/09/2021
 Location: 14 Heysham Road N15 6HL
 Proposal: Loft conversion with rear dormer on the main roof slope and the outrigger projection including 2 No. roof lights to front elevation.

Application No: **HGY/2021/2196** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 09/09/2021
 Location: 15 Gladesmore Road N15 6TA
 Proposal: Erection of single storey rear infill extension with bi-fold doors

Application No: **HGY/2021/2219** Officer: Sarah Madondo
 Decision: REF Decision Date: 10/09/2021
 Location: 38-40 Norfolk Avenue N15 6JX
 Proposal: Erection of first floor rear extension at 38 and 40 Norfolk Avenue

Application No: **HGY/2021/2230** Officer: Laina Levassor
 Decision: GTD Decision Date: 23/09/2021
 Location: 64 Gladesmore Road N15 6TB
 Proposal: Erection of single storey rear extension

Application No: **HGY/2021/2456** Officer: Gareth Prosser
 Decision: REF Decision Date: 10/09/2021
 Location: 28-30 Fairview Road N15 6LL
 Proposal: Erection of First floor joint extension

PNE Applications Decided: 2

Application No: **HGY/2021/2301** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 20/09/2021
 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 3.4m and for which the height of the eaves would be 3m.

Application No: **HGY/2021/2335** Officer: Laina Levassor
 Decision: PN GRANT Decision Date: 23/09/2021
 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 3.1m and for which the height of the eaves would be 2.6m

RES Applications Decided: 2

Application No: **HGY/2021/2143** Officer: Sarah Madondo
 Decision: GTD Decision Date: 09/09/2021
 Location: Land adjacent to 1 Lealand Road N15 6JS
 Proposal: Approval of details reserved by a condition 3 (Schedule of Materials) attached to planning permission HGY/2021/2393.

Application No: **HGY/2021/2425** Officer: Samuel Uff
 Decision: GTD Decision Date: 14/09/2021
 Location: Templeton Hall and Garages Adjacent to 52 Templeton Road N15 6RU
 Proposal: Approval of details reserved by a condition 24 (aerial) attached to planning permission HGY/2016/2621

Total Applications Decided for Ward: 12

WARD: Stroud Green**FUL Applications Decided: 2**

Application No:	HGY/2021/2273	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	23/09/2021
Location:	81 Upper Tollington Park N4 4LP		
Proposal:	Erection of single storey side and rear extensions; installation of ground floor side window; rebuilding front boundary wall; and replacing all windows (double glazed timber frame)		
Application No:	HGY/2021/2291	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	08/09/2021
Location:	54 Perth Road N4 3HB		
Proposal:	Replacement full-width ground floor rear extension and erection of partial-width first floor rear extension.		

Total Applications Decided for Ward: 2**WARD: Tottenham Green****FUL Applications Decided: 1**

Application No:	HGY/2021/2586	Officer:	Emily Whittredge
Decision:	REF	Decision Date:	15/09/2021
Location:	First Floor Flat 321 West Green Road N15 3PA		
Proposal:	Subdivision of the existing flat into a 1x2 bed on the first floor and 1x1 bed on the second floor.		

PNE Applications Decided: 1

Application No:	HGY/2021/2274	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	15/09/2021
Location:	29 Hanover Road N15 4DL		
Proposal:	Erection of a single storey extension which extends beyond the rear wall of the original house by 5m, for which the maximum height would be 3.31m and for which the height of the eaves would be 3m		

RES Applications Decided: 3

Application No:	HGY/2021/1950	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	15/09/2021
Location:	45-63 Lawrence Road N15 4EN		
Proposal:	Approval of details pursuant to condition 3 (Materials) attached to planning permission HGY/2016/1213		
Application No:	HGY/2021/2041	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	06/09/2021
Location:	26 Jansons Road N15 4JU		
Proposal:	Approval of details pursuant to condition 6 (Construction Method Statement) attached to planning permission HGY/2020/3237		
Application No:	HGY/2021/2411	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	15/09/2021
Location:	30 Summerhill Road N15 4HD		
Proposal:	Approval of details pursuant to condition 3C (remediation verification) attached to planning permission HGY/2020/2321.		

Total Applications Decided for Ward: 5

WARD: **Tottenham Hale****ADV Applications Decided: 3**

Application No: **HGY/2020/2561** Officer: Kwaku Bossman-Gyamera
 Decision: REF Decision Date: 15/09/2021
 Location: 552 High Road N17 9SY
 Proposal: Internally illuminated fascia and projection box signages (Retrospective)

Application No: **HGY/2021/2379** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 09/09/2021
 Location: 474 High Road N17 9JF
 Proposal: Installation of 1 externally illuminated (individually located Letter sign 1 internally illuminated projecting sign

Application No: **HGY/2021/2414** Officer: Martin Cowie
 Decision: GTD Decision Date: 08/09/2021
 Location: Land adjacent to Ashley Road Watermead Way N17
 Proposal: Application for the temporary display of an advertisement at land adjacent to Ashley Road and Watermead Way, Tottenham Hale relating to Plot E (Ashley Road East site) of the Tottenham Hale Centre development planning permission (LPA ref: HGY/2018/2223) dated 27. The proposed signage comprises a banner wrap affixed to the construction scaffolding around Plot E.

CLDE Applications Decided: 1

Application No: **HGY/2021/2493** Officer: Oskar Gregersen
 Decision: GTD Decision Date: 20/09/2021
 Location: 78 Holcombe Road N17 9AR
 Proposal: Certificate of lawfulness: existing use. Retention of (1x2) and (1x3) bed flats.

CLUP Applications Decided: 3

Application No: **HGY/2021/2366** Officer: Anestis Skoupras
 Decision: PERM DEV Decision Date: 24/09/2021
 Location: 8 Seymour Avenue N17 9EB
 Proposal: Certificate of lawfulness for a proposed rear dormer to the main roof, an additional outrigger dormer and the installation of two rooflights to the front roof slope.

Application No: **HGY/2021/2647** Officer: Oskar Gregersen
 Decision: PERM DEV Decision Date: 20/09/2021
 Location: 37 Seymour Avenue N17 9RE
 Proposal: Certificate of lawfulness: proposed use Rear L-shaped dormer with roof lights on front slope

Application No: **HGY/2021/2648** Officer: Oskar Gregersen
 Decision: PERM DEV Decision Date: 20/09/2021
 Location: 27 Malvern Road N17 9HH
 Proposal: Certificate of lawfulness: Proposed outbuilding and all associated works at 27 Malvern Road

FUL Applications Decided: 1

Application No: **HGY/2020/2560** Officer: Kwaku Bossman-Gyamera
 Decision: REF Decision Date: 15/09/2021
 Location: 552 High Road N17 9SY
 Proposal: Reinstatement of shopfront and with new aluminium red colour fascia. (Retrospective).

PNC Applications Decided: 1

Application No: **HGY/2021/2444** Officer: Kwaku Bossman-Gyamera
 Decision: PN REFUSED Decision Date: 23/09/2021
 Location: 352-354 High Road N17 9HT
 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).The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class O

PNE Applications Decided: 1

Application No: **HGY/2021/2348** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 24/09/2021
 Location: 77B Shelbourne Road N17 0JU
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 2.83m.

RES Applications Decided: 9

Application No: **HGY/2020/2067** Officer: Martin Cowie
 Decision: GTD Decision Date: 22/09/2021
 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 pursuant to Condition D6 (Overheating and Model Report - LBH Carbon Management) relating to the residential element only of Plot D (Ashley Road West site) of the Tottenham Hale Centre development Planning Permission (LPA ref. HGY/2018/2223) dated 27th March 2019.

Application No: **HGY/2020/2440** Officer: Martin Cowie
 Decision: GTD Decision Date: 22/09/2021
 Location: 1 Station Square Station Road N17
 Proposal: Approval of details pursuant to Condition 11c (Remediation of contamination verification report) attached to planning permission ref: HGY/2016/3932 for the redevelopment of 1 Station Square, Station Road, N17 dated 10.08.2017

Application No: **HGY/2020/2969** Officer: Martin Cowie
 Decision: GTD Decision Date: 10/09/2021
 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 C6 - Overheating and Model Report (LBH Carbon Management) 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/2021/1295** Officer: Martin Cowie
 Decision: GTD Decision Date: 13/09/2021
 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 C14 (Sound insulation between residential and commercial properties) 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/2021/1343	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	13/09/2021
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 E13 (Noise Level Testing Details - LBH Environmental Health - Noise) 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/2021/2371	Officer:	Philip Elliott
Decision:	GTD	Decision Date:	22/09/2021
Location:	Ashley Gardens Ashley Road N17 9LJ		
Proposal:	Approval of details pursuant to condition 22b (Waste Management Scheme - partial discharge of condition in respect of Building 1) attached to planning permission HGY/2019/2804		
Application No:	HGY/2021/2378	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	13/09/2021
Location:	474 High Road N17 9JF		
Proposal:	Approval of details pursuant to condition 5 (Extract Ventilation System) attached to planning permission HGY/2021/0288.		
Application No:	HGY/2021/2408	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	14/09/2021
Location:	SW Plot Hale Village Ferry Lane N17		
Proposal:	Approval of details pursuant to condition 29 (final part) (Remediation Verification Report) attached to planning permission HGY/2017/2005.		
Application No:	HGY/2021/2512	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	22/09/2021
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 D15 - part A only (Secure by Design Accreditation) relating to Plot D (Ashley Road West site) of the Tottenham Hale Centre planning permission (LPA ref: HGY/2018/2223) dated 27th March 2019.		

TEL Applications Decided: 1

Application No:	HGY/2021/2602	Officer:	Kwaku Bossman-Gyamera
Decision:	PERM DEV	Decision Date:	13/09/2021
Location:	Tottenham Telephone Exchange Reform Row N17 9SZ		
Proposal:	Advanced notification by Cellnex, as may be required, under the relevant conditions of The Electronic Communications Code (Conditions and Restrictions) Regulations 2003, as amended. The works at this site, which constitute permitted development under Class A of Part 16 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended (the GPDO), involve the installation of the following electronic communications apparatus: PROPOSED UPGRADE TO THE EXISTING TELECOMMUNICATIONS APPARATUS. PROPOSED EE 1No. GPS MODULE AT 27.25m AGL TO BE INSTALLED. PROPOSED EE 3No. ANTENNAS AT 26.75m AGL TO BE INSTALLED. PROPOSED EE 3No. Mk2 BOB's TO BE INSTALLED. PROPOSED EE 6No. RRU's TO BE INSTALLED. PROPOSED EE 1No. AIRI CABINET TO BE INSTALLED. EE 5No. ANTENNAS. AT 24.85m AGL TO BE REFITTED. EXISTING EE 3No. Mk1 BOB's TO BE REMOVED AND REPLACED WITH PROPOSED EE 3No. Mk2 BOB's. EE 1No. GPS MODULE AT 26.0m AGL TO BE REMOVED. EE 3No. Mk1 BOB's TO BE REMOVED. EE 12No. RRU's, TO BE REMOVED. EE 1No. BTS3900L CABINET TO BE REMOVED AND ASSOCIATED ANCILLARY WORKS (FOR FULL DETAILS PLEASE REFER TO THE ENCLOSED DRAWINGS).		

Total Applications Decided for Ward: 20WARD: **West Green****CLUP Applications Decided: 3**

Application No:	HGY/2021/2213	Officer:	Valerie Okeiyi
Decision:	PERM DEV	Decision Date:	06/09/2021
Location:	4 Sandringham Road N22 6RB		
Proposal:	Certificate of lawfulness (proposed use) for erection of a rear dormer and installation of rooflights to front elevation		
Application No:	HGY/2021/2428	Officer:	Martin Cowie
Decision:	PERM DEV	Decision Date:	09/09/2021
Location:	168 Downhills Park Road N17 6AP		
Proposal:	Application for a Certificate of Lawful Development for a proposed rear dormer roof extension with Juliet balcony, three rooflights to front roof slope, front porch and rear garden outbuilding		
Application No:	HGY/2021/2592	Officer:	Oskar Gregersen
Decision:	PERM DEV	Decision Date:	13/09/2021
Location:	24 Keston Road N17 6PN		
Proposal:	Certificate of lawfulness: proposed use. Loft conversion with rear dormers and addition of skylights to the front roofslope.		

FUL Applications Decided: 2

Application No:	HGY/2021/0301	Officer:	Emily Whittredge
Decision:	GTD	Decision Date:	17/09/2021
Location:	113 Downhills Way N17 6AJ		
Proposal:	Erection of new two storey 2 bedroom, 3 person dwelling house		
Application No:	HGY/2021/2342	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	09/09/2021
Location:	Flat A 26 Mannoek Road N22 6AA		
Proposal:	Erection of a single storey rear garden outbuilding with decking.		

NON Applications Decided: 1

Application No:	HGY/2021/2439	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	15/09/2021
Location:	Frankum & Kaye Ltd 38 Crawley Road N22 6AG		
Proposal:	Non-material amendment following a grant of planning permission HGY/2019/0938: amending conditions 12, 13, 14, 18 and 34 to allow discharge of conditions in two stages.		

PNE Applications Decided: 2

Application No:	HGY/2021/2246	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	14/09/2021
Location:	238 Sirdar Road N22 6QX		
Proposal:	Erection of a single storey extension which extends beyond the rear wall of the original house by 4.9m, for which the maximum height would be 3.5m and for which the height of the eaves would be 3m.		
Application No:	HGY/2021/2296	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	20/09/2021
Location:	3 Walpole Road N17 6BE		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 4.93m, for which the maximum height would be 3.29m and for which the height of the eaves would be 3m		

RES Applications Decided: 2

Application No:	HGY/2021/2150	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	16/09/2021
Location:	423-435 Lordship Lane N22 5DH		
Proposal:	Approval of details pursuant to condition 3 (Detailed Foundation Design) attached to Appeal decision APP/Y5420/W/19/3223654 (original planning reference HGY/2017/3679).		
Application No:	HGY/2021/2340	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	10/09/2021
Location:	Caretakers House The Grove Downhills Park Road N17 6AR		
Proposal:	Approval of details pursuant to condition 3 (materials) attached to planning permission HGY/2021/1816		

Total Applications Decided for Ward: 10WARD: **White Hart Lane****CLUP Applications Decided: 1**

Application No:	HGY/2021/2638	Officer:	Samuel Uff
Decision:	PERM DEV	Decision Date:	17/09/2021
Location:	36 Cavell Road N17 7BJ		
Proposal:	Certificate of lawfulness for proposed hip to gable and rear dormer roof extension.		

FUL Applications Decided: 1

Application No:	HGY/2021/2461	Officer:	Emily Whittredge
Decision:	REF	Decision Date:	22/09/2021
Location:	72 Devonshire Hill Lane N17 7NG		
Proposal:	Rear canopy extension		

Total Applications Decided for Ward: 2WARD: **Woodside****CLDE Applications Decided: 1**

Application No:	HGY/2021/2330	Officer:	Fatema Begum
Decision:	GTD	Decision Date:	07/09/2021
Location:	68 Cranbrook Park N22 5NA		
Proposal:	Certificate of lawfulness for existing use as a large HMO 7 bedroom, 7 person large HMO (sui generis)		

CLUP Applications Decided: 1

Application No:	HGY/2021/2027	Officer:	Christopher Smith
Decision:	NOT DEV	Decision Date:	07/09/2021
Location:	Alexandra House 10 Station Road N22 7TR		
Proposal:	Alterations to the first floor accommodation at Alexandra House to form a Multi Use Events Space (certificate of lawfulness for proposed use)		

FUL Applications Decided: 3

Application No: **HGY/2019/1417** Officer: Kwaku Bossman-Gyamera
 Decision: NPW Decision Date: 10/09/2021
 Location: The Nelson 232-234 High Road N22 8HH
 Proposal: Formation of two-storey rear extension to the existing building to create a mix of 8 new residential units (flats) at first, second and third floors and retain the existing A4 use at basement and ground level.

Application No: **HGY/2021/2267** Officer: Sarah Madondo
 Decision: GTD Decision Date: 23/09/2021
 Location: 140 Maryland Road N22 5AP
 Proposal: Addition of a dormer roof extension and roof windows to a first floor flat

Application No: **HGY/2021/2279** Officer: Sarah Madondo
 Decision: REF Decision Date: 16/09/2021
 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.

OUT Applications Decided: 1

Application No: **HGY/2021/2397** Officer: Emily Whittredge
 Decision: REF Decision Date: 20/09/2021
 Location: Land adjacent to 8 Grainger Road N22 5LT
 Proposal: New residential development of 9 apartments

PNC Applications Decided: 1

Application No: **HGY/2021/2295** Officer: Samuel Uff
 Decision: PERM REQ Decision Date: 23/09/2021
 Location: Ashley House 235-239 High Road N22 8HF
 Proposal: Prior Approval for a Proposed Change of Use of a building from Office Use (Class B1(a)) to create 13 residential units (Class C3)
 An application to determine if prior approval is required for a proposed: Change of Use from Offices (Class B1(a)) to Dwellinghouses (Class C3). The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class O

PNE Applications Decided: 1

Application No: **HGY/2021/2217** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 14/09/2021
 Location: 61 The Roundway N17 7HB
 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 3.1m and for which the height of the eaves would be 2.95m.

Total Applications Decided for Ward: 8

Total Number of Applications Decided: 183

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