

## NOTICE OF MEETING

# PLANNING SUB COMMITTEE

**Monday, 6th December, 2021, 7.00 pm - Tottenham Green Leisure Centre, 1 Philip Lane, Tottenham N15 4JA (watch it [here](#))**

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

**Quorum:** 3

### 1. FILMING AT MEETINGS

Please note this meeting may be filmed or recorded by the Council for live or subsequent broadcast via the Council's internet site or by anyone attending the meeting using any communication method. Although we ask members of the public recording, filming or reporting on the meeting not to include the public seating areas, members of the public attending the meeting should be aware that we cannot guarantee that they will not be filmed or recorded by others attending the meeting. Members of the public participating in the meeting (e.g. making deputations, asking questions, making oral protests) should be aware that they are likely to be filmed, recorded or reported on. By entering the meeting room and using the public seating area, you are consenting to being filmed and to the possible use of those images and sound recordings.

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

### 2. PLANNING PROTOCOL

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

The planning system manages the use and development of land and buildings. The overall aim of the system is to ensure a balance between enabling development to take place and conserving and protecting the environment and local amenities. Planning can also help tackle climate change and overall seeks to create better public places for people to live, work and play. It is important that the public understand that the committee

makes planning decisions in this context. These decisions are rarely simple and often involve balancing competing priorities. Councillors and officers have a duty to ensure that the public are consulted, involved and where possible, understand the decisions being made.

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

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

### **3. APOLOGIES**

To receive any apologies for absence.

### **4. URGENT BUSINESS**

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

### **5. DECLARATIONS OF INTEREST**

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

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

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

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

### **6. MINUTES (PAGES 1 - 12)**

To confirm and sign the minutes of the Planning Sub Committee held on 1 November 2021 and 8 November 2021 as a correct record. **(Minutes from 8 November 2021 to follow)**

## **7. PLANNING APPLICATIONS**

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

### **8. HGY/2021/2718 - STANHOPE ROAD BRIDGE, STANHOPE ROAD, N6 5DE (PAGES 13 - 54)**

**Proposal:** Construction of a new footbridge with associated ramp, stepped access, and landscaping, involving demolition of the existing bridge.

**Recommendation:** GRANT

### **9. HGY/2020/3186 - UNIT 7, UNICORN WORKS, 21-25 GARMAN ROAD, N17 0UN (PAGES 55 - 102)**

**Proposal:** Erection of two-storey replacement light industrial unit.

**Recommendation:** GRANT

## **10. PRE-APPLICATION BRIEFINGS**

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

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

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

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

participating in determining the application or leave any decision in which they have subsequently participated open to challenge.

**11. PPA-2021-0022 - ASHLEY ROAD DEPOT, ASHLEY ROAD, LONDON, N17 9LZ (PAGES 103 - 118)**

**Proposal:** Demolition of buildings and redevelopment of the site to provide approx. 275 new dwellings (min. 50% for social rent) in buildings of between four and thirteen storeys, two commercial units, 41 car parking spaces, new pedestrian/cycle routes, landscaping and public realm improvements.

**12. UPDATE ON MAJOR PROPOSALS (PAGES 119 - 134)**

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

**13. APPLICATIONS DETERMINED UNDER DELEGATED POWERS (PAGES 135 - 172)**

To advise the Planning Committee of decisions on planning applications taken under delegated powers for the period 18 October 2021 to 19 November 2021.

**14. NEW ITEMS OF URGENT BUSINESS**

**15. DATE OF NEXT MEETING**

To note the date of the next meeting as 13 December 2021 (provisional).

Fiona Rae, Principal Committee Co-ordinator  
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Friday 26 November 2021

## **MINUTES OF MEETING PLANNING SUB COMMITTEE HELD ON MONDAY, 1ST NOVEMBER, 2021, 7.00 - 9.05 PM**

**PRESENT:** Councillor Sarah Williams (Chair), Councillor Sheila Peacock (Vice-Chair), Councillor Dhiren Basu, Councillor Luke Cawley-Harrison, Councillor Emine Ibrahim (until the beginning of item 9), Councillor Peter Mitchell, Councillor Liz Morris, and Councillor Reg Rice, Councillor Viv Ross, and Councillor Yvonne Say.

**In attendance:** Councillor Ruth Gordon, Cabinet Member for House Building, Place-Making, and Development.

### **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 early departure were also received from Councillor Emine Ibrahim.

### **4. URGENT BUSINESS**

There were no items of urgent business.

### **5. DECLARATIONS OF INTEREST**

There were no declarations of interest.

### **6. MINUTES**

In relation to item 8 of the minutes, it was noted that the title for PPA/2021/0011 should read 'Brunel' rather than 'Brunei' Walk; this amendment was agreed by the Committee.

### **RESOLVED**

That, subject to the above amendment, the minutes of the Planning Sub-Committee held on 4 October 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/2021/2160 - 19 BERNARD ROAD, N15 4NE**

The Committee considered an application for the demolition of the existing buildings and construction of a mixed use development providing 9 residential units, 3,495 sqm of commercial space and a gallery/café together with associated landscaping, refuse storage and cycle parking.

Christopher Smith, Planning Officer, introduced the report and responded to questions from the Committee:

- It was clarified that the development would be car free so, although residents and businesses were not allowed to have car parking permits, they could have visitor parking permits.
- In response to a question about why small businesses would not be allowed to have one parking space, the Transport Planning Team Manager explained that the development needed to be car free to meet climate aspirations. It was noted that loading bays were provided on the street.
- It was noted that the applicant would be required to make a deferred carbon offset payment if the development failed to connect to a District Energy Network (DEN). The Head of Development Management explained that the emissions had been calculated based on connection to a DEN and that, if the development failed to connect to a DEN, the applicant would be required to make a payment which would offset the additional emissions.
- In response to a question about whether there would be heat pumps or gas boilers, the Planning Officer noted that the energy report would be confirmed by condition. It was explained that the applicant would be required to provide details of any proposed boilers. It was added that it was possible to connect air source heat pumps and this would still be an option.
- It was noted that the detail of green roofs and green walls would be included in a landscaping statement which would be secured by condition. It was also confirmed that there would be a communal amenity space on the roof of the residential blocks.
- It was enquired what would happen if any commercial space was converted into residential at a future date, whether there would be a financial contribution or whether a proportion of the space would be affordable. The Planning Officer stated that the emphasis was to seek financial contribution in the first instance.
- In relation to affordable housing, the Head of Development Management explained that the scheme would have nine residential units which fell below the threshold requiring the provision of affordable housing. It was noted that there was a safeguard in the heads of terms whereby the applicant would be required to provide affordable housing if 10 or more units were provided on site.
- It was enquired whether it was possible for the developer or future developers to use permitted development rights to permit a future change of use and to what

extent the planning decision could protect an allocation to affordable housing. The Head of Development Management explained that this legal agreement would travel with the land, would apply to permitted development rights, and would be written into the section 106 agreement.

- It was noted that a previous application had a higher percentage of approximately 35% affordable, residential housing and that the current proposal would provide 10% affordable, commercial space. It was commented that the site was within the TH12 site allocation and it was enquired what proportion would be commercial and what proportion would be residential; it was also queried what type of use was needed on the site. The Head of Development Management explained that commercial space was generally less viable and, therefore, a lower percentage of affordable space could be offered. It was noted that there was a need for residential and commercial space and that proposals may be weighted to one or the other.
- It was enquired how the 10% affordable commercial space would be protected, particularly if the commercial space was sold. The Head of Development Management explained that it was not possible to anticipate the exact, future circumstances but that there was an obligation to provide 10% affordable, commercial space. The Planning Officer added that the 10% was calculated on a floorspace basis but that the exact configuration would be finalised at a later date. It was noted that the offer of affordable, commercial space was good and that this would be the minimum provided.
- It was requested that the proposals included a number for the provision of work placements for unemployed and/ or economically inactive Haringey residents and for the Science, Technology, Engineering, and Mathematics (STEM) workshops to ensure that these were provided. The Head of Development Management noted that, subject to applicant agreement, the number of STEM workshops could be specified. In relation to apprentices, it was explained that this was calculated based on development cost with a maximum of 10% of the construction workforce and that this was set out in planning guidance. It was highlighted that the applicant would be bound to provide these elements by the terms and that adding a specific number was not standard practice.
- In relation to loss of daylight and sunlight, it was confirmed that all of the residential windows on Ashby Road were found to have sufficient light for habitable rooms and there was not considered to be a detrimental loss of amenity.
- It was noted that the report stated that many of the current occupiers would return to the site once the development had been constructed but it was queried how this would work given the construction period. Malena Oddershede Bach, agent for the applicant, explained that it was aimed to relocate existing tenants. It was noted that the applicant had started to investigate setting up a local site for tenants to use whilst the development was taking place.

Simon Finn spoke in objection to the application. He stated that, compared to the previous application, the current proposal avoided providing affordable housing. He expressed concerns that the building would be converted to residential accommodation at a later date. He commented that there had been a lack of consultation as there had only been one public meeting which had been open for four hours. He stated that there had been no consultation letters and that the council had refused to extend the consultation zone beyond 100 metres which only included commercial spaces. Simon Finn stated that these buildings would set a precedent,

that commercial space would be converted to residential space, and that applicants should not have the unmonitored ability to develop higher buildings. He welcomed the provision of green roofs and asked for a stipulation about maintenance and upkeep to be included. It was stated that the area was a flood plain and that there should be adequate arrangements for rainwater collection and drainage elements. Simon Finn commented that he liked the proposed designs but that he would like to know the materials and asked that double or triple glazing was included. He added that residents wanted a high quality development that provided homes and businesses for local people.

Jack Grant spoke in objection to the application. He stated that the site had existing planning permission for 45 residential units with 14 affordable units but the current proposal had decreased to nine residential units with no affordable housing. He acknowledged that the Committee was tied to grant planning permission due to the presumption in favour of sustainable development according to the National Planning Policy Framework (NPPF) as housing targets had not been met. He commented that one reason for the failure to meet housing targets was that developers were not delivering the developments that had been approved, as in this case. Jack Grant echoed the points made by Simon Finn and agreed that this application circumvented the restrictions to provide housing. He asked that, if the affordable, commercial space was restricted, it should be done on cost per floorspace rather than floorspace to ensure that the affordable units did not get inferior spaces.

In response to the points raised in the objections and subsequent questions, the following responses were provided:

- In relation to the consultation process, the Planning Officer stated that the application was advertised in the normal way in accordance with the statutory requirements. It was commented that 500 people had been sent letters and that there had been site notices in the area and notice in the local press. It was noted that the developer had organised a public meeting but that this was in addition to the necessary statutory requirements.
- In relation to flood risk, the Planning Officer noted that the Environment Agency had not raised objections to the proposal.
- In response to the queries raised about double glazing, the Head of Development Management explained that considerations relating to insulation and similar matters were included in the report and the technical term used was thermal efficiency.

Malena Oddershede Bach, applicant team, addressed the Committee. She noted that there was an existing planning consent for the site but that the freeholders were separate from the property developers. It was noted that the previous scheme had proposed three commercial units, which was not viable in the long term, and so the developers were not looking to build the consented scheme. It was explained that the developer was looking to retain, rather than sell, the flats but that the possibility of sale was noted as standard as part of the viability assessment. It was stated that there was significant demand for creative workspaces and it was noted that the scheme would provide affordable, commercial space which was needed in the borough, especially as the site was located in a creative enterprise zone. It was noted that the exact, internal layout was not yet confirmed but that there would be approximately 66 workspaces, all



with natural light, and that the storeys had been reduced in accordance with tenants' preferences.

Malena Oddershede Bach acknowledged that 36 residential units would be lost compared to the previous scheme but explained that the previous scheme was unlikely to be delivered as the freeholders did not want to build it. It was also noted that, although there had been some references to a single storey building to the rear, this was actually a two storey building. Only single storey building to the back, actually a two storey building. It was stated that the main element of the scheme was creative workspaces which would encourage co-operation amongst businesses and which would, through the installation of windows, allow the community and public to see within. This was also aimed to create a better connection with community and to inspire people locally to avoid the loss of trades in the area.

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

- It was enquired how the affordable, commercial space would be delivered in practice, including the management of the space. Malena Oddershede Bach explained that the entire ground floor would be let directly by the freeholder and that the upper floors would be managed by a workspace provider with rent based on square footage. It was highlighted that the affordable space would be delivered with the same finish as the rest of the commercial space; it would be allocated throughout and there would be no discrimination based on affordability.
- The Committee asked about the legislation relating to permitted development for additional storeys and how this was regulated. The Head of Development Management explained that there was a narrow allowance and that this only related to a certain time period, not to recent developments, so would not apply in this case.
- The Chair noted the concerns expressed in relation to the conversion of commercial space to residential and enquired whether it was possible to address this through a condition. The Head of Development Management explained that the provision of on site affordable space was a strong incentive and that as much wording as possible had been included in the proposal to safeguard the conversion from commercial to residential space.
- Some members of the Committee asked how the off site contribution would be calculated if any units were sold and whether this would be reassessed for every unit sold, particularly if the threshold for affordable housing was then met. The Head of Development Management explained that the calculation would take the residual land value of the two schemes (as amended if a residential proposal came forward) and then calculate the affordable based on the difference of those two values. He noted that it was possible to state that the calculation would be based on the residual land value and to explicitly state that this related to all sales in perpetuity so that it could not be reduced over time.
- It was enquired whether it would be possible to require that any commercial units be offered to the market for a minimum time period before being converted to residential space. The Head of Development Management stated that this would require applicant agreement. It was added that it was not possible to prevent future applications or changes to such a requirement. Some members expressed concerns that the 10% affordable, commercial space was not sufficiently protected. The Head of Development Management suggested that the most effective solution might be to state that the requirement was 10% of the total figure.

The Committee discussed the proposed conditions:

- It was enquired whether the applicant would agree to start development within two years, rather than within three years. Malena Oddershede Bach stated that this was risky in the current market, particularly as the cost of building materials had increased by 30%; this explanation was accepted by the Committee.
- It was agreed that Head of Term 1 should be amended to include the wording 'no less than 350sqm of affordable workspace (10% of the total commercial workspace)' to provide additional clarity.
- It was agreed that Head of Term 9 should be amended to include the wording 'provision of on site affordable or a financial contribution towards off site provision of affordable housing if any of the commercial space is converted to residential use at any point in the future'.
- It was agreed that Head of Term 8 should state that there was a requirement to provide two Science, Technology, Engineering, and Mathematics (STEM) sessions.
- It was agreed that Head of Term 4 should not exclude visitor permits.

Following a vote, and subject to the amendments agreed above, it was

### **RESOLVED**

1. That the Committee resolve to GRANT planning permission and that the Head of Development Management or Assistant Director of Planning, Building Standards & Sustainability is authorised to issue the planning permission and impose conditions and informatives subject to the signing of a Section 106 Legal Agreement providing for the obligations set out in the Heads of Terms below.
2. That the section 106 legal agreement referred to in resolution (2.1) above is to be completed no later than 30<sup>th</sup> November 2021 or within such extended time as the Head of Development Management or the Assistant Director of Planning, Building Standards & Sustainability shall in her/his sole discretion allow; and
3. That, following completion of the agreement(s) referred to in resolution (2.1) within the time period provided for in resolution (2.2) above, planning permission shall be granted in accordance with the Planning Application subject to the attachment of the conditions; and
4. That delegated authority be granted to the Assistant Director of Planning, Building Standards & Sustainability/Head of Development Management 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.

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

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.

The Chair noted that, at her discretion under the rules of the Planning Protocol, 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 those speaking in support of the application would have nine minutes to speak.

Cllr Rice highlighted that the Committee had considered this application previously and enquired why it was being reconsidered. The Chair stated that this would be addressed within the presentation of the application.

The Head of Development Management introduced the application. It was explained that the Committee had considered the application on 14 September 2021 but that, due to an error which related only to the press notice, the consultation period had been extended to 24 September 2021. As such, the Committee had resolved to grant planning permission with the condition that, if any new, material points were raised, they would be brought back to the Committee for consideration. The Head of Development Management explained that some new points had been raised in this period, which had been broadly but not specifically considered in the previous report, and therefore the application had been brought back to the Committee. It was noted that the additional points raised were disabled access and the usability of the building and fire risk and accessibility of disabled users.

It was stated that accessibility and layout had been broadly considered and it was highlighted that the design would have to comply with the requirements for disabled residents under Part M4(3) of the Building Regulations. It was noted that the proposals would exceed the minimum space standard set out in the London Plan and that, although there would be two flats on the first floor, Haringey Occupational Therapy Team considered the proposals to be accessible. It was added that there would be two disabled parking bays with level access. It was explained that the plans showed the arrangements in detail and that these included wheelchair turning areas, scooter parking, and assisted doors.

In relation to fire safety, it was noted that there was a 'stay put', or 'defend in place' strategy. There were a number of doors to ensure compliance with the required fire safety measures and the main entrance and secondary access door would be power assisted. It was noted that there was a Fire Statement and Fire Safety Strategy Report which had been reviewed by Building Control and the London Fire Brigade who were satisfied with the proposed detail. It was stated that all of the other, material points raised had been considered in the previous report.

Officers responded to questions from the Committee:

- Cllr Rice stated that the previous proposal had been agreed by the Committee and that there had been no proposal to set aside the previous agreement. Justin Farley, Legal Advisor, explained that legal advice had been provided at the previous Committee meeting which stated that, if any new matters arose during the consultation that needed to be considered, the application would come back to the Committee. He added that a decision was not given effect until planning permission was granted and that no planning permission had been granted in this case. It was explained that the additional information was presented and the Committee was asked to make a separate decision based on all of the information now available.
- It was confirmed that all of the members who were in attendance at the previous Committee meeting were in attendance at this meeting and that no new members were present.
- The Head of Development Management explained that the consultation period for the application had been extended as, although other notifications were made in time, the press notice had been published slightly later. It was noted that most people relied on letters and site notices and that, although the responses from a newspaper notice were anticipated to be minimal, the consultation period was extended which, in effect, extended the consultation for everyone.
- It was clarified that the wording of the previous decision stated that the decision would be conditional on no new, material objections being received but that, if any were received, they would need to be considered by the Committee and the application reheard. It was noted that, as some new points had been raised, the application was now presented for reconsideration.
- In relation to fire safety, it was noted that the application referred to 'stay put' and it was enquired whether this was current advice. Christian Pinchin, applicant team, explained that the previous advice to 'stay put' had been amended to a 'defend in place' strategy which was effective as long as the correct fireproofing was in place. It was noted that this was the official guidance and was supported by Homes for Haringey and Building Control.
- It was noted that a parking survey had been conducted in June 2020 which was during the national lockdown in response to the Covid-19 pandemic. It was enquired whether this survey could be repeated now that the national lockdown had ceased. The Transport Planning Team Manager explained that, as the majority of people were required to stay at home during the national lockdown, the survey actually represented a worst case scenario as more cars were parked on the network. He noted that, even with the additional parked cars, the survey found the position to be acceptable.

Indigo Ayling spoke in objection to the application. She stated that residents would have to pass through eight doors or barriers in the current proposal. She noted that there would be some power assisted doors but it was not clear which doors this would relate to; it was added that, if power assisted doors failed, residents would be stuck. Indigo Ayling stated that the proposals represented the bare minimum for accessibility and that this was frustrating as the homes would be built for those on the council home waiting list. She noted that the application suggested that there were fire mitigations in place but that the circumstances of a fire in a disabled person's flat had not been considered. It was stated that the Occupational Therapy Team had been consulted but that there had been no access audit and no mention of disabled people

as part of the consultations in the stakeholder report. She believed that there were a number of barriers to having a liveable home that had not been considered.

Jack Grant spoke in objection to the application. He noted that fire issues were more important in disabled person's homes as fires were more likely to occur. He stated that he had previously raised lack of consultation as an issue and that it was important to consult the people in these homes. It was noted that the homes within the development would be for 600 people on the highest priority of the disability list and that 10% of the homes would be for wheelchair users. He noted that the Occupational Therapy Team had no objections to the proposals but he queried their experience. He stated that there were specialist reports for other issues but that, in relation to disabled people's access, there had only been an enquiry to people. Jack Grant felt that there was a lack of care, consideration, and consultation and stated that this was a council project and that effort should be made to get the proposal right as it would be replicated across the borough in future projects.

Paul Burnham spoke in objection to the application. He stated that the meeting on 14 September 2021 did not comply with the law as, under Part 4 of the Development Management Procedure Order 2015, the Local Planning Authority was required to take any representations from consultation into account. He noted that he had written to the Secretary of State, that the Secretary of State had written to the council, and that the application had been brought back to the Committee. It was commented that the decision had to be based on all of the evidence and should not be based on a four page report. Paul Burnham explained that he lived in one of the tower blocks on the estate and residents were concerned that the proposal would result in a lack of amenity, loss of amenity for existing residents, overlooking, and loss of sunlight and daylight. He stated that the frontage of the proposed building contained windows to 17 bedrooms, eight lounges, and 15 balconies which would result in overlooking in both directions. He added that there would be a loss of light, including the loss of 38% of winter sunlight for the play cabin, a loss of 30% for those on the fifth floor, and a loss of 54% for those on the second floor. He stated that the proposal was badly designed and demonstrated a lack of respect for residents and he asked the Committee to refuse the application and ask the applicant to reconsider.

Cllr Ruth Gordon, Cabinet Member for House Building, Place-Making, and Development, spoke in support of the application. She stated that she wanted to speak to defend council housing. She commented that the Committee always pushed applicants about the question of affordability and that this proposal would provide 100% genuinely affordable council homes. The Cabinet Member noted that the homes would be provided to nearby residents in the first instance, would allow people to be taken off the waiting list, and would meet the strong need for council housing. She highlighted that the housing would be built to a high standard, including environmental considerations, and would increase green space and play space.

Christian Pinchin, applicant team, addressed the Committee. He stated that he would start by responding to some of the points raised in the objections first. He explained that the applicant had sought to balance the number of doors required from a security perspective with ease of access and that the proposal was designed with this balance of issues in mind. Christian Pinchin stated that the South East London Housing Partnership Guidance had been used to help develop the wheelchair units and that

these exceeded the basic Building Control requirements. It was noted that disabled units were expected to be at least 76sqm in size and that the largest unit in the proposals was 96sqm. He added that the proposed flats exceeded normal standards, that there were adequate turning circles, and that the proposals included kitchens with lower sections to adapt for specific users. He noted that accessibility had been considered and that the proposals had been made as good as possible.

In relation to fire issues in the wheelchair units, Christian Pinchin stated that there was a defend in place strategy. He explained that, if the systems were triggered, the sprinklers would activate. It was added that the applicant was consulting with a number of organisations, including Building Control, the London Fire Brigade, Homes for Haringey, and the Occupational Therapy Team, to ensure that the scheme provided good quality homes.

Regarding the concerns raised about a lack of amenity, the applicant team commented that the scheme complied with the standards set out in the London Plan. It was noted that the scheme would also contribute to upgrading other landscape schemes in the area. It was acknowledged that there would be a loss of sunlight and daylight for some windows but it was stated that this was often unavoidable in the case of urban developments. It was noted that, following an assessment, this proposal complied with average daylight factors, direct sunlight and visible sky component requirements, and was not considered to be a borderline case where mitigating steps were required.

In relation to overlooking, Christian Pinchin stated that there was a close proximity between the proposals and some of the tower block buildings. It was explained that the design placed the balconies on the outer edges of the scheme. It was added that the rear elevation, which the existing tower blocks would mainly face, generally had kitchens, bathrooms, and some bedrooms and it was aimed to limit the number of habitable rooms facing each other as much as possible. He stated that, on balance, the applicant was trying to deliver 23 high quality council rent schemes within the defined parameters.

Cllr Rice moved that the proposal should not be voted on. As the motion was not seconded, it was not put to the vote.

The Chair stated that the recommendation set out in the report was to grant the application. The Head of Development Management noted that the item brought together the original report, the changes set out in the minutes of the previous Planning Sub Committee meeting, and the additional information as set out in the report and the addendum.

Following a vote with 6 votes in favour, 0 votes against, and 3 abstentions, 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 in Appendix 1 of the report.

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 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 12th November 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 contained in Appendix 1 of the Planning Sub Committee's report, as amended in the addendum and minutes.

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

#### **10. UPDATE ON MAJOR PROPOSALS**

It was enquired whether there had been any further developments in relation to 139-143 Crouch Hill. The Head of Development Management noted that there had been no update since January 2021.

##### **RESOLVED**

To note the report.

#### **11. APPLICATIONS DETERMINED UNDER DELEGATED POWERS**

There were no queries on the report. The Chair noted that any queries could be directed to the Head of Development Management.

##### **RESOLVED**

To note the report.

#### **12. NEW ITEMS OF URGENT BUSINESS**

There were no items of urgent business.

**13. DATE OF NEXT MEETING**

It was noted that the date of the next meeting was 8 November 2021.

CHAIR: Councillor Sarah Williams

Signed by Chair .....

Date .....



Planning Sub Committee – 6 December 2021

Item No. 8

**REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE****1. APPLICATION DETAILS****Reference No:** HGY/2021/2718**Ward:** Crouch End**Address:** Stanhope Road Bridge Stanhope Road N6 5DE**Proposal:** Construction of a new footbridge with associated ramp, stepped access, and landscaping, involving demolition of the existing bridge.**Applicant:** Simon Farrow**Ownership:** Council**Case Officer Contact:** Laurence Ackrill**Site Visit Date:** 19/10/2021

1.1 The application has been referred to the Planning Sub-committee for decision, as the Council is the applicant.

**1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION**

- The proposal would provide improved and more inclusive access to Parkland Walk, including for groups that share protected characteristics.
- The proposal would provide an enhanced and improved replacement bridge ensuring the character and appearance of the conservation area will be preserved
- The loss of trees and can be adequately mitigated through replacement tree planting and the proposal would result in an enhancement to existing habitats.
- The development would not result in harm to neighbouring residential amenity.

**2. RECOMMENDATION**

2.1 That the Committee resolve to GRANT planning permission and that the Head of Development Management is authorised to issue the planning permission and impose conditions and informatives.

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

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans

- 3) Materials submitted for approval
- 4) Construction management plan
- 5) Tree protection
- 6) Ecological enhancements
- 7) Replacement street trees
- 8) Desktop study contamination
- 9) Contamination remediation
- 10) Considerate constructor scheme
- 11) NRMM
- 12) DEMP & CEMP

**CONTENTS**

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

**APPENDICES:**

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

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS



Fig 1 -Site Location



Fig 2 – Existing Bridge

### **Proposed development**

- 1.1 This is an application for the construction of a new footbridge following the demolition of the existing bridge. The scheme proposes to replace the existing stepped access to Parkland Walk from Stanhope Road with a new stair and a ramp to provide step-free access for pedestrians and cyclists. The works are required here as the existing footbridge and abutments are no longer fit for purpose and need replacing.

### **Site and Surroundings**

- 1.2 The application site relates to an existing footbridge linking the Parkland Walk across Stanhope Road. The Parkland Walk is a linear park and nature reserve, on a former railway line running from Finsbury Park to Muswell Hill. The Parkland Walk is designated as a 'Local Nature Reserve', a 'Metropolitan Site of Importance for Nature Conservation', an 'Ecological Corridor', a 'Green Chain' as well as also designated as 'Metropolitan Open Land'.
- 1.3 The bridge itself is locally listed and part of the site on the western side of Stanhope Road is located within Highgate Conservation Area. Crouch End Conservation Area is located due north of the site, immediately north of Avenue Road.

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

- 1.4 The most recent planning history in relation to the site is as follows.
- OLD/1979/1293 | Parkland Walk Stanhope Road Bridge N6 - Replacement of existing bridge superstructure (with new prefabricated composite steel/concrete deck unit complete with parapets & associated works to abutments). - Grant permission - 06/02/1979.
  - OLD/1980/1363 | Parkland Walk Stanhope Road Bridge N6 - Provision of slopped access, metal display/boundary fencing, retaining wall and reinstatement of planting work. - Grant permission - 04/11/1980.

## **2. CONSULTATION RESPONSE**

- 2.1 The responses below were received following consultation on the application:
- LBH Conservation Officer: The proposed alterations would preserve the character and appearance of the conservation area. The harm caused by the loss of the locally listed bridge would be outweighed by the public benefits of the proposal.
  - LBH Transportation Team: No objections subject to a condition relating to the submission of a construction management plan.

- LBH Environmental Health Team: No objections subject to conditions
- LBH Arboricultural Team: No objections subject to conditions to ensure adherence to the recommendations as set out in the Arboricultural Method Statement, the installation of tree protection measures and pre-commencement site meeting.
- LBH Nature Conservation Officer: No objection subject to the adherence to preliminary avoidance, mitigation and compensation measures
- Natural England: No comment
- Transport for London (TfL): No objections subject to conditions relating to the submission of a construction management plan.
- L.B. Islington: No comment

### **3. LOCAL REPRESENTATIONS**

- 5.1 The application has been publicised by way of press & site notices displayed in the vicinity of the site and 111 letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses: 183  
Objecting: 183  
Supporting: 0

- 5.1 The following local groups/societies made representations:

- Highgate Neighbourhood Forum – Object
- Friends of the Parkland Walk – Object
- Highgate CAAC - Object

- 5.2 The following Councillor(s) made representations:

- Cllr Cawley-Harrison - Object
- Cllr Culverwell - Object
- Cllr Hinchcliffe - Object

- 5.3 The following issues were raised in representations that are material to the determination of the application and are addressed in the report:

- Loss of trees and biodiversity
- Loss of historic parts of the bridge

- Visual intrusive design
- Impact on the character and appearance of the area
- Other locations for the ramp not fully explored.
- Lack of consultation (Officer Comment: public consultation was carried out in accordance with the Council's Statement of Community Involvement, including letters to neighbouring properties, site notices and press notice).
- The site is too steep for wheelchair access (Officer Comment: the ramp has been designed in accordance with the recommended gradients within the Design Manual for Roads and Bridges, CD353 Design Criteria for Footbridges).
- Pre-submission consultation inadequate (Officer Comment: this is not a matter for the LPA).

## **6 MATERIAL PLANNING CONSIDERATIONS**

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

1. Impact on MOL
2. Accessibility
3. Design and impact on Heritage
4. Impact on trees and ecology;
5. Impact on amenity;
6. Transport considerations.

### **Principle of development**

#### Impact on the MOL

6.2 London Plan Policy G3 'Metropolitan Open Land' (MOL) states that MOL should be protected from inappropriate development in accordance with national planning policy tests that apply to the Green Belt. Para 147 of the NPPF sets out that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Considering whether the proposal is appropriate within the MOL Para 150 sets out that certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within this includes 'engineering operations'.

6.3 The proposed works would involve a replacement bridge and the associated works, including the ramp and steps would largely be taking place at ground level with the alterations to the landscaping and external works small in scale. It is therefore considered that the proposal would preserve openness and does not conflict with the purposes of including land within the MOL. The site circumstances in terms of openness would not be altered significantly as a result of the works. Moreover, as set out below the proposed works would facilitate enhanced access

to the site for recreational purposes, and are appropriate within MOL, in accordance with the aims of NPPF and London Plan policies.

### Accessibility

- 6.4 There are a number of overarching policies within the NPPF (2021), the London Plan (2021) and the Council's local plan which support the proposal here, in terms of providing improved access to the Parkland Walk, the Public Sector Equality Duty (PSED) contained in the Equality Act 2010 is also an important consideration in assessing this application, as discussed below.

### National Planning Guidance

- 6.5 The NPPF (2021) states that planning policies and decisions should: "Ensure developments create places that are safe, inclusive and accessible and which promote health and well-being". The NPPF talks in length about promoting healthy and safe communities and make specific reference to promoting access to a network of high-quality open spaces and opportunities for sport and physical activity being important for the health and well-being of communities.
- 6.6 In respect of Metropolitan Open Land (MOL) policy guidance of paragraphs 137-151 of the NPPF on Green Belts applies to Metropolitan Open Land (MOL). Paragraph 145 outlines that "local planning authorities should plan positively to enhance their beneficial use, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land".

### London Plan 2021

- 6.7 London Plan (2021) Policy GG1 seeks to ensure that all development in London takes account of London's diverse population. This policy seeks to ensure that this approach permeates throughout the Plan and that the specific requirements of those sharing protected characteristics are consistently identified and considered as part of all planning and development across London. The policy refers to the creation of a London where all Londoners, including children and young people, older people, disabled people, and people with young children, as well as people with other protected characteristics, can move around with ease and enjoy the opportunities the city provides, creating a welcoming environment that everyone can use confidently, independently, and with choice and dignity, avoiding separation or segregation.
- 6.8 London Plan Policy G3 'Metropolitan Open Land' (MOL) states that proposals to enhance access to MOL and to improve poorer quality areas, such that they provide a wider range of benefits for Londoners are appropriate within MOL, will



be encouraged. Examples include improved public access for all, inclusive design, recreation facilities, habitat creation, landscape improvement and flood storage.

- 6.9 London Plan Policy D5 requires all new development to achieve the highest standard of accessible and inclusive design, seeking to ensure new development can be used easily and with dignity by all.

#### Local Plan 2017

- 6.10 Both Local Plan Policy SP13 and Policy DM20 seek to protect open space from development, with proposals for ancillary development on open space supported where they are necessary for, or would facilitate, the proper functioning of the open space as per policy DM20. Local Plan Policy SP7 (2017) states that in line with the London Plan, the Council will work with its partners to improve public realm and promote walking and cycling. Policy DM2 'Safe and Accessible Environments' states that development proposals should ensure that new developments can be used "safely, easily and with dignity by all" and "protect, improve and create, where appropriate, safe and accessible pedestrian and cycling routes".

#### Equality Act 2010 and its implications

- 6.11 The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion or beliefs and sex and sexual orientation. It places the Council under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers.

- 6.12 Under PSED the Act requires public authorities as a decision maker, in carrying out their functions, to pay due regard to the need to achieve the objectives set out under section 149 of the Equality Act, specifically:

(1) A public authority must, in the exercise of its functions, have due regard to the need to:

- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

(3) Having due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to—

- (a) remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic;

(b) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it; and  
(c) encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.

(4) The steps involved in meeting the needs of disabled persons that are different from the needs of persons who are not disabled include, in particular, steps to take account of disabled persons' disabilities.

(6) Compliance with the duties in this section may involve treating some persons more favourably than others; but that is not to be taken as permitting conduct that would otherwise be prohibited by or under this Act.

6.13 The Council's equality duty is not to achieve the objectives in section 149(1), but to have "due regard" to the need to achieve them. Even in cases where the duty is to pay very high regard to the section 149 objectives, the considerations raised by the Equality Act 2010 are not themselves decisive. A public authority is entitled to balance those considerations against countervailing factors, and the weight to be given to those countervailing factors is for it to decide.

6.14 In this instance the applicants have the duty to consider the needs of groups that share protected characteristics and show how the existing barriers might be removed. An Equalities Impact Assessment (EQIA) has been prepared, which highlights that the scheme presents an opportunity to provide improved access and wider use of the Parkland Walk to those who currently have limited mobility or require ramp or compliant step access. These benefits must then be weighed against the other impacts of the developments as set out below.

#### Assessment

6.15 The existing footbridge and abutments have been identified as being no longer fit for purpose and require demolition. The abutments have failed structural assessments and there are bearing failures at the east abutment. Feasibility studies have concluded it is not financially viable to repair the bridge and therefore demolition and replacement of the bridge is necessary. The proposal would also improve access to the Parkland Walk from Stanhope Road through the inclusion of a new stair and a ramp to provide step-free access for pedestrians, cyclists and wheelchair users. This improved accessibility is strongly supported by the NPPF, London Plan and Local Plan.

6.16 Furthermore as outlined in the EQIA the resulting development will provide positive benefits to residents in the area, in particular it would have a positive impact on:

- the young, elderly and those with disabilities, especially with limited mobility;

- those who can be victim of crimes such as hate crimes as the design improves natural surveillance thereby increasing safety and security;
- those who have additional requirements in order to be able to move around the area such as those in wheelchairs and with pushchairs and younger pedestrians through the provision of a compliant accessible ramp and steps.

6.17 In developing the final design several options were considered and studied against a set of criteria and the assessment concluded that the proposed bridge design achieves the most balanced outcome against the following criteria:

- Impact on the nature reserve and trees;
- Usability;
- Personal safety;
- Impact on adjacent properties;
- Landscape and visual impact; and
- Cost, maintainability, and buildability.

6.18 The chosen location for the bridge replacement and ramp construction has been carefully designed to retain as many trees as possible. One category B tree (T105) identified to be removed to facilitate the development, but would be compromised due to the bridge reconstruction, regardless of where the new ramped access would be located.

6.19 Mindful of the planning policies concerning access, particularly in relation to open space, as well as the equality law context outlined above, the incorporation of an associated ramp with the works here are strongly supported for promoting inclusive access. The proposal here would facilitate improved public access to the Parkland Walk, including groups that share protected characteristics, and is therefore considered acceptable in principle. As discussed further on this report, potential countervailing factors arising from the development can be adequately mitigated against through mitigation measures.

#### **Design and impact on Heritage.**

6.20 The NPPF paragraph 197 states that in determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

6.21 Policies D3 and HC1 of the 2021 London Plan seek to ensure that development proposals are well-designed and relate positively to existing character; that they

conserve and enhance the significance of heritage assets, including Conservation Areas and locally listed buildings/ structures.

- 6.22 Local Plan Policy DM1 seeks to secure the highest standard of design which respects local context and character, so as to contribute to the creation and enhancement of Haringey's sense of place and identity, while DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.
- 6.23 The Highgate Neighbourhood Plan (HNP) (2017) is also a material consideration in determining this site. HNP Policy DH1 states that proposals to demolish buildings and structures that are non-designated heritage assets will be subject to a balance judgement with regards to the scale of the loss and the significance of the asset, with any proposed replacement should make a positive contribution to the conservation area.
- 6.24 Part of the application site is within Highgate Conservation Area (its eastern edge) and as such there is a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area. The former railway bridge is also a locally listed structure. The boundary of Crouch End Conservation Area is also located approximately 60m due north of the bridge.



**Fig 3 – Conservation Area Boundaries**

- 6.25 This part of Highgate Conservation Area is predominantly characterised by 19<sup>th</sup> and early 20<sup>th</sup> Century development of 2/3-storey detached houses complemented by leafy gardens, with some of the original houses replaced with modern blocks of flats of various age and architectural style. Views of the Parkland Walk immediately surrounding the bridge and the open, spacious, soft-landscaped character of the portion of Stanhope Road comprised in the adjacent Crouch End Conservation Area altogether contribute to the experience of both Conservation Areas along Stanhope Road.
- 6.26 The Council's Conservation Officer has reviewed the submitted details and notes that the bridge nowadays constitutes a functional and utilitarian feature subordinated to the fruition of the Parkland Walk as it was altered in the late 20<sup>th</sup> Century and currently consists of a modern single span steel deck that replaced the original bridge span, supported on its original late-19<sup>th</sup> century abutments. These alterations have substantially obscured the original appearance of the bridge and have substantially diminished its intrinsic special interest and significance. The bridge was locally listed in 2004, essentially for its evidential, historic and group value together with the other original bridges and structures surviving along what was a railway and converted in the Parkland Walk in the 1980s.
- 6.27 The Conservation Officer notes that the bridge has been comprehensively surveyed at various stages and both structural investigations and monitoring confirm that it suffers from structural damage affecting its overall structural integrity including settlement issues and significant cracking on the west abutment. It has been necessary to install a temporary prop to the bridge to monitor its movement. It is evident that the bridge has severely and critically deteriorated over time, with the alterations to the original bridge span having compromised its structural behaviour. The bridge needs critical repair and reconstruction works.
- 6.28 The Conservation Officer concludes that there is sufficient and convincing evidence to accept that it is necessary to replace this utilitarian structure of low heritage significance, as it is no longer fit for purpose and in the interest of public safety, as well as for the beneficial use of the Parkland Walk and visual amenity to this part of the Conservation Area.
- 6.29 The proposed new bridge is the result of a comprehensive, multidisciplinary pre-application discussion that has informed both the extensive design exploration stage and the final design response to the site. The design team has fully acknowledged the specific topography, the primacy of the Parkland Walk as a key feature of the area and its markedly suburban character. A thorough understanding of the few positive features of the existing bridge within its context, including its unobtrusive, simple and linear appearance and the visual permeability allowing for longer views along the length of Stanhope Road and wider area have been appreciated.

- 6.30 The Conservation Officer notes that design process has led to a sensitive choice of an equally simple and visually permeable, yet well-designed new bridge that performs well in its pedestrian and cycle-able functions, that blends into its surrounding area and still allows for the full enjoyment of views of the area along Stanhope Road. Careful consideration has been paid to achieve the most harmonious design, proportions, materials and finishes of the bridge span, its abutments, access ramps, complementary landscaping compatibly with the Council's resources and vision.
- 6.31 The proposed bridge, with its honest, yet well-detailed simplicity, would be subordinate to the suburban, soft-landscaped character of this part of the area. It would enhance the experience and accessibility of the Parkland Walk as a significant feature and would positively respond to the heritage setting of the Conservation Areas, complemented by a landscape scheme.



**Fig 4 -Bridge Visualisation**

- 6.32 The Conservation Officer Concludes that the proposed replacement of the locally listed bridge is fully justified, it is sensitively designed and mitigated by the thorough heritage-led design approach and would have a very modest impact on the appearance of the directly affected Highgate Conservation Area and nearby Crouch End Conservation Area, while enhancing its fruition and successfully retaining its key features of special interest, its special character and significance.
- 6.33 The loss of the deteriorated and much altered locally important bridge would lead to substantial harm to this non-designated heritage asset, however this harm should be assessed according to the test at paragraph 197 of the NPPF having regard to the local importance and modest significance of the heritage asset and considering that its loss is necessary to achieve much needed public safety and substantial public benefits that would outweigh this harm.
- 6.34 The proposed design for the new Stanhope Bridge would preserve the character and appearance of the conservation area and is therefore acceptable heritage

terms, subject to the further review of detailed design elements as secured by way of a planning condition; namely the bridge parapet, abutment, materials and finishes throughout.

## **Trees and ecology**

### Impact on trees

- 6.35 London Plan Policy G7 requires existing trees of value to be retained, and any removal to be compensated by adequate replacement. This policy further sets out that planting of new trees, especially those with large canopies, should be included within development proposals. DPD Policy DM1 requires proposals demonstrate how landscaping and planting are integrated into a development as a whole, responding to trees on, and close to the site. Policy OS2 of the HNP states that there should be no net loss of trees as a result of development, and pro rata replacement will be expected where trees are removed.
- 6.36 In assessing the acceptability of the loss of trees they are first categorised A-C or U if of very low quality. This categorisation is defined by sub-categories including Arboricultural value i.e. species / condition, Landscape i.e. visual contribution and Cultural i.e. cultural value.
- 6.37 To facilitate the construction of the new bridge, it is proposed to remove three trees, T105 (Oak), which is a category 'B' tree and T110 - T111 (Ash) which are category 'C' trees. Category C trees should not be considered as a constraint against development and their removal will generally be acceptable.
- 6.38 The Council's Tree Officer has been consulted as part of the application and advises that T105 is a mature specimen, which has been colonised by Russian vine, a non-native invasive species that has impacted its condition and form. This has resulted in an uneven crown, which is sparse with deadwood present. Although the vine does offer a potential habitat, the trees overall contribution to biodiversity is significantly reduced in comparison with an Oak of similar size and age that has developed without being heavily colonised by Russian vine.
- 6.39 The design of the works has sought to minimise the loss of trees and discussions have taken place between the Council's Tree Officer and the development team to explore whether any design solution could retain T105. However, it was found that the necessary construction works and changes in levels to install the new bridge, would in all options result in its root plate being compromised risking its future health and stability.
- 6.40 Given the above, the Council's Tree Officer advises that in order to adequately mitigate for the loss of canopy cover from the removal of T105, T110 and T111, that up to 10 new native trees should be planted off site on nearby streets in Stanhope Road and Avenue Road. This is in line with the Policies set out above.

- 6.41 To protect trees identified to be retained planning conditions are imposed to ensure the recommendations set out in the Arboricultural Method Statement (AMS) are adhered to, including that of tree protective fencing measures to be installed prior to works commencing. These are to include Arboricultural monitoring of works and a pre-commencement site meeting to ensure all involved understand the importance of the Parkland Walk as a Local Nature Reserve.

Nature conservation

- 6.42 Policy G6 of the London Plan requires new developments to make a positive contribution to the protection, enhancement, creation and management of biodiversity wherever possible. Local Plan Policy DM19 states that development proposals on 'Local Nature Reserves', 'Sites of Importance for Nature Conservation' or 'Ecological Corridors', should protect and enhance the nature conservation value of the site and that where harm cannot be reasonably avoided; it be suitably demonstrated that appropriate mitigation can address the harm caused.
- 6.43 The site lies within a Local Nature Reserve, a Metropolitan Site of Importance for Nature Conservation (SINC) and an Ecological Corridor. The proposal would impact on ecology through the necessary vegetation clearance and land take to facilitate the footbridge works and access works. It is proposed that such impacts be mitigated through a quantitative increase in biodiversity. A 13% net gain in 'Area-based Habitat Units' (HU) can be achieved through on-site habitat creation and the enhancement of retained woodland. This would involve preventing excursions into the woodland habitat in specific areas using log piles, dead hedging, or similar features to create a natural barrier. It would also include the retention of the trunks of larger felled trees, which would be moved into woodland areas and the erection of free standing, dead trunks within enhanced woodland. The Council's Nature Conservation Officer has been consulted and accepts this approach and notes that there are no irreplaceable habitats that would be impacted by the proposed development.
- 6.44 Overall, whilst the proposal would require the removal of trees and some biodiversity loss, adequate mitigating measures involving replacement trees and habitat creation are to be proposed that would overall enhance the nature conservation value of the Parkland Walk in line with the above policies.

**Impact on neighbouring amenity**

- 6.45 DPD Policy DM1 'Delivering High Quality Design' requires that the privacy and amenity to neighbours is not harmed.



- 6.46 The nature of the works here are considered modest in scale taking account of what is currently on site and would not result in harm to the residential amenity of neighbouring occupiers.
- 6.47 The location of the proposed ramps would not facilitate further views towards neighbouring residential habitable room windows or garden areas, above what can already be seen from the elevated level of the Parkland Walk.
- 6.48 The construction phase of the site would be a temporary disturbance and is an unavoidable aspect of new development. The Control of Pollution Act would provide protections in terms of hours of work to mitigate against unreasonable noise and disturbance being created in relation to neighbouring occupiers. The submission of a construction management plan is also required, subject to a condition, to help minimise the levels of disturbance and inconvenience.

### **Transport considerations**

- 6.49 Local Plan Policy SP7 'Transport' states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport. This is supported by DPD Policy DM31 'Sustainable Transport'.
- 6.50 The proposed replacement bridge would enable the long term retention of the Green Chain along this section of the Parkland Walk and therefore continued access to facilities that encourage walking and cycling.
- 6.51 The Council's Transportation Team has been consulted as part of the application and advise that the works would require a construction management plan to be submitted as part of a condition in order to mitigate against temporary disruption to the local highway network. The details will need to include traffic management plans, vehicular swept paths (with 300mm error margins), programme for all phases of demolition and construction, details of number and size of construction vehicles and should follow TfL guidance for construction logistics plans. Similarly, Transport for London have also raised no objections to the proposed works, subject to a condition relating to the submission of a Construction Management Plan.

### **Conclusion**

- 6.52 The existing footbridge and abutments have been identified as being no longer fit for purpose and require demolition. The proposal would provide improved public access to the Parkland Walk, including for groups that have share protected characteristics. The development is considered acceptable in terms of its impact on the character and appearance of the conservation area and on neighbouring residential amenity. Impacts on the trees and biodiversity can be adequately

mitigated against through replacement tree planting, the creation of on-site habitat creation and the enhancement of retained woodland, resulting in a net-gain in biodiversity within the boundary of the application site.

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

## **7. CIL APPLICABLE**

- 7.1 N/A

## **8.0 RECOMMENDATIONS**

GRANT PERMISSION subject to conditions subject to conditions in Appendix 1

Applicant's drawing No.(s) Access Statement, Tree Survey Plan Sheets 1 & 2, Tree Protection Plan Sheets 1 & 2, Detailed Arboricultural Report, Statement of Community Engagement, Heritage Statement, Roosting Bat Report, BR-0010 P03, BR-0011 P02, LS-0001 P01, BR-0009 P03, BR-0008 P03, TC-0003 P01, Preliminary Risk Assessment, Preliminary Ecological Appraisal, Planning Statement, Outline Construction Management Plan, TC-0002 P01, Equality Impact Assessment, Design & Access Statement & Demolition Method Statement.

Subject to the following condition(s)

### Appendix 1

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

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

2. The approved plans comprise drawing nos: Access Statement, Tree Survey Plan Sheets 1 & 2, Tree Protection Plan Sheets 1 & 2, Detailed Arboricultural Report, Statement of Community Engagement, Heritage Statement, Roosting Bat Report, BR-0010 P03, BR-0011 P02, LS-0001 P01, BR-0009 P03, BR-0008 P03, TC-0003 P01, Preliminary Risk Assessment, Preliminary Ecological Appraisal, Planning Statement, Outline Construction Management Plan, TC-0002 P01, Design & Access Statement & Demolition Method Statement. The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or

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

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

3. No development shall take place on site until samples of all external materials and finishes to be used on the footbridge have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

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

4. The development hereby approved shall not commence until a Construction Management Plan (CMP) has been submitted to and approved in writing by the local planning authority. The CMP shall include details of the following relevant measures:

- I. A description of the demolition and construction programme which identifies activities likely to cause high levels of noise and disturbance;
- II. Site logistics arrangements;
- III. Details regarding parking, deliveries, and storage;
- IV. Details regarding dust and noise mitigation measures to be deployed;
- V. Details of any boundary hoarding;
- VI. Details of the hours of works and other measures to mitigate the impact of construction on the amenity of the area, on users of the Parkland Walk and safety of the highway network, and
- VII. Details of a named person for residents to contact.

Reasons: To ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area consistent with Policies T4, T7 and D14 of the London Plan 2021, Policies SP0 of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 2017.

5. Before any development or construction work begin (including demolition works) a pre-commencement meeting with all the necessary stakeholders shall take place to discuss the precise position of the approved tree protection measures to be installed as set out in Figure 3 of 'Arboricultural Method Statement' (AMS) and the necessary tree protection monitoring measures needed to be carried out by suitably qualified tree specialist during construction works. Thereafter the tree protection measures shall be carried out in

accordance with the approved details, or any variation as may subsequently be agreed in writing by the LPA.

Reason: In order to ensure the safety and well being of the trees on and adjacent to the site during constructional works that are to remain after works are completed consistent with Policy G7 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

6. The development hereby permitted shall be carried out in strict accordance with the mitigation and enhancement measures and/or works as contained within the Ecological Appraisal, with all works carried out, in accordance with the approved details.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity, consistent with Policy G6 of the London Plan 2021 and Policy SP0, SP4 and SP13 of the Haringey Local Plan 2017 and Policy DM19 of The Development Management DPD 2017.

7. Detail of the numbers (minimum 10), species, location and size of the new tree planting necessary to compensate for the trees being removed on site shall be submitted to and approved in writing by the local planning authority prior to the completion of the works, with such planting being carried out in the first planting season following the completion of the development hereby approved. Reason: To deliver amenity and environmental benefits associated with trees as well as in the interests of the creation of habitats for biodiversity, consistent with Policy G6 of the London Plan 2021 and Policy SP0, SP4 and SP13 of the Haringey Local Plan 2017 and Policy DM19 of The Development Management DPD 2017.

8. Before development commences other than for investigative work:
  - a. Using the information already submitted on the Preliminary Risk Assessment report with reference number 70077287-WSP-EGT-B-RP-LE-002 prepared by WSP and dated September 2021, chemical analyses on samples of the near surface soil in order to determine whether any contaminants are present and to provide an assessment of classification for waste disposal purposes shall be conducted. The site investigation must be comprehensive enough to enable; a risk assessment to be undertaken, refinement of the Conceptual Model, and the development of a Method Statement detailing any additional remediation requirements where necessary.
  - b. The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority which shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.

- c. Where remediation of contamination on the site is required, completion of the remediation detailed in the method statement shall be carried out; and
- d. A report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

- 9. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved. Reasons: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution from previously unidentified contamination sources at the development site in line with paragraph 109 of the National Planning Policy Framework.
- 10. No development shall be carried out until such time as the person carrying out the work is a member of the Considerate Constructors Scheme and its code of practice, and the details of the membership and contact details are clearly displayed on the site so that they can be easily read by members of the public.

Reason: In the interests of residential amenity.

- 11. Prior to the commencement of the development, evidence of site registration at [nrmm.london](http://nrmm.london) to allow continuing details of Non-Road Mobile Machinery (NRMM) and plant of net power between 37kW and 560 kW to be uploaded during the construction phase of the development shall be submitted to and approved by the Local Planning Authority in writing.

Reason: To protect local air quality and comply with Policy SI1 of the London Plan and the GLA NRMM LEZ

- 12. All plant and machinery to be used during the demolition and construction phases of the development shall meet Stage IIIA of EU Directive 97/68/ EC for both NO<sub>x</sub> and PM emissions. Reason: To protect local air quality and comply with Policy SI1 of the London Plan and the GLA NRMM LEZ

- 13. Demolition/Construction Environmental Management Plans

- a. Demolition works shall not commence within the development until a Demolition Environmental Management Plan (DEMP) has been submitted to and approved in writing by the local planning authority whilst
- b. Development shall not commence (other than demolition) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority.

The following applies to both Parts a and b above:

- a) The DEMP/CEMP shall include a Construction Logistics Plan (CLP) and Air Quality and Dust Management Plan (AQDMP).
- b) The DEMP/CEMP shall provide details of how demolition/construction works are to be undertaken respectively and shall include:
  - i. A construction method statement which identifies the stages and details how works will be undertaken;
  - ii. Details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays;
  - iii. Details of plant and machinery to be used during demolition/construction works;
  - iv. Details of an Unexploded Ordnance Survey;
  - v. Details of the waste management strategy;
  - vi. Details of community engagement arrangements;
  - vii. Details of any acoustic hoarding;
  - viii. A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);
  - ix. Details of external lighting; and,
  - x. Details of any other standard environmental management and control measures to be implemented.
- c) The CLP will be in accordance with Transport for London's Construction Logistics Plan Guidance (July 2017) and shall provide details on:
  - i. Monitoring and joint working arrangements, where appropriate;
  - ii. Site access and car parking arrangements;
  - iii. Delivery booking systems;
  - iv. Agreed routes to/from the Plot;
  - v. Timing of deliveries to and removals from the Plot (to avoid peak times, as agreed with Highways Authority, 07.00 to 9.00 and 16.00 to 18.00, where possible); and
  - vi. Travel plans for staff/personnel involved in demolition/construction works to detail the measures to encourage sustainable travel to the Plot during the demolition/construction phase; and
  - vii. Joint arrangements with neighbouring developers for staff parking, Lorry Parking and consolidation of facilities such as concrete batching.
- d) The AQDMP will be in accordance with the Greater London Authority SPG Dust and Emissions Control (2014) and shall include:

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

Informatives:

INFORMATIVE: Hours of Construction Work

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

8.00am - 6.00pm Monday to Friday

8.00am - 1.00pm Saturday

and not at all on Sundays and Bank Holidays.

INFORMATIVE: Countryside and Rights of Way Act 2000

The applicant is advised that a tree may provide a habitat for plants and wildlife protected under the Countryside and Rights of Way Act 2000 especially where trees are dead or dying or if works are carried out during the nesting season.

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

Appendix 2 Consultation Responses from internal and external agencies

Stakeholder	Question/Comment	Response
<b>INTERNAL</b>		
<b>Transport Officer</b>	<p>Initial response:</p> <p>a. Please clarify how the construction site compound, that is proposed to be brought forward as 'permitted development', will be linked to the discharge of proposed condition for Construction management plan.</p> <p>b. Similarly, the detailed CMP (subject to condition) should include details of all proposed temporary works / traffic management arrangements necessary that will be during demolition and construction works.</p> <p>Follow up response:</p> <p>I am happy for conditions to be included to resolve matter raised, via submission of detailed construction management plan for approval, prior to start of demolition / construction works.</p>	<p>Section 72(l)(a) amplifies the general power in section 70(1)(a) in two ways. It makes clear that the local planning authority may impose conditions regulating the development or use of land under the control of the applicant even if it is outside the site which is the subject of the application. (The courts have held that the question whether land is under control of an applicant is a matter to be determined according to the facts of the particular case, and is not dependent on the existence of a freehold or leasehold interest: only such control over the land is needed as is required to enable the developer to comply with the condition). The section also makes clear that the local planning authority may grant planning permission for a specified period only.</p> <p>Conditions can relate to land outside of the application site boundary as it only relates to land required to carry out the development.</p> <p>A condition relating to Construction Management Plan has been attached.</p>
<b>Arboricultural Officer</b>	<p>To facilitate the construction of the new bridge, it is proposed to remove three trees, T105 (Oak), which is</p>	<p>Conditions added with regards to tree protection and strict adherence to the Arboricultural Method Statement following a</p>



Stakeholder	Question/Comment	Response
	<p>categorised as a 'B' tree and T110 - T111 (Ash) which are categorised as a 'C' trees.</p> <p>T105 is a mature specimen which has been colonised by Russian vine, a non-native invasive species. I believe the tree has been accurately categorised, its condition and form have been impacted by the Russian vine, resulting in an uneven crown, which is sparse with deadwood present. Although the vine does offer a potential habitat, the trees overall contribution to biodiversity is significantly reduced in comparison with an Oak of similar size and age that has developed without being heavily colonised with Russian vine.</p> <p>I acknowledge the need to replace the existing bridge and I have discussed retaining T105 with colleagues in Highways. However, it appears that the necessary construction works and changes in levels to install the new bridge, would result in its root plate being compromised and its future health and stability would be at risk.</p> <p>To mitigate for the loss of canopy cover from the removal of T105, T110 and T111, I would recommend the planting of up to 10 new native trees off site on Stanhope Road and Avenue Road.</p> <p>If permission is granted for this development, robust planning conditions must be applied to ensure the recommendations set out in the Arboricultural Method Statement (AMS) are adhered to. These must include Arboricultural monitoring of works and a pre-commencement site meeting with all the necessary</p>	<p>pre-commencement site meeting. A condition requiring the planting of a minimum of 10 street trees within the locality of the site has also been included.</p>

Stakeholder	Question/Comment	Response
	<p>stakeholders to ensure all involved understand the importance of the Parkland Walk as a Local Nature Reserve. The specification for protective fencing must be as shown in Figure 3 of the AMS. The AMS may need to be revised after the pre-commencement meeting to ensure any changes agreed on site are included.</p>	
<p><b>Nature Conservation</b></p>	<p><b>Policy Overview</b> The Council has considered the potential effects of development projects on the site.</p> <p><b>Documents</b> A Preliminary Ecological Appraisal for the Proposed Development, comprising a desk study search for baseline information on designated sites, habitats and protected species, a Phase 1 habitat survey of the Site and a Preliminary Bat Roost Assessment (PBRA) and trees within the Site and the WSP Biodiversity Net Gain Report have been prepared to current good practice guidance covering relevant legislation and policy.</p> <p><b>Considerations</b> Parkland Walk LNR is a designated Site of Metropolitan Importance for Nature Conservation and Local Nature Reserve. As part of the new Local Plan, a review of the current condition and status of the London Borough of Haringey's Sites of Importance for Nature Conservation (SINCs) will identify any changes to the condition or content of the SINCs which would affect their current status and/or level of designation. The report will deliver evidence and justifications, of the recommendations and ecological value. The review will enable and produce a</p>	<p>Condition added with regards to ensuring works are carried out in strict adherence with the recommendations as set out in the Ecological Appraisal.</p>

Stakeholder	Question/Comment	Response
	<p>new Habitat Management Plan for Parkland Walk LNR, recognising the need to control vegetation close to bridges that may cause structural damage.</p> <p>Conclusion It is recognised that the Proposed Development may negatively affect the nature conservation value of the LNR through vegetation clearance and land take within the vicinity of the footbridge to improve accessibility to Parkland Walk LNR.</p> <p>It is proposed that the Development will achieve a quantitative net gain in biodiversity value of 13.04% net gain in Area-based Habitat Units (HU). Achieved through the creation of on-site habitat creation and the enhancement of retained woodland. And no irreplaceable habitats are impacted by the Proposed Development.</p> <p>Recommendations Preliminary avoidance, mitigation and compensation measures</p> <ul style="list-style-type: none"> <li>• Vegetation clearance – to be kept to a minimum</li> <li>• Ecological enhancement opportunities measures are included within the Proposed Development to minimise negative impacts to Parkland Walk LNR, through replacement planting and good practice construction measures.</li> <li>• Trees are retained where possible to ensure continued roosting opportunities for bats within the Site. Where the loss of these trees is unavoidable, it is recommended that trees are soft-felled in sections under ecological supervision by a licensed bat surveyor.</li> </ul>	

Stakeholder	Question/Comment	Response
	<ul style="list-style-type: none"> <li>• Sensitive lighting strategy.</li> <li>• Identify a suitable time frame in which habitat establishment and management should be undertaken.</li> <li>• To ensure the safeguarding of the proposed net gain include the creation of a Landscape Ecological Management and Maintenance Plan, and specific habitat management aimed at enhancing the retained woodland. Detailing the specifications on how to achieve the proposed habitats and condition, including the species composition and management requirement.</li> </ul>	
<b>Conservation Officer</b>	<p>The locally listed former railway bridge at Stanhope Road forms part of the Parkland Walk and sits on the eastern edge of Highgate CA which is here predominantly characterised as a 19th and early 20<sup>th</sup> Century development of 2/3-storey detached houses complemented by leafy gardens, while some of the original houses have been replaced with modern blocks of flats of various age and architectural style. Views of the Parkland Walk immediately surrounding the bridge and the open, spacious, soft-landscaped character of the portion of Stanhope Road comprised in the adjacent Crouch End Conservation Area altogether contribute to the experience of both Conservation Areas along Stanhope Road.</p> <p>Within this markedly landscaped context the bridge nowadays constitutes a functional and utilitarian feature subordinated to the fruition of the Parkland Walk as it was altered in the late 19th Century and currently consists of a modern single span steel deck that replaces the original</p>	<p>Noted, and highlighted within the assessment of the proposal. A condition relating to the submission of materials has been attached.</p>

Stakeholder	Question/Comment	Response
	<p>bridge span, supported on its original late-19th century abutments.</p> <p>These alterations have substantially obscured the original appearance of the bridge and have substantially diminished its intrinsic special interest and significance. It is important to stress that the bridge was locally listed in 2004 essentially for its evidential, historic and group value together with the other original bridges and structures surviving along what was a railway line then converted in to the Parkland Walk.</p> <p>The bridge has been comprehensively surveyed at various stages and both structural investigations and monitoring confirm that it suffers from structural damage affecting its overall structural integrity including settlement issues and significant cracking on the west abutment. It has been indeed necessary to install an unsightly temporary prop to bridge deck at Stanhope Road.</p> <p>It is evident that the bridge has severely and critically deteriorated over time, that the alterations to the original bridge span have compromised its structural behaviour, there are also ground-related issues and the accessibility to this stretch of Parkland Walk is very poor and the bridge needs critical repair and reconstruction works.</p> <p>There is sufficient and convincing evidence to accept that it is necessary to replace this utilitarian structure of low heritage significance that doesn't serve any more its purpose In the interest of public safe enjoyment of the Conservation Area and beneficial use of the Parkland Walk.</p>	

Stakeholder	Question/Comment	Response
	<p>The proposed new bridge is the result of a comprehensive, multidisciplinary pre-application discussion that has informed both the extensive design exploration stage and the final design response to this heritage -sensitive as well as naturalistically sensitive site. The design team has fully acknowledged the specific topography, the primacy of the Parkland Walk as a key feature of the area and its markedly suburban character.</p> <p>A thorough understanding of the few positive features of the existing bridge within its context, such as its unobtrusive, simple and linear appearance, the visual permeability allowing for long views along the length of Stanhope Road and for views of the wider area, has led to the sensitive choice of an equally simple and visually permeable yet well-designed new bridge that performs well in its pedestrian and cyclable functions, that blends into its surrounding area and still allows for the full enjoyment of views of the area along Stanhope Road. Careful consideration has been paid to achieve the most harmonious design, proportions, materials and finishes of the bridge span, its abutments, access ramps, complementary landscaping compatibly with the council's resources and vision.</p> <p>The proposed bridge, with its honest yet well-detailed simplicity, would be subordinate to the suburban, soft-landscaped character of this part of the area, would enhance the experience and accessibility of the Parkland Walk as a significant feature of the Conservation Area, would positively respond to the heritage setting of the</p>	

Stakeholder	Question/Comment	Response
	<p>Conservation Area and would be complemented by a landscaped scheme that will enable the insertion of the new bridge with associated access ramps in the current location.</p> <p>The proposed replacement of the locally listed bridge is fully justified and necessary, it is sensitively designed according to a thorough heritage-led design approach that retains the overall proportions, appearance, functional role and the very symbolic group value of the bridge as part of a group of historic bridges erected along the former railway line now converted into the Parkland Walk. The new Stanhope Bridge would therefore successfully preserve the special character of the Conservation Area.</p> <p>The loss of the deteriorated and much altered locally important bridge will lead to substantial harm to this non-designated heritage asset, however this harm should be assessed according to the test at paragraph 197 of the NPPF having regard to the local importance and modest significance of the heritage asset and considering that its loss is necessary to achieve much needed public safety and substantial public benefits that would largely outweigh this harm.</p> <p>Also, the loss of the locally listed bridge would have a low impact on the character of the nationally important Conservation Area that is robustly underpinned by its residential developments, well- preserved infrastructure heritage and landscape features.</p>	

Stakeholder	Question/Comment	Response
	<p>This loss would lead to a low level of less than substantial harm to the significance of the Conservation Area, this is a level of harm proportionate to the modest contribution that this much altered and deteriorated bridge brings to the conservation area, and the test outlined at paragraph 198 of the NPPF should apply with regard to the substantial public benefits deriving from the replacement of the bridge with a safe, sound, well-designed and fully accessible one. These public benefits would in our view amply outweigh the low level of less than substantial harm and would ensure the optimum viable use of this part of the Conservation Area.</p> <p>The proposed bridge is therefore supported from conservation grounds as a low impact solution to enable the necessary public improvements while preserving the character and conserving the significance of the nationally important Conservation Area. Detailed design of the bridge parapet, abutment, materials and finishes throughout should be approved by the local authority as part of planning conditions.</p>	
<b>LBH Pollution</b>	<p>Having considered all the relevant supportive information especially the Planning Statement with reference number 70077287-WSP-GEN-B-RP-TP-0001, Demolition Method Statement with reference number 70077287-WSP-GEN-B-RP-LE-0006 taken note of sections 3.2 (Air Quality &amp; Dust) and 3.5 (Contaminated Materials), Outline Construction Management Plan with reference number 70077287-WSPGEN-B-RP-DE-0005 taken note of sections 3.3 (Air Quality &amp; Dust) and 3.7 (Contamination) and the Preliminary Risk Assessment</p>	<p>Noted and conditions have been attached to cover the elements raised within the comments.</p>



Stakeholder	Question/Comment	Response
	<p>report with reference number 70077287-WSP-EGT-B-RP-LE-002 all prepared by WSP and dated September 2021 taken note of Table 7-2 – Preliminary Conceptual Site Model, sections 7 (Preliminary Conceptual Site Model) and 8 (Conclusions &amp; Recommendations), please be advise that we have no objection to the proposed development in respect to air quality and land contamination but the following planning conditions and informative are recommend should planning permission be granted considering the sensitive receptors around the development site.</p> <ol style="list-style-type: none"> <li>1. Land Contamination</li> <li>2. Unexpected Contamination</li> <li>3. NRMM</li> <li>4. Demolition/Construction Environmental Management Plans</li> </ol> <p>The development shall be carried out in accordance with the approved details whilst the submitted, Demolition Method Statement with reference number 70077287–WSP–GEN–B–RP–LE-0006 and Outline Construction Management Plan with reference number 70077287-WSP-GEN-B-RP-DE-0005 can be used as part of the supportive information to discharge the above condition.</p> <p>Additionally, the site or Contractor Company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out.</p> <p>Informative:</p>	

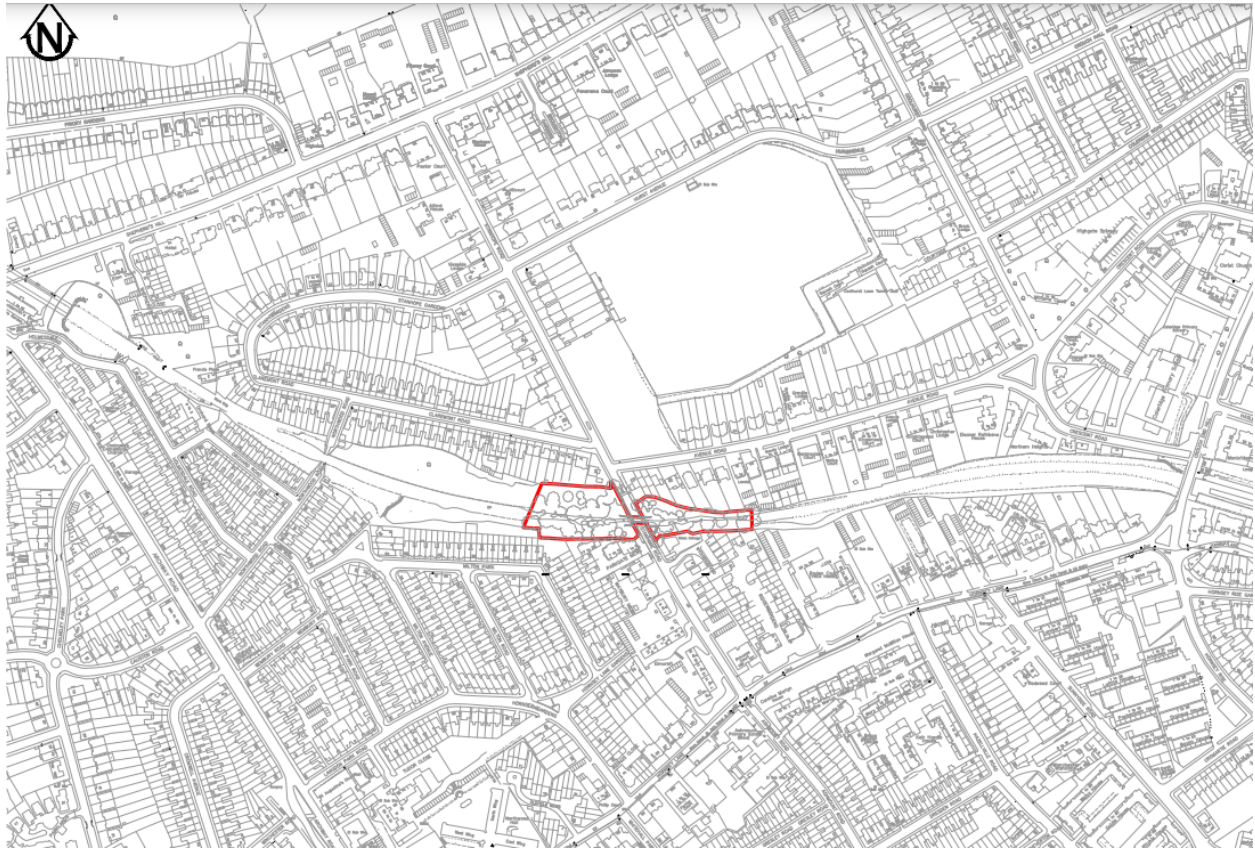
Stakeholder	Question/Comment	Response
	<p>1. Prior to demolition or any construction work of the existing bridge, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.</p>	
<b>EXTERNAL</b>		
<b>Transport for London</b>	<p>Initial response:</p> <p>1) The site of the proposed bridge is located on Stanhope Road which is a bus route, which the W5 service uses.</p> <ul style="list-style-type: none"> <li>- The applicant provides some information regarding the full closure of the road and that each side of Stanhope Road will be closed at certain times.</li> <li>- However, we request that they provide us with the details of the full length of closures for each phase, so we can fully assess the impact on the W5 bus service</li> <li>- We can divert but if it's over a certain amount of time then it would be a service change.</li> </ul> <p>2) TfL recommends that the applicant chooses a light soft colour regarding the colour of the hoarding proposed for the construction. Darker colour hoarding can have an impact regarding safety and perception of safety for pedestrians. As there has already been concerns regarding potential crime at the site from the local</p>	<p>The relevant queries raised by TfL are to be addressed by way of condition relating to a Construction Management Plan. TfL would be consulted as part of the detail submitted to discharge that condition.</p>

Stakeholder	Question/Comment	Response
	<p>community, this would be a strategy in trying to minimise this.</p> <p>3) TfL recommends the applicant to look into measures to support active travel for the workers to the site. Providing the workers with the information and knowledge regarding how to access the site by public transport, walking or cycling. This is to support London Plan Policy T1.A – as development proposals should facilitate ‘the delivery of the Mayor’s strategic target of 80 per cent of all trips in London to be made by foot, cycle or public transport by 2041’.</p> <p>Therefore, TfL requests further information as provided above before we can be in support of this application.</p> <p>Follow up response:</p> <p>Yes if we could secure these elements by condition that would be great thank you, TfL consultation is vital regarding discussion of the bus routes and the road closures and look forward to further discussion with your project team.</p>	
<b>Natural England</b>	<p>Natural England has no comments to make on this application.</p> <p>Natural England has not assessed this application for impacts on protected species. Natural England has published Standing Advice which you can use to assess impacts on protected species or you may wish to consult your own ecology services for advice.</p>	<p>The submitted details have been reviewed by the Council’s expert ecological consultee and the relevant conditions have been attached in relation to the recommendations as set out in the Ecological Appraisal.</p>

Stakeholder	Question/Comment	Response
	<p>Natural England and the Forestry Commission have also published standing advice on ancient woodland and veteran trees which you can use to assess any impacts on ancient woodland.</p> <p>Priority Habitat as identified on Section 41 list of the Natural Environmental and Rural Communities (NERC) Act 2006</p> <p>The consultation documents indicate that this development includes an area of priority habitat, as listed on Section 41 of the Natural Environmental and Rural Communities (NERC) Act 2006.</p> <p>The lack of comment from Natural England does not imply that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes. It is for the local planning authority to determine whether or not this application is consistent with national and local policies on the natural environment. Other bodies and individuals may be able to provide information and advice on the environmental value of this site and the impacts of the proposal to assist the decision making process. We advise LPAs to obtain specialist ecological or other environmental advice when determining the environmental impacts of development.</p>	
<b>L.B. Islington</b>	The London Borough of Islington do not wish to make any comments at this time.	n/a

**Appendix 3 Plans and Images**

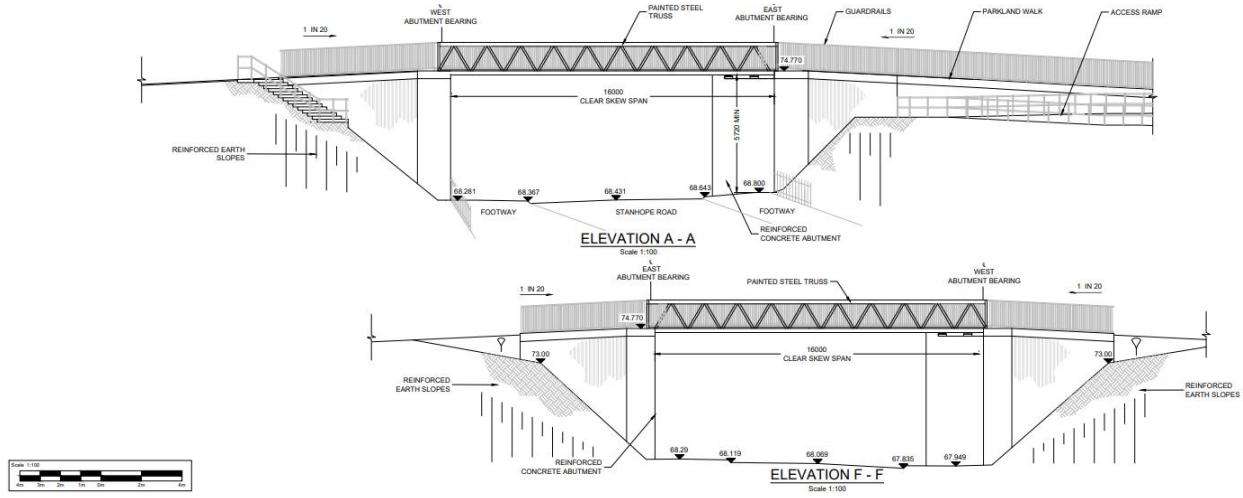
**Location Plan**



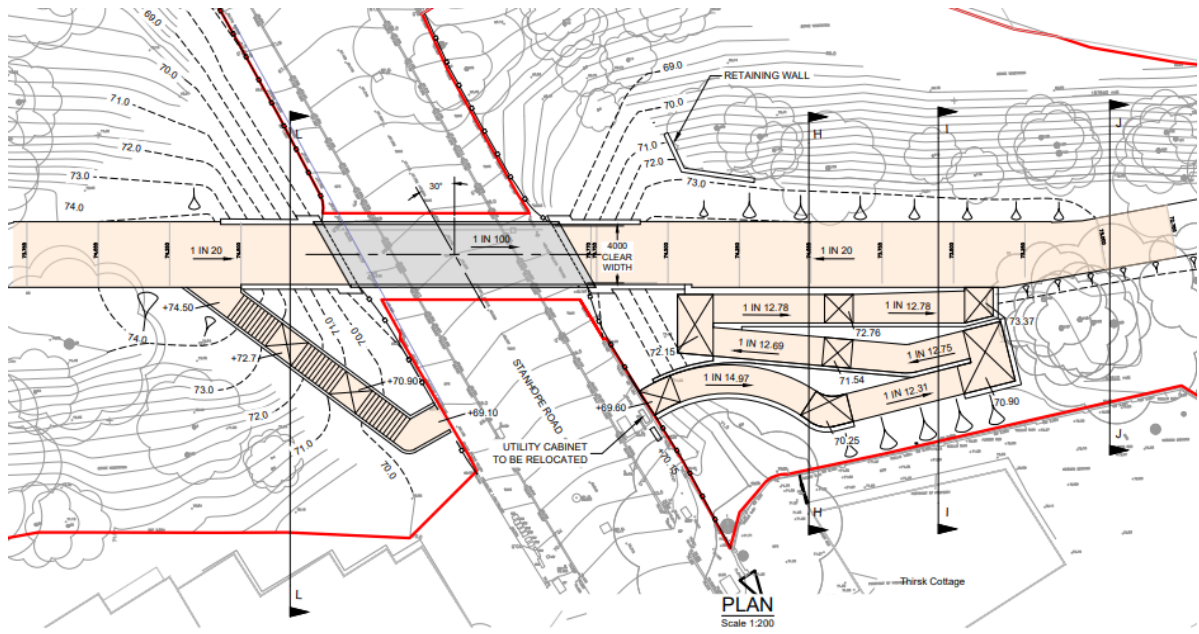
**Conservation Area Boundary**



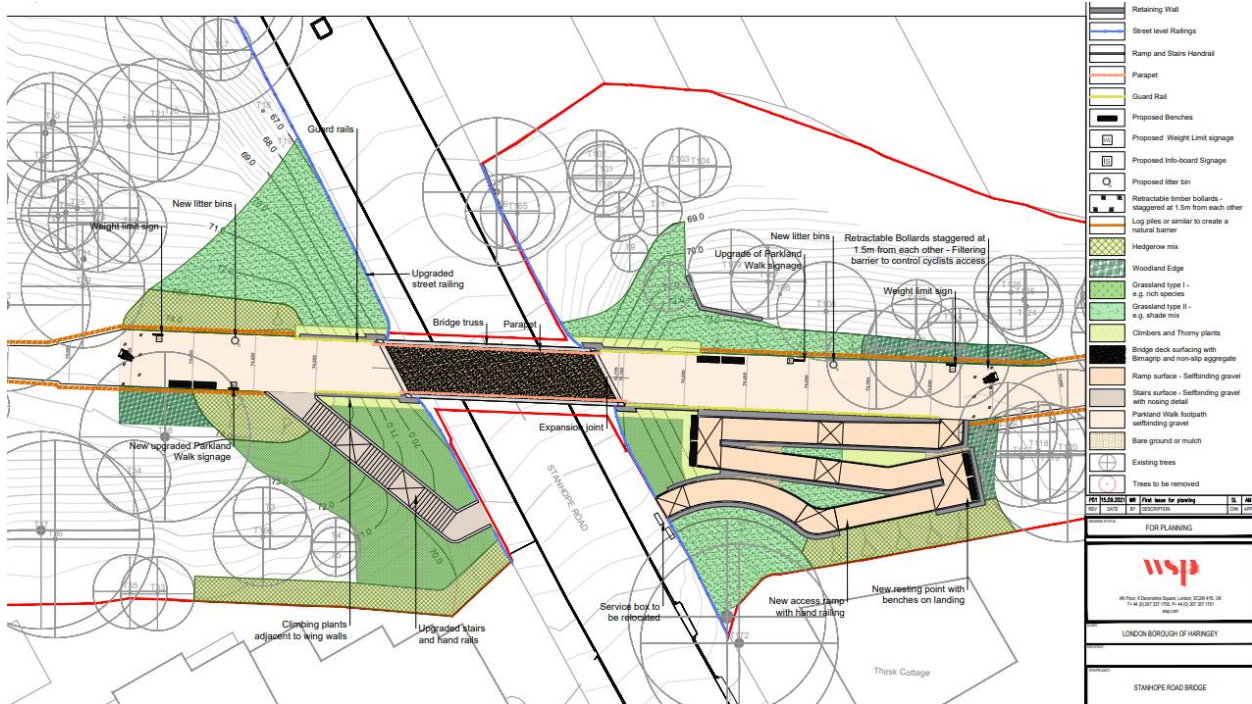
### Proposed Elevations (North & South)



### Proposed Plan

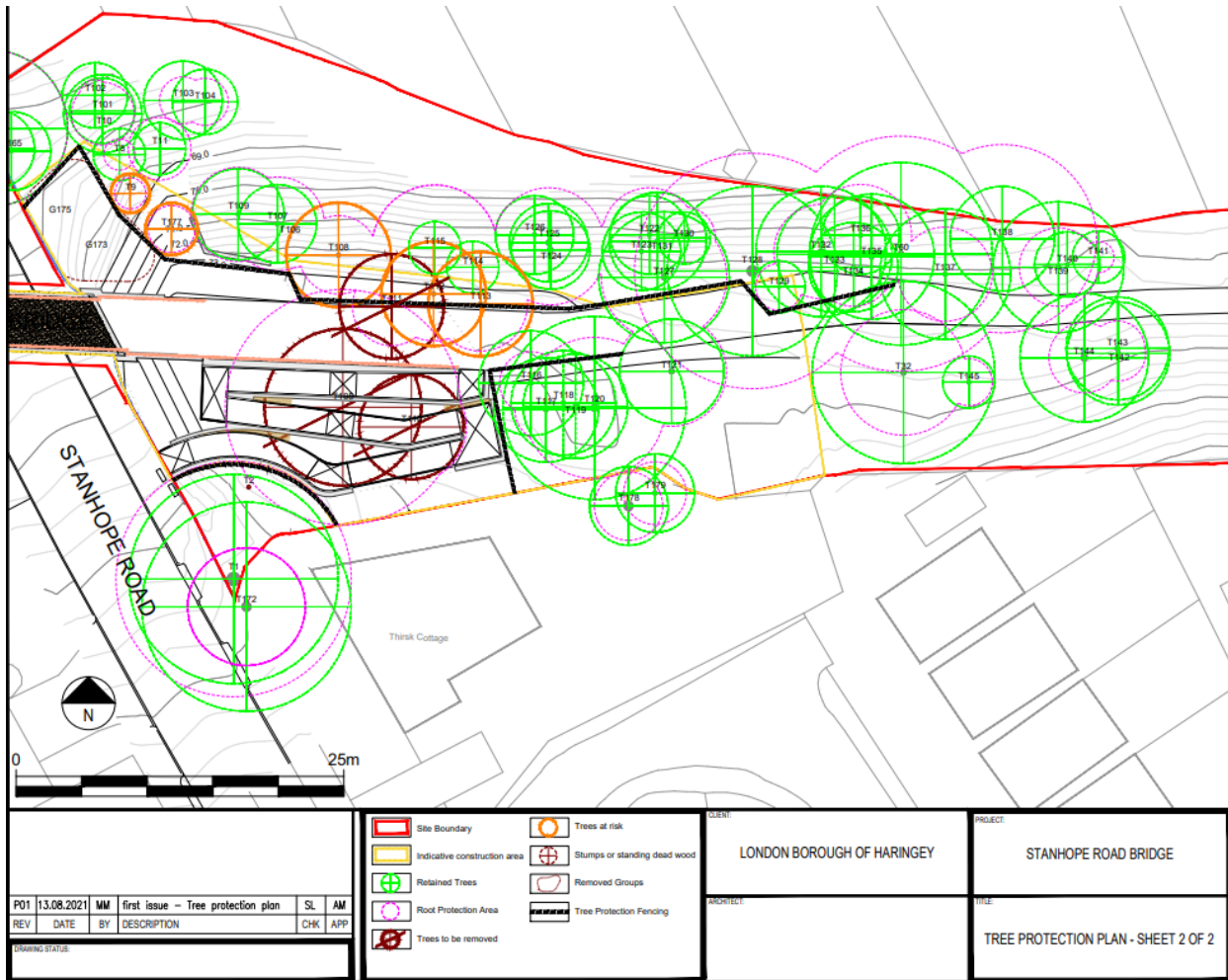


# Landscaping Plan





Tree Removal Plan (east side of bridge)



Visual Representation



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Planning Sub Committee – 6 December 2021

Item No. 9

## **REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE**

### **1. APPLICATION DETAILS**

**Reference No:** HGY/2020/3186

**Ward:** Northumberland Park

**Address:** Unit 7 Unicorn Works 21-25 Garman Road N17 0UN

**Proposal:** Erection of two-storey replacement light industrial unit

**Applicant:** Mr Upadhyay

**Ownership:** Private

**Case Officer Contact:** Tania Skelli

**Site Visit Date:** Photos received

**Date received:** 7/10/2020

**Last amended date:** N/A

**1.1** The application is being reported to the Planning Committee as it is for a major commercial development of over 1,000 sqm.

### **1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION**

- There is strong policy support for employment space within a site designated Strategic Industrial Site
- The proposed scale and design of the development is appropriate within the context of the site and would be of good quality and have a positive impact on the visual appearance of the area
- There would be no material adverse impacts on the amenity of surrounding residents
- The development would provide a sufficient number of appropriately located car and cycle parking, would encourage sustainable transport initiatives and include appropriate mitigation measures to minimise impacts upon the public highway
- Further sustainability measures are secured via condition

### **2. RECOMMENDATION**

**2.1** That the Committee resolve to GRANT planning permission and that the Head of Development Management is authorised to issue the planning permission and

impose conditions and informatives subject to the signing of a section 106 Legal Agreement providing for the obligation set out in the Heads of Terms below.

- 2.2 That delegated authority be granted to the Head of Development Management or the Assistant Director Planning to make any alterations, additions or deletions to the recommended heads of terms and/or recommended conditions as set out in this report and to further delegate this power provided this authority shall be exercised in consultation with the Chair (or in their absence the Vice-Chair) of the Sub-Committee.
- 2.3 That the section 106 legal agreement referred to in resolution (2.1) above is to be completed no later than 18/01/2021 or within such extended time as the Head of Development Management or the Assistant Director Planning shall in his sole discretion allow; and
- 2.4 That, following completion of the agreement(s) referred to in resolution (2.1) within the time period provided for in resolution (2.2) above, planning permission be granted in accordance with the Planning Application subject to the attachment of the conditions.

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

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans
- 3) Land contamination
- 4) Unexpected contamination
- 5) NRMM
- 6) Waste and recycling
- 7) Restriction in use classes
- 8) Parking
- 9) External lighting
- 10) Secure by design
- 11) Energy
- 12) Sustainability
- 13) Cycle parking Design and Layout
- 14) Drainage
- 15) Materials
- 16) Noise
- 17) CMP
- 18) Servicing and delivery plan

**Informatives**

- 1) Co-operation
- 2) CIL liable

- 3) Hours of construction
- 4) Party Wall Act
- 5) Fire Brigade
- 6) Thames Water
- 7) Thames Water 2
- 8) Signage

**Section 106 Heads of Terms:**

- 1) Considerate Contractor Scheme Registration
- 2) Workplace Travel Plan monitoring contribution - £3,000
- 3) Section 278 Highways works ('reinstatement of the highway fronting the site including the and footway and the widening of the crossover on Garman Road' - £17,583.01)
- 4) Employment Initiatives (work placements and a £1,500 per apprentice).
- 5) Carbon offsetting contribution - £2,850 per tonne.
- 6) Section 106 Monitoring Contribution

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

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

1. *The proposed development, in the absence of a legal agreement to work with the Council's Employment and Skills team would fail to support local employment, regeneration and address local unemployment by facilitating training opportunities for the local population. As such, the proposal is contrary to Local Plan 2017 Policies SP8 and SP9.*
2. *The proposed development, in the absence of a legal agreement to secure planning obligations for mitigation measures to promote sustainable transport, by reason of its lack of travel plan would significantly exacerbate pressure for on-street parking spaces in surrounding streets, prejudicing the encouragement of alternative transport modes and would be detrimental to the amenity of local residents. As such, the proposal is contrary to SP7 of the Local Plan 2017 and Policy DM13 of the Development Management Development Plan Document 2017.*
3. *The proposed development, in the absence of a legal agreement securing sufficient energy efficiency measures and/or financial contribution towards carbon offsetting, would result in an unacceptable level of carbon dioxide emissions. As such, the proposal would be contrary to Policies SI2 and SI 4 of the London Plan 2021, Local Plan 2017 Policy SP4 and Policy DM21 of the Development Management Development Plan Document 2017.*

4. *The proposed development, in the absence of a legal agreement to secure a construction management plan, by reason of its lack of measures to ensure the free flow of traffic and conditions of general safety along the neighbouring highway and would be detrimental to the amenity of local residents. As such, the proposal is contrary to Policies SP7 of the Local Plan 2017 and Policy DM13 of the Development Management Development Plan Document 2017.*

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

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

**CONTENTS**

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

**APPENDICES:**

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

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

#### **3.1 Proposed development**

- 3.1.1. This is an application for the construction of an industrial building to provide light industrial workspace (Use Class B2), with ancillary offices and associated car parking and servicing arrangements.
- 3.1.2. The building would replace a previous structure on the site that was destroyed in a fire on 23<sup>rd</sup> May 2019, which affected the adjoining unit 7 and originated on the site to the north, at nos. 27-31 Garman Road.

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

- 3.2.1 The site is located in the Garman Road Industrial Area and covers an area of 1,460sqm. The site was previously occupied by buildings in warehousing and light industrial uses prior to being destroyed in a fire that have since been removed. To the east lies Unit 7 which abuts the A1055/Watermead Way. To the north and south are other warehouse buildings including nos. 27-31 to the north, where the fire started. An application has also been submitted for the part of the site immediately to the north.
- 3.2.2 The site is designated as Strategic Industrial Land and within Flood Zone 2. The adjacent land to the east is within the Lea Valley Regional Park and designated as a SINC Grade I land. The site lies within the Tottenham Area Action Plan and is within an Archaeological Priority Area.

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

##### 27-31 Garman Road

- 3.3.1 HGY/2021/0579 Erection of two replacement B2/ B8 units following fire damage and demolition of the original units. Under consideration.
- 3.3.2 HGY/2019/2843 - Reconstruction of the industrial unit (to replace that of a previously destroyed unit) for purposes of plastic recycling (B2) use. Planning permission granted on 15/1/2020.

##### 21-25 Garman Road (Unit 7)

- 3.3.3 HGY/2020/2576 Erection of two-storey replacement light industrial unit. This proposal has been withdrawn.

### **4. CONSULTATION RESPONSE**

#### **4.1 Application Consultation**

- 4.1.2 The following were consulted regarding the application:



**Internal:**

- 4.13 LBH Economic development: No objections and supports the proposal.
- 4.14 LBH Drainage: No objection, subject to condition for details.
- 4.15 LBH Transport: No objection subject to obligations and conditions to secure sustainable travel measures and Construction Management Plan.
- 4.16 LBH Environmental Health: No objection, subject to conditions
- 4.17 LBH Carbon Management: No objections subject to:
- A carbon offsetting sum has been agreed at £2,850.
  - Energy and sustainability plans are agreed by condition prior to implementation.
- 4.18 LBH Building Control: No objection.
- 4.19 LBH Regeneration: No objections subject to satisfactory servicing arrangement and quality materials / detailing to set a precedent for future development.
- 4.20 LBH Street Cleansing: no objection, subject to conditions for details.
- 4.21 LBH Design: No objections.
- 4.22 Cllr Bevan: submitted the following comments:
- Development to comply with standard requirement and building regulations;
  - Mowlem Estate on Leaside Road N17 0QJ, which was recently built to a very high standard in many aspects. This development should achieve the same standard including the green fencing
  - Request that the site comes forward in uniformity of design and materials with others nearby in the interest of visual amenity.

**External:**

- 4.33 Thames Water: No objections, subject to informative/s regarding sequential approach, sewers, groundwater discharge etc.
- 4.44 Historic England GLASS: no objections.

**5. LOCAL REPRESENTATIONS**

5.1 The following were consulted:

34 Neighbouring properties  
0 Residents Association  
1 site notices were erected close to the site

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

No of individual responses: 0

## **6. MATERIAL PLANNING CONSIDERATIONS**

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

1. Principle of the development
2. The impact on the amenity of adjoining occupiers
3. Design and appearance
4. Parking and highway safety
5. Energy and Climate Change
6. Flood risk and drainage
7. Waste and recycling
8. Air quality and Land contamination
9. Employment and Training

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

6.2.1 The site is identified as designated Strategic Industrial Land (DEA2) (SIL) which safeguards the land for a range of industrial uses – Classes ranging from (B1 (b), (c), B2 and B8).

6.2.2 Policy E6 'Locally Significant Industrial Sites' of the London Plan states that the Mayor will work with boroughs and other partners to adopt a rigorous approach to industrial land management to ensure a sufficient stock of land and premises to meet the future needs of different types of industrial and related uses in different parts of London, including for good quality and affordable space.

6.2.3 The London Plan (2021) Policies E4 and E5 states that the retention, enhancement and provision of additional industrial capacity should be prioritised in locations that:

- 1) are accessible to the strategic road network and/or have potential for the transport of goods by rail and/or water transport.

- 2) provide capacity for logistics, waste management, emerging industrial sectors or essential industrial-related services that support London's economy and population
- 3) provide capacity for micro, small and medium-sized enterprises
- 4) are suitable for 'last mile' distribution services to support large-scale residential or mixed-use developments subject to existing provision
- 5) support access to supply chains and local employment in industrial and related activities.

6.2.4 Strategic Policy SP8 of the Council's Local Plan indicates that there is a presumption to support industry and business in the borough through safeguarding designated land for a range industrial uses The Council will secure a strong economy in Haringey and protect the Borough's hierarchy of employment land, Strategic Industrial Locations, Locally Significant Industrial Sites, Local Employment Areas and other non-designated employment sites. The forecast demand is for an additional 23,800sqm of B Class floor space up to 2026. This forecast demand is to be met through:

- The reconfiguration and re-use of surplus employment designated land in B2 and B8 Use Classes;
- The intensification of the use of existing employment sites (where possible);
- The provision of B1a/b floor space as part of mixed-use development on suitable sites, including town centre sites; and
- The protection of existing viable B Class Uses on designated and non-designated sites.

6.2.5 In addition, the Council will also:

- Support local employment and regeneration aims;
- Support environmental policies to minimise travel to work;
- Support small and medium sized businesses that need employment land and space; and
- Contribute to the need for a diverse north London and London economy including the need to promote industry in general in the Upper Lea Valley and in particular, promote modern manufacturing, business innovation, green/waste industries, transport, distribution and logistics.

6.2.6 The proposed development will provide replaced B2 use totalling 1,460 sqm (GIA). There is no increase on the amount of floorspace which previously existed on the site (circa 1460sqm GIA). The warehouse was previously divided into 7 units, which is also proposed in the scheme. The proposal has been designed to meet the needs of various types and sizes of occupiers and will secure the redevelopment of this vacant site and contribute to the delivery of good quality employment floorspace in Haringey. This is supported by policy E6 of the London Plan.

6.2.7 The proposed development is expected to accommodate the same number of potential employees as before – 18. As detailed further on in this report, the applicant will also work with the Council and local recruitment agencies to provide skills and training opportunities for local residents. Overall, the rebuilding of the site will regenerate this part of the estate and return employment opportunities to the site. The proposed development will therefore contribute to addressing the Council's employment needs for the local population, in accordance with the aforementioned policies. Given the policy support of the proposed use, which remains the same land use as the previous land use of the site, the proposed development is considered acceptable in principle.

*Link to adjoining SINC*

6.2.8 The site is adjacent to designated SINC and the Lee Valley Regional Park areas but there is a buffer between the site and these designated sites by virtue of the highway. The height and scale of the proposed building would not be significantly larger than that which was destroyed by fire and the nature of the business would remain within the previous use class. As such it is not considered to significantly impact these areas.

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

6.3.1 The London Plan (2021) Policy D4 Architecture states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. DM Policy (2017) DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours. The Council will support proposals that provide appropriate sunlight, daylight and open aspects (including private amenity space where required) to all parts of the development and adjacent buildings and land provide an appropriate amount of privacy to their residents and neighbouring properties to avoid overlooking and loss of privacy detrimental to the amenity of neighbouring residents and the residents of the development and address issues of vibration, noise, fumes, odour, light pollution and microclimatic conditions likely to arise from the use and activities of the development.

6.3.2 The nearest residential property is some 200 metres from the site. The use of the site would not change from that of the previous use of the site and will be wholly compatible with the Strategic Industrial Land designation of the site. First floor / upper level windows are shown in the building - on the front and side elevations, but these are for providing natural daylight to the main warehouse works space rather than for outlook. Windows would also be inserted to the roof. Regardless, this is an industrial site and given the significant distance of the nearest residential properties from the site, the location of the windows would not give rise to any material levels of overlooking.

- 6.3.3 In terms of noise, it is not proposed to restrict the hours of operation, The previous use was not restricted. Restricting operating hours is considered unnecessary - an assessment of the existing ambient and background noise levels has been undertaken from the nearest residential properties to the north and south of the proposal and assessed against the likely levels of noise that would result from a development of this type and scale.
- 6.3.4 The assessment shows that the impact from operations on the site, when assessed against national guidance and existing noise levels, could operate without restrictions on operating hours. A condition is recommended to be imposed on any grant of planning permission so to ensure that any noise from proposed plants or equipment to be used in association with the use of the site would not result in any material noise levels or nuisance to any neighbouring occupiers in line with statutory guidelines.

#### **6.4 Design and appearance**

- 6.4.1 Policy DM1 'Delivering High Quality Design' states that development proposals should relate positively to their locality, having regard to, building heights, form, scale & massing prevailing around the site, urban grain, sense of enclosure and, where appropriate, following existing building lines, rhythm of any neighbouring or local regular plot and building widths, active, lively frontages to the public realm, and distinctive local architectural styles, detailing and materials. Local Plan (2017) Policy SP11 states that all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. Development shall be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity which is supported by London Plan (2021) Policy D4.
- 6.4.2 Pre-demolition plans show this building had a similar bulk and similar saw-tooth design to those of the surrounding buildings, which have also been demolished.
- 6.4.3 The proposal would have a higher ridge than the previous building and a standard pitched roof form. The building will be 14m at its highest point which increases from 11.8m as previously existing. The building would be clad in grey metal sheets, double glazed aluminium windows, doors and metal roller shutter doors. Windows are proposed to the front and sides, as double glazed aluminium windows, doors and shutters. This simple industrial design is considered in keeping with the style and character along this industrial estate.
- 6.4.4 Concerns have been raised with regard to the piecemeal approach to rebuilding following the fire, the potential to increase floorspace and greenery. Officers requested that the applicant explore collaborating with existing neighbours in order to provide a comprehensive redevelopment of all the buildings destroyed by the fire. The applicant has advised that each owner of the other sites was

planning to rebuild in a similar form and the proposed replacement footprint is not considered to fetter good development on these sites. The applicant has advised that there is no scope on site to provide a larger unit considering the car parking and vehicle delivery requirement. This, together with the need to provide LGV/HGV temporary parking, car parking, cycle stores and bin stores, also excludes the potential to include soft landscaping in this area. The proposal therefore could not be refused on this basis.

- 6.4.5 Therefore, the proposed replacement building of the recently demolished building with a similar footprint, scale and style is considered appropriate for its purpose and context and complies with the policies set out above.

## **6.5 Parking and highway safety**

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

- 6.5.2 The site previously included 10 car parking spaces which are proposed to be replaced with 2 loading bays and 8 standard parking spaces including a disabled car parking space. All units are designed to be able to allow delivery vans to enter the units. The site includes a right of way (4.496m wide) to its south side, to allow access into Unit 7, using the existing crossover from Garman Road.

- 6.5.3 The submitted transport statement states that in terms of travel to and from the site, most employees will travel to work by public transport or cycle. However, as this is a major development, a travel plan is proposed to be secured via a S106 legal agreement.

- 6.5.4 Cycle parking and storage provision for 36 bicycles is proposed and is located within the units. Details of the secure and sheltered provision are recommended to be secured by condition.

- 6.5.5 A construction management plan, for approval prior to implementation of the development, will be secured by a condition. Accordingly, the proposal is considered acceptable in transport terms and provides an improvement for better pedestrian and cycle access.

## **6.6 Energy and Climate Change**

- 6.6.1 The NPPF and London Plan Policies SI2-4, and Local Plan Policy SP4 sets out the approach to climate change and requires developments to meet the highest standards of sustainable design, including the conservation of energy and water;

ensuring designs make the most of natural systems and the conserving and enhancing the natural environment. The London Plan requires all major development to achieve a zero carbon target beyond Part L 2013 of the Building Regulations.

6.6.2 New development is expected to achieve the necessary energy and CO2 requirements within the London Plan and Haringey Council's Local Plan or pay an offset payment. The applicant has submitted Sustainability and Energy Statements, including the following measures:

- Automatic meter reading device
- Compliance with building regulations such as thermal bridging reduction
- Floor, wall and roof insulation
- PVs to roof.

6.6.4 In order to optimise carbon emission mitigation and sustainability, pre-commencement energy and sustainability plans are secured via a legal agreement. In addition, a carbon offsetting contribution has been agreed (and secured via legal agreement) to achieve a zero carbon development.

## 6.7 Flood Risk and Drainage

6.7.1 London Plan (2021) Policy SI13 (Sustainable drainage) and Local Plan (2017) Policy SP5 (Water Management and Flooding) require developments to utilise Sustainable Urban Drainage Systems (SUDS) unless there are practical reasons for not doing so, and aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible in line with the drainage hierarchy.

6.7.2 Policy also requires drainage to be designed and implemented in ways that deliver other policy objectives, including water use efficiency and quality, biodiversity, amenity and recreation. Further guidance on implementing Policy SI13 is provided in the Mayor's Sustainable Design and Construction SPG (2014) including the design of a suitable SUDS scheme.

6.7.3 The site is located within a Flood Zone 2. The DPD Policy DM24 seeks that *“All proposals for new development within Flood Zone 2 and 3a will be required to provide sufficient evidence for the Council to assess whether the requirements of the Sequential Test and Exception Test, where required, have been satisfied.”* In this instance the site is previously developed and no further hardstanding is proposed. As such no flood risk assessment was considered to be required in this instance. Accordingly, a condition to secure a drainage system and its details is recommended.

6.7.4 The site is within a critical drainage area but the area of hardstanding does not increase. DPD Policy DM26 states that *‘All proposals for new development within*

*a Critical Drainage Area (CDA) will be required to incorporate measures to reduce the overall level of flood risk in the CDA.* A condition is recommended in order to secure future adequate levels beyond those existing.

6.7.5 Comments have been provided from Thames Water relating to their utilities and ensuring sustainability from the use. These comments have been brought to the attention of the applicant and an informative attached.

6.7.6 Accordingly, the proposed development is considered to comply with local drainage policies.

## **6.8 Waste and Recycling**

6.8.1 London Plan Policy SI8 indicates the Mayor is committed to reducing waste and facilitating a step change in the way in which waste is managed. Local Plan Policy SP6 Waste and Recycling and DPD Policy DM4, requires development proposals make adequate provision for waste and recycling storage and collection.

6.8.2 As this is a commercial building refuse collection would be dealt with through a private arrangement. A condition to secure details of the location and facility for waste and recycling facilities on site is recommended.

## **6.9 Air Quality and Land contamination**

### Air quality

6.9.1 London Plan Policy SI1 states that developments shall minimise increased exposure to existing poor air quality, make provision to address local problems of air quality and promote sustainable design and construction.

6.9.2 The Carbon Management/ Pollution Team has been consulted and raise no objection on these grounds.

### Land contamination

6.9.3 Local Plan Policy DM23 requires development proposals on potentially contaminated land to follow a risk management-based protocol to ensure contamination is properly addressed and to carry out investigations to remove or mitigate any risks to local receptors.

6.9.4 The applicant has submitted a Desk Study and Ground Investigation Report indicating that there is low risk to human health from potential contaminants in the made ground.

6.9.5 The Council's Pollution Officer has been consulted as part of the application and has raised no objections, subject to further investigations being made and this is



to be secured by way of the imposition of conditions on any grant of planning consent.

## **6.10 Employment and Training**

6.10.1 Local Plan Policies SP8 and SP9 aim to support local employment, improve skills and training, and support access to jobs.

6.10.2 The Council's Planning Obligations SPD requires all major developments to contribute towards local employment and training. The Council requires the developer (and its contractors and sub-contractors) to notify it of job vacancies, to employ a minimum of 20% of the on-site workforce from local residents (including trainees nominated by the Council).

6.10.3 The applicant has agreed to provide employment opportunities during the construction of the development and this would be secured by legal agreement. As such, the development is acceptable in terms of employment provision.

## **6.11 Conclusion**

6.11.1 The proposal in accordance with relevant land use and employment policy and has the potential to re-provide lost jobs, following the fire. The provision of good quality industrial space is welcomed. In all other respects the development is acceptable subject to mitigation provided by recommended conditions and S106 obligations. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

## **6.12 CIL**

6.12.1 Based on the information given on the plans, the Mayoral CIL charge will be £176,806 (2,920 x £60.55) the Haringey CIL charge would be £0 as the use is subject to a Nil Rate.

## **7.0 RECOMMENDATIONS**

7.1 GRANT PERMISSION subject to conditions subject to conditions in Appendix 1 and subject to sec. 106 Legal Agreement

Subject to the following condition(s)

Time limit

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

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

#### Drawings

2. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications:

E01-4, 5459/PP/01-07, existing photo, Sustainability and Energy Statement, Transport Statement.

Reason: In order to avoid doubt and in the interests of good planning.

#### Land Contamination

3. Before development commences other than for investigative work:
  - a. A desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information.
  - b. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.
  - c. If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. The site investigation must be comprehensive enough to enable; a risk assessment to be undertaken, refinement of the Conceptual Model, and the development of a Method Statement detailing the remediation requirements.
  - d. The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority which shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.
  - e. Where remediation of contamination on the site is required, completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

#### Unexpected contamination

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

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

#### NRMM

- 5.a. a. Prior to the commencement of the development, evidence of site registration at [nrmm.london](http://nrmm.london) to allow continuing details of Non-Road Mobile Machinery (NRMM) and plant of net power between 37kW and 560 kW to be uploaded during the construction phase of the development shall be submitted to and approved by the Local Planning Authority in writing.
- b. All plant and machinery to be used during the demolition and construction phases of the development shall meet Stage IIIA of EU Directive 97/68/ EC for both NOx and PM emissions.
- c. An inventory of all NRMM must be kept on site during the course of the demolitions, site preparation and construction phases. All machinery should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment. This documentation should be made available to local authority officers as required until development completion.

Reason: To protect local air quality and comply with Policy S11 of the London Plan and the GLA NRMM LEZ

#### Waste and recycling

- 6 Prior to occupation of the development, a detailed scheme for the provision of refuse and waste storage and recycling facilities has been submitted to and

approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented and permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and Policy SI7 of the London Plan 2021.

#### Restriction of use

- 7 Notwithstanding the provisions of the Town & Country Planning (Use Classes) Order 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, the premises shall be restricted to industrial (Use Class B2); purposes only and shall not be used for any other purpose including any purpose within Class B

Reason: In order to restrict the use of the premises to one compatible with the surrounding area and in interests of neighbouring residential amenity

#### Parking

- 8 Before the development hereby permitted is occupied the parking spaces shown on the approved plans shall be provided and shall not thereafter be used for any purpose other than the parking of vehicles in connection with the approved development.

Reason: To ensure that parking is provided in accordance with the Local Planning Authority's standards.

#### External lighting

- 9 Prior to the commencement of above ground works on site full details of the all proposed external lighting have been submitted to and approved in writing by the Local Planning Authority. Details shall include appearance and technical details and specifications, intensity, orientation and screening of lamps, siting and the means of construction and layout of cabling. Lighting is to be restricted to those areas where it is necessary with additional shielding to minimise obtrusive effects. The approved scheme is to be fully implemented and shall be permanently maintained thereafter.

Reason: In the interest of design quality, residential amenity and public and highway safety.

#### Secure by design accreditation

- 10 Prior to occupation of the development, details of full Secured by Design' Accreditation shall be submitted in writing to and for approval by the Local Planning Authority. The details shall demonstrate consultation with the

Metropolitan Police Designing Out Crime Officers. The development shall be carried out in accordance with the approved details and maintained thereafter.

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

### Energy Strategy

- 11 Prior to the commencement of development, an Energy Strategy will be submitted to and approved in writing by the Local Planning Authority. This strategy shall deliver no less than a 35% of on-site total CO<sub>2</sub> reduction in comparison with total emissions from a building which complies with Building Regulations 2013 Part L. The energy strategy shall set out the baseline emissions, and emissions reduced under the Energy Hierarchy (Be Lean, Be Clean and Be Green) in tonne of carbon per year (tCO<sub>2</sub>/year). The applicant should explore the use of heat pumps to provide a low-carbon hot water source for the office space. The applicant shall also provide details of the proposed solar photovoltaic panels. This should include the proposed energy generation potential (kWp/year), and specify the area, angle, orientation, efficiency, type of the panels. The solar PV shall be installed by an MSC-accredited installer.

The final agreed energy strategy shall be installed and in operation prior to the first occupation of the development. The development shall be carried out strictly in accordance with the details so approved and shall be operated and maintained as such thereafter.

Reason: To ensure the development can comply with the Energy Hierarchy in line with London Plan 2016 Policy 5.2 and 5.7, Publication London Plan Policy SI2 and Local Plan Policy SP4.

### Sustainability Strategy

- 12 (a) Prior to the commencement of development, an updated Sustainability Statement shall be submitted and approved in writing by the Local Planning Authority. This should be in the form of a BREEAM Pre-Assessment to demonstrate a minimum rating of 'Very Good'.

In addition, the applicant should include a statement that demonstrates how the proposals have included greening on the site, and how the site's drainage infrastructure will improve to reduce the surface water runoff.

- (b) Prior to the occupation of the unit, a final Certificate has been issued certifying that a BREEAM (or any such equivalent national measure of sustainable building which replaces that scheme) rating of 'Very Good' for that unit has been achieved.

- (c) The Accreditation of 'Very Good' shall be maintained thereafter unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure sustainable development in accordance with London Plan 2016 Policies 5.1, 5.2, 5.3, 5.10, 5.12 and 5.13, and Local Plan Policy SP4.

#### Cycle parking

- 13 The applicant shall provide 12 no. cycle parking spaces designed in line with the London Cycle Design Standard. at least five percent of cycle parking must include wider spacing to accommodate larger and adapted cycles. The development shall be provided as approved and retained as such thereafter.

Reason: To promote travel by sustainable modes of transport and to comply with the London Cycling Design Standards.

#### Drainage

- 14 Prior to commencement of development on site a plan for sustainable drainage and improvements for the flood risk of the area and safe disposal and sustainable use of water on site. The development shall be provided as approved and retained as such thereafter.

Reason: To ensure the critical drainage and flood risk is improved in accordance with policies DM26 and DM27 of the DPD (2017)

#### Materials

- 15 Samples of materials to be used for the external surfaces hardstanding, gates and fencing, of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any above ground development is commenced. Samples should include sample panels or brick types, cladding, window frames and a roofing material sample combined with a schedule of the exact product references. The development shall be provided as approved and retained as such thereafter.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity consistent with Policy D4 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

#### Noise

- 16 The design and installation of new items of fixed plant hereby approved by this permission shall be such that, when in operation, the cumulative noise level LAeq 15 min arising from the proposed plant, measured or predicted at 1m from the facade of nearest residential premises shall be a rating level of at least 5dB(A)

below the background noise level LAF90. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142: 1997. Upon request by the local planning authority a noise report shall be produced by a competent person and shall be submitted to and approved by the local planning authority to demonstrate compliance with the above criteria.

Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy D14 of the London Plan 2021 and Policies DM1 and DM23 of The Development Management DPD 2017.

#### CMP

- 17 Construction Management Plan (including Construction Logistics Plan)
- Prior to the commencement of development, a Construction Management Plan (including a Construction Logistics Plan) shall be submitted to and approved in writing by the Local Planning Authority. The document shall include the following matters and the development shall be undertaken in accordance with the details as approved:
- a) The routing of excavation and construction vehicles, including a response to existing or known projected major building works at other sites in the vicinity and local works on the highway;
  - b) The estimated peak number and type of vehicles per day and week;
  - c) Estimates for the number and type of parking suspensions that will be required; and
  - d) Details of measures to protect pedestrians and other highway users from construction activities on the highway.

Reason: To provide the framework for understanding and managing construction vehicle activity into and out of a proposed development, encouraging modal shift and reducing overall vehicle numbers. To give the Council an overview of the expected logistics activity during the construction programme. To protect of the amenity of neighbour properties and to main traffic safety.

#### Delivery and Servicing Plan

- 18 Prior to the commencement of development, a Delivery and Servicing Plan shall be submitted to and approved in writing by the Local Planning Authority. The document shall include the following matters:
- a) Identifying where safe and legal loading and unloading can take place;
  - b) Ensuring delivery activities do not hinder the flow of traffic on the public highway;
  - c) Managing deliveries to reduce the number of trips, particularly during peak hours;
  - d) Minimising vehicles waiting or parking at loading areas so that there would be a continuous availability for approaching vehicles; and

e) Using delivery companies who can demonstrate their commitment to best practice through the Fleet Operator Recognition Scheme (FORS).

Reason: To set out the proposed delivery and servicing strategy for the development, including the predicted impact of the development upon the local highway network and both physical infrastructure and day-to-day policy and management mitigation measures. To ensure that delivery and servicing activities are adequately managed such that the local community, the pedestrian, cycle and highway networks and other highway users experience minimal disruption and disturbance. To enable safe, clean and efficient deliveries and servicing.

**Informatives:**

**INFORMATIVE:**

In dealing with this application, Haringey Council has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 to foster the delivery of sustainable development in a positive and proactive manner.

**INFORMATIVE : CIL**

Based on the information given on the plans, the Mayoral CIL charge will be £176,806 (2,920sqm x £60.55 x 1) but there will be no Haringey CIL charge as this would not be within the chargeable use classes. This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

In this instance it is noteworthy that the development would be in place of floorspace that had previously existed on site, albeit not being demolished and re-provided as part of this application. An informative will advise that the applicant may wish to investigate applying for CIL exemption prior to commencement of development.

**INFORMATIVE :**

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

- 8.00am - 6.00pm Monday to Friday
- 8.00am - 1.00pm Saturday
- and not at all on Sundays and Bank Holidays.

**INFORMATIVE :**

Party Wall Act: The applicant's attention is drawn to the Party Wall Act 1996



which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

**INFORMATIVE :**

**Fire Brigade:** The London Fire Brigade strongly recommends that sprinklers are considered for new developments and major alterations to existing premises, particularly where the proposals relate to schools and care homes. Sprinkler systems installed in buildings can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life. The Brigade opinion is that there are opportunities for developers and building owners to install sprinkler systems in order to save money, save property and protect the lives of occupier. .

**INFORMATIVE :**

**Thames Water:** With regards to surface water drainage, it is the responsibility of a developer to make proper provision for drainage to ground, water course, or a suitable sewer. In respect of surface water, it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

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

The applicant is advised that extensive comments have been provided by Thames Water outlining the responsibilities of owners of the site in development (available on the application file online). The site is within 15m of waste water assets, so developers should be aware of the guidance on working near such assets. Likewise guidance on crossing public sewers should be reviewed. A Trade Effluent Consent will be required for any Effluent discharge other than a 'Domestic Discharge'. Any discharge without this consent is illegal and may result in prosecution. Petrol / oil interceptors shall be fitted in all car parking / washing / repair facilities. The applicant shall demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer during construction and operation. Surface water drainage will require a sequential approach to disposal. If using mains water for construction then Thames Water should be contacted.

**INFORMATIVE:** Signage

The Applicant is advised that deemed consent for any business related signage applies for signs up to 0.3sqm. Any larger signage will require advertisement consent. This is in accordance with section 2 (b) of the Town and Country Planning Act (Control of Advertisements) Regulations 2007.

Appendix 1 Consultation Responses from internal and external agencies

Stakeholder	Question/Comment	Response
<b>INTERNAL</b>		
<b>Transportation</b>	<p>The plans and Transport Statement provided by the applicant have been reviewed and the following comments have been made in relation to transport planning matters:</p> <p><b>1. Multimodal Trip Generation and Impact Assessment</b></p> <p>The Transport Statement does not include any trip generation exercise, on the basis that the proposals are for the replacement of the former building now demolished. A multimodal trip generation assessment should be included within the report and assess the likely number of trips generated by the scheme during the network peak hours (08:00-09:00 and 17:00-18:00), per mode of travel. The TRICS database should be used to derive all-person trip rates whereas it is recommended to use the 2011 Census method-of-travel-to-work data for the workplace zone encompassing the site to obtain a suitable modal split.</p> <p>The impact of these quantified trips should be briefly discussed in light of the likely trip generation of the previous unit and within the context of the capacity of the local transport networks.</p> <p><b>2. Car Parking</b></p> <p>The development proposals are for a 2,920m<sup>2</sup> GIA two-storey light industrial unit (B2) aiming to replace a previously destroyed unit of the same floor area, and 8 car parking spaces.</p> <p>Based on the car parking standards of the Publication London Plan dated December 2020 (Table 10.4 Maximum Office Parking Standards) for a site located in an Outer London Borough within an Opportunity Area (Upper Lea Valley), the maximum parking provision allowed is 1 space per 600m<sup>2</sup> gross internal area (GIA), i.e. a maximum of 5 car parking spaces for employees and visitors.</p>	<p>Noted following further discussions the transportation officers are now satisfied with the proposal subject to conditions and obligations attached.</p>

Stakeholder	Question/Comment	Response
	<p>This is less than that proposed by the applicant (8 car parking spaces).</p> <p>Depending on the trip generation characteristics of the site (yet to be determined by the applicant), a degree of flexibility may be applied to the proposals to accommodate more than 5 car parking spaces.</p> <p>The proposed development must also make appropriate provision for disabled users and infrastructure for electric or other Ultra-Low Emission vehicles.</p> <p>One of the car parking spaces should be allocated to disabled users (Policy T6.5 Non-Residential Disabled Persons Parking). It should be located on firm and level ground, as close as possible to the building entrance or facility it is associated with. It should be marked up as a disabled persons parking bay from the outset and have the right dimensions, i.e. 6m x 3.6m, including a 1.2m wide zone on one side of the vehicle and to the rear for boot access. A dropped kerb should be provided if there is access to a pedestrian walkway on one side.</p> <p>In line with Policy T6 Car Parking, a Parking Design and Management Plan should be submitted which includes a car parking provision adequate for the needs of the proposed development, indicating how the car parking will be designed and managed, with reference to Transport for London guidance on parking management and parking design.</p> <p><b>3. Vehicle Access and Swept Paths</b></p> <p>The applicant has indicated in the Transport Statement and on the</p>	

Stakeholder	Question/Comment	Response
	<p>plans that the units are proposed to be accessible to vans that would enter them. Swept paths of such vehicles entering and exiting each unit should be provided, as well as the manoeuvres needed to be performed from and to the highway.</p> <p>In addition, the proposed car parking spaces outside Units 1, 2 and 3A should be relocated as they block vehicle access to these units.</p> <p><b>4. Operational Parking (Deliveries and Servicing) and Emergency Access</b></p> <p>In line with Policy T6 Car Parking, adequate provision should be made for efficient deliveries and servicing and emergency access. All operational parking should make provision for infrastructure for electric or other Ultra-Low Emission vehicles, including offering rapid charging.</p> <p>The plans show two parking spaces for loading and unloading activities, outside Units 1, 2 and 3A. The applicant should demonstrate how this proposed operational parking provision is predicted to be sufficient to meet the demand of the proposed building. Each loading bay should have 3m of offload space behind.</p> <p>Operational parking should also be covered in the Parking Design and Management Plan.</p> <p>Details of emergency access arrangements should also be set out by the applicant.</p> <p><b>Proposed Cycle Parking</b></p> <p>There will also need to be a planning condition on cycle parking.</p> <p>The applicant proposes 36 cycle parking spaces across the 6 units, or 6 per unit, which therefore satisfies the minimum London Plan (2021) minimum cycle parking standards. The external doors granting access to the cycle parking area in each unit should be</p>	

Stakeholder	Question/Comment	Response
	<p>1.2m wide at least. Long-stay parking should be provided either in the form of Sheffield stands, or a mixture of Sheffield stands and two-tier racks. A clear headroom of at least 2.6m is required to install two-tier racks.</p> <p>In addition to long-stay cycle parking, short-stay (visitor) cycle parking should also be provided, with a minimum of 3 spaces (rounded up to 4 spaces). Short-stay parking should be located outside the building, within the site's boundaries and near the entrances of the building, and provided in the form of 2 Sheffield stands.</p> <p>Supporting facilities are recommended, including changing rooms, lockers and shower facilities. Accessible facilities for disabled cyclists should also be provided.</p> <p>The adequacy of the long-stay and short-stay cycle parking and access arrangements is to be secured by planning condition. This will involve the provision of full details showing the parking systems to be used, access to them, the layout and space around the cycle parking spaces with all dimensions marked up on a plan.</p> <p><b>Additional Documents</b></p> <p>A Construction Management Plan (incorporating a Construction Logistics Plan) and a Delivery and Servicing Plan are to be secured by planning conditions.</p> <p><b>S106 agreement</b></p> <p>Travel plan monitoring contributions, s278 highway works, car free/capped developments etc</p> <p><b>Planning Conditions</b></p> <p>I have set out the following planning conditions that would need to</p>	

Stakeholder	Question/Comment	Response
	<p>be attached to the planning permission:</p> <p><u>Planning Conditions</u></p> <p>1) <u>Cycle Parking</u></p> <p>No development shall take place until scaled drawings with details of the location and dimensions of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The proposed development shall not be occupied until 36 long-stay and 4 short-stay cycle parking spaces for the employees and visitors of the proposed development have been installed in accordance with the approved details and the London Cycling Design Standards. Such spaces shall be retained thereafter for this use only.</p> <p><u>Reason:</u> To promote travel by sustainable modes of transport and to comply with the London Plan (2021) minimum cycle parking standards and the London Cycle Design Standards.</p> <p>2) <u>Construction Management Plan (including Construction Logistics Plan)</u></p> <p>Prior to the commencement of development, a Construction Management Plan (including a Construction Logistics Plan) shall be submitted to and approved in writing by the Local Planning Authority. The document shall include the following matters and the development shall be undertaken in accordance with the details as approved:</p> <p>a) The routing of excavation and construction vehicles, including a</p>	

Stakeholder	Question/Comment	Response
	<p>response to existing or known projected major building works at other sites in the vicinity and local works on the highway;</p> <p>b) The estimated peak number and type of vehicles per day and week;</p> <p>c) Estimates for the number and type of parking suspensions that will be required; and</p> <p>d) Details of measures to protect pedestrians and other highway users from construction activities on the highway.</p> <p>Reason: To provide the framework for understanding and managing construction vehicle activity into and out of a proposed development, encouraging modal shift and reducing overall vehicle numbers. To give the Council an overview of the expected logistics activity during the construction programme. To protect of the amenity of neighbour properties and to main traffic safety.</p> <p>3) <u>Delivery and Servicing Plan</u></p> <p>Prior to the commencement of development, a Delivery and Servicing Plan shall be submitted to and approved in writing by the Local Planning Authority. The document shall include the following matters:</p> <p>a) Identifying where safe and legal loading and unloading can take place;</p> <p>b) Ensuring delivery activities do not hinder the flow of traffic on the</p>	



Stakeholder	Question/Comment	Response
	<p>public highway;</p> <p>c) Managing deliveries to reduce the number of trips, particularly during peak hours;</p> <p>d) Minimising vehicles waiting or parking at loading areas so that there would be a continuous availability for approaching vehicles; and</p> <p>e) Using delivery companies who can demonstrate their commitment to best practice through the Fleet Operator Recognition Scheme (FORS).</p> <p><u>Reason:</u> To set out the proposed delivery and servicing strategy for the development, including the predicted impact of the development upon the local highway network and both physical infrastructure and day-to-day policy and management mitigation measures. To ensure that delivery and servicing activities are adequately managed such that the local community, the pedestrian, cycle and highway networks and other highway users experience minimal disruption and disturbance. To enable safe, clean and efficient deliveries and servicing.</p>	
<b>Building Control</b>	<p>This department has no objection to this application.</p> <p>This type of work will require a Building Regulation application to be made after Planning permission has been granted.</p> <p>You may also contact Haringey Building Control for Free Application advice/meeting to discuss the scheme further in particular B5 - fire brigade Access.</p>	Noted.
<b>Waste Management</b>	Any Commercial enterprise must arrange for a scheduled	Noted condition 6 attached requesting

Stakeholder	Question/Comment	Response
	<p>waste collection with a Commercial Waste Contractor. The business owner will need to ensure that they have a cleansing schedule in place and that all waste is always contained.</p> <p>Commercial Business must ensure all waste produced on site are disposed of responsibly under their duty of care within environmental Protection Act 1990. It is for the business to arrange a properly documented process for waste collection from a licensed contractor of their choice. Documentation must be kept by the business and be produced on request of an authorised Council Official under section 34 of the Act. Failure to do so may result in a fixed penalty fine or prosecution through the criminal Court system.</p> <p>The above planning application has been given a RAG traffic light status of N/A for waste storage and collection.</p>	<p>details of waste storage.</p>
<b>Pollution</b>	<p>Having considered all the submitted supportive information, please be advise that we have no objection to the development in relation to AQ and Land Contamination but planning conditions are recommend should planning permission be granted considering the site is located on an unspecified factory work of medium risk and within a close proximity of other contaminated land use sites.</p> <p>However, with the nature of the proposed development i.e. light industrial unit, it might be possible</p>	<p>Noted conditions attached.</p>
<b>Regeneration</b>	<p>I believe there is need for comprehensive development to address some of the fundamental issues around highways / servicing affecting this area – and looking at the plans servicing / parking seems to be a key issues, particular in light of the applicant providing a number of separate units each will</p>	<p>Noted, address in para 6.4.4.</p>

Stakeholder	Question/Comment	Response
	<p>need to accommodate individual servicing. I'm not convinced by what's been shown that the proposal will accommodate servicing on site and am therefore concerned this will exacerbate the existing issues in terms of parking / highways. They may need to review building lines etc to ensure that there is sufficient yard space on site, and as highlighted above – I suspect this would be more efficient if they worked comprehensively with adjacent landowners to address this issue.</p> <p>No issues with the smaller units – but would be good to demonstrate flexibility in terms of structure / servicing to allow for a single business to occupy multiple units.</p> <p>The individual units do activate the street well but there doesn't seem to be much presented on material / appearance etc – be good to secure good quality materials / detailing to set a precedent for future development.</p>	
<b>Economic Development</b>	<p>Request Local Labour Obligations</p> <p>The recommended work placements and other employment and skills KPI's such as apprenticeship, training, local labour and career event requirements would depend on a number of factors such as the main contractor's peak workforce and estimated construction contract value.</p>	Noted, S106 obligations included.
<b>Carbon Management</b>	<p>In preparing this consultation response, we have reviewed the Sustainability Statement and Energy Statement and relevant supporting documents. It is noted that the building was destroyed by a fire and this application seeks to replace the building.</p> <p><b>Summary</b></p>	Noted, conditions and obligations attached accordingly.

Stakeholder	Question/Comment	Response
	<p>As a major planning application, the development does not meet the policy requirement to achieve a zero-carbon development. Further information needs to be provided in relation to the energy and sustainability strategies. This should be addressed through planning conditions.</p> <p><b>Energy – Overall</b> Policy SP4 of the Local Plan Strategic Policies, requires all new development to be zero carbon (i.e. a 100% improvement beyond Part L (2013)). As part of the Be Green carbon reductions, all new developments must achieve a minimum reduction of 20% from on-site renewable energy generation to comply with Policy SP4.</p> <p>The proposal seeks to comply with Building Regulations, with timber floor, wall and roof insulation and a reduction in thermal bridging. No insulation thicknesses have been provided, nor an assessment of the baseline emissions and reduction in emissions from this proposal. However, if complying with Building Regulations standards only, this proposal will <u>not</u> meet Haringey’s zero carbon standard (100% reduction on Building Regulations Part L), <u>nor</u> the London Plan’s minimum 35% improvement from Part L.</p> <p>The applicant should follow the Energy Assessment Guidance, published by the GLA: <a href="https://www.london.gov.uk/what-we-do/planning/planning-applications-and-decisions/pre-planning-application-meeting-service-0">https://www.london.gov.uk/what-we-do/planning/planning-applications-and-decisions/pre-planning-application-meeting-service-0</a>. The Energy Strategy should set out the baseline emissions and demonstrate how the development’s carbon emissions will be reduced in line with the Energy Hierarchy, set out in the London Plan.</p>	

Stakeholder	Question/Comment	Response														
	<p><b>Energy – Lean</b> The following u-values, g-values and air tightness are proposed:</p> <table border="1" data-bbox="558 412 1272 678"> <tbody> <tr> <td>Floor u-value</td> <td>Not stated</td> </tr> <tr> <td>External wall u-value</td> <td>Not stated</td> </tr> <tr> <td>Roof u-value</td> <td>0.18 W/m<sup>2</sup>K</td> </tr> <tr> <td>Door u-value</td> <td>Not stated</td> </tr> <tr> <td>Window u-value</td> <td>1.60 W/m<sup>2</sup>K</td> </tr> <tr> <td>G-value</td> <td>Not stated</td> </tr> <tr> <td>Air permeability rate</td> <td>Not stated</td> </tr> </tbody> </table> <p><b>Energy – Clean</b> The applicant is not proposing any Be Clean measures.</p> <p><b>Energy – Green</b> The application has proposed solar photovoltaic (PV) panels on the flat roof. The detail of this will need to be conditioned. The applicant should also consider replacing the proposed gas boiler with a heat pump.</p> <p>The applicant should be meeting a minimum 20% reduction in emissions from renewable energy technologies on site.</p> <p><b>Carbon Offset Contribution</b> It is not clear what the carbon shortfall would be in tCO<sub>2</sub>/year. A price of £2,850/tCO<sub>2</sub> must be paid for any shortfall of emissions from a Part L 2013 Building Regulations compliant building.</p> <p><b>Sustainability</b></p>	Floor u-value	Not stated	External wall u-value	Not stated	Roof u-value	0.18 W/m <sup>2</sup> K	Door u-value	Not stated	Window u-value	1.60 W/m <sup>2</sup> K	G-value	Not stated	Air permeability rate	Not stated	
Floor u-value	Not stated															
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G-value	Not stated															
Air permeability rate	Not stated															

Stakeholder	Question/Comment	Response
	<p>Policy DM21 of the Development Management Document requires developments to demonstrate sustainable design, layout and construction techniques.</p> <p>The applicant has not prepared a BREEAM Pre-Assessment Report. This is required for applications of this size.</p> <ul style="list-style-type: none"> <li>- The scheme should incorporate ecological features, and introduce greening. This will help reduce the surface water runoff from the hard landscaping, and improve the wellbeing of staff members. This could be incorporated along the boundary with the retaining wall.</li> <li>- The applicant should consider including EV charging points in the car park.</li> <li>- How surface water runoff will be reduced, that it will be separated from wastewater and not discharged into the sewer.</li> </ul> <p><b>Conclusion</b> Overall, it is considered that the application <b>cannot currently be supported</b> from a carbon reduction and sustainability point of view.</p> <p><b>Proposed Planning Conditions</b></p> <p><u>Energy Strategy</u> Prior to the commencement of development, an Energy Strategy will be submitted to and approved in writing by the Local Planning Authority. This strategy shall deliver no less than a 35% of on-site total CO<sub>2</sub> reduction in comparison with total emissions from a building which complies with Building</p>	

Stakeholder	Question/Comment	Response
	<p>Regulations 2013 Part L. The energy strategy shall set out the baseline emissions, and emissions reduced under the Energy Hierarchy (Be Lean, Be Clean and Be Green) in tonne of carbon per year (tCO<sub>2</sub>/year). The applicant should explore the use of heat pumps to provide a low-carbon hot water source for the offices. The applicant shall also provide details of the proposed solar photovoltaic panels. This should include the proposed energy generation potential (kWp/year), and specify the area, angle, orientation, efficiency, type of the panels. The solar PV shall be installed by an MSC-accredited installer.</p> <p>The applicant shall also calculate the carbon offset contribution at £2,850 tCO<sub>2</sub>/year that will be due for the shortfall in emissions to reach a zero-carbon development (100% reduction in emissions).</p> <p>The final agreed energy strategy shall be installed and in operation prior to the first occupation of the development. The development shall be carried out strictly in accordance with the details so approved and shall be operated and maintained as such thereafter.</p> <p>Reason: To ensure the development can comply with the Energy Hierarchy in line with London Plan 2016 Policy 5.2 and 5.7, Publication London Plan Policy SI2 and Local Plan Policy SP4.</p> <p><u>Sustainability Strategy</u></p> <p>(a) Prior to the commencement of development, an updated Sustainability Statement shall be submitted and approved in writing by the Local Planning</p>	

Stakeholder	Question/Comment	Response
	<p>Authority. This should be in the form of a BREEAM Pre-Assessment to demonstrate a minimum rating of 'Very Good'.</p> <p>In addition, the applicant should include a statement that demonstrates how the proposals have included greening on the site, and how the site's drainage infrastructure will improve to reduce the surface water runoff.</p> <p>(b) Prior to the occupation of the unit, a final Certificate has been issued certifying that a BREEAM (or any such equivalent national measure of sustainable building which replaces that scheme) rating of 'Very Good' for that unit has been achieved.</p> <p>(c) The Accreditation of 'Very Good' shall be maintained thereafter unless otherwise agreed in writing with the Local Planning Authority.</p> <p>Reason: To ensure sustainable development in accordance with London Plan 2016 Polices 5.1, 5.2, 5.3, 5.10, 5.12 and 5.13, and Local Plan Policy SP4.</p>	
<b>EXTERNAL</b>		
<b>Thames Water</b>	With regard to SURFACE WATER drainage, Thames Water would advise that if the developer follows the sequential	Noted, informatives attached.



Stakeholder	Question/Comment	Response
	<p>approach to the disposal of surface water we would have no objection. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website.  <a href="https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewater-services">https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewater-services</a></p> <p>We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission: "A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing <a href="mailto:trade.effluent@thameswater.co.uk">trade.effluent@thameswater.co.uk</a> . Application forms should be completed on line via <a href="http://www.thameswater.co.uk">www.thameswater.co.uk</a>. Please refer to the Wholesale; Business customers; Groundwater discharges section.</p>	

Stakeholder	Question/Comment	Response
	<p>There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes.  <a href="https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes">https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes</a>.</p> <p>The proposed development is located within 15 metres of our underground waste water assets and as such we would like the following informative attached to any approval granted. "The proposed development is located within 15 metres of Thames Waters underground assets and as such, the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.  <a href="https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes">https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes</a>. Should you require further information please contact Thames Water. Email: <a href="mailto:developer.services@thameswater.co.uk">developer.services@thameswater.co.uk</a>  Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB</p> <p>Thames Water would advise that with regard to WASTE</p>	

Stakeholder	Question/Comment	Response
	<p>WATER NETWORK and SEWAGE TREATMENT WORKS infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.</p> <p>Water Comments  There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes.  <a href="https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes">https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes</a></p> <p>If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at <a href="https://thameswater.co.uk/buildingwater">thameswater.co.uk/buildingwater</a>.</p> <p>On the basis of information provided, Thames Water would advise that with regard to water network and water treatment infrastructure capacity, we would not have any objection to the above planning application. Thames Water recommends the following informative be attached to this planning permission. Thames Water will aim to provide customers with</p>	

Stakeholder	Question/Comment	Response
	<p>a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.</p>	
<b>GLAAS</b>	<p>Having considered the proposals with reference to information held in the Greater London Historic Environment Record and/or made available in connection with this application, I conclude that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest.</p> <p>No further assessment or conditions are therefore necessary.</p>	Noted
<b>Cllr Bevan</b>	<p>Comments: I note the previous applications for this fire damaged site, my comments for previous application I have repeated below. As this application refers to a site that will also have similar adjacent development soon I am concerned that the approval for these conditions will be such that future adjacent developments will have similar standards applied. This to achieve future uniformity of design and overall enhancement of all these adjacent developments / sites.</p> <p>I would draw attention to the industrial estate on Leaside Road, N17 0QJ, the Mowlem estate which has recently been developed and is to a very high standard in many respects. I would request that this development achieve the same high standards, including the green fencing, which ensures to some extent that the site does not look like a prison site. Assuming of course that fencing will be required for this development?</p>	<p>Design and comprehensive development addressed in para 6.4.3 -4.</p> <p>A condition is attached requiring materials to be submitted for approval. This site does not include boundary fencing as it abuts another commercial unit.</p>

Stakeholder	Question/Comment	Response
	<p>I am the Cllr responsible for responding to planning issues within this ward, I have visited the above address and my comments are below and are based on my observations and local knowledge during my 16 years as a Cllr for this ward.</p> <p>In addition I now refer to the MAYOR of London's Supplementary Planning Guidance in particular I would require that this proposal will comply with the above guidance standards and indeed building regulations.</p> <p>I have concerns as to the use of panels and cladding as proposed.</p> <p>I assume that the adjacent area will also be rebuilt soon, I am seeking some uniformity in future for the development of this whole site, this to be considered prior to approval of this application and how this application would permit and enhance this aspiration.</p> <p>I appreciate that this is an industrial site but I refer to the need for improved design and attractiveness that is now required by Haringey and The Mayor of London for all applications.</p> <p>I have concerns that this aspiration for improved design has not been achieved with this application.</p>	

**Appendix 2 Plans and Images**

**Location Plan**

**SITE PLAN 1:500**

- noted otherwise.
- 2. This drawing to be read in drawings and specifications
- 3. All work to comply with the Practice and the Building

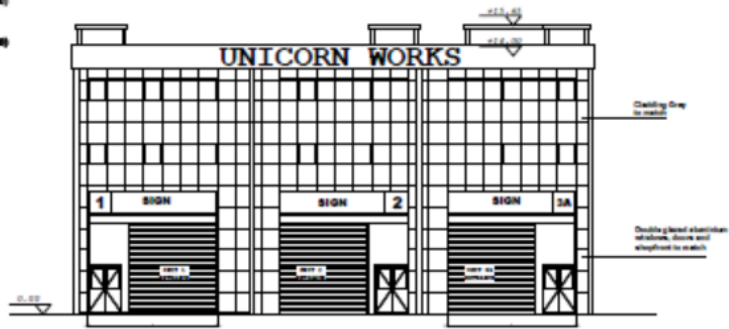
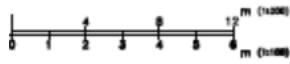


**Previous Building**



Image capture: Jun 2017 © 2019 Google

Proposed elevations



PROPOSED FRONT ELEVATION



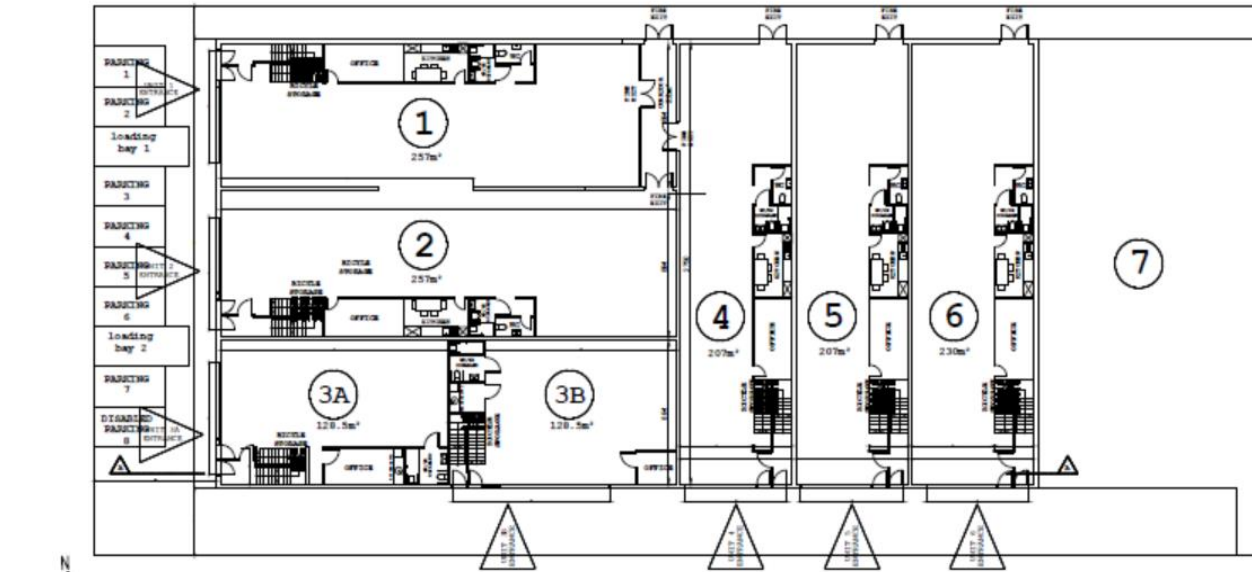
PROPOSED RIGHT SIDE ELEVATION



### Proposed floor plan



- 1. All dimensions in millimetres (mm) and levels in metres (m) are noted otherwise.
- 2. This drawing to be read in conjunction with all other relevant drawings and specifications.
- 3. All work to comply with the relevant British Standards, Codes of Practice and the Building Regulations.



**PROPOSED GROUND FLOOR PLAN**

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**Pre-Application Briefing to Committee** - 6 December 2021

## 1. DETAILS OF THE DEVELOPMENT

**Reference No: PPA/2021/0022**

**Ward: Tottenham Hale**

**Address:** Ashley Road Depot, Ashley Road, London, N17 9LZ

**Proposal:** Demolition of buildings and redevelopment of the site to provide approx. 275 new dwellings (min. 50% for social rent) in buildings of between four and thirteen storeys, two commercial units, 41 car parking spaces, new pedestrian/cycle routes, landscaping and public realm improvements.

**Applicant: London Borough of Haringey**

**Agent: Icen Projects Limited**

**Ownership: Council**

**Case Officer Contact: Christopher Smith**

## 2. BACKGROUND

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

## 3. SITE AND SURROUNDINGS

- 3.1. The site is a Council depot approximately 1.5ha in size. It is surrounded by a brick wall and fencing fronting Park View Road and a concrete wall fronting onto Down Lane Park. The existing Council services are being relocated from this site to other locations including the newly completed Council depot on Watermead Way (close by to the north). This depot is expected to permanently close soon.
- 3.2. The existing site is characterised by utilitarian depot buildings with a boundary wall of brick on the northern and western sides and of concrete on the southern side. The boundary also includes high level fencing on parts of the northern side and metal palisade fencing on the western side. In the south-western corner is a two storey cottage-style building.

- 3.3. The site is located at the northern end of Ashley Road. Down Lane Park is located to the south of the site, and Harris Academy Tottenham is to the east of the site. On the northern and western sides the site is bordered by Park View Road, which is predominantly characterised by terraced residential properties.
- 3.4. The emerging Tottenham Hale District Centre is located nearby to the south of the site. Bruce Grove is a short walk to the west and Tottenham Marshes/Lee Valley Regional Park is a short walk to the east.
- 3.5. The site is located within Site Allocation TH7 (Ashley Road North) of the Tottenham Area Action Plan, which allocates this site for residential development. The site is also identified for residential development in the Tottenham Hale District Centre Framework.

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

- 4.1. The proposal is for the demolition of the existing buildings and boundary walls and erection of a four to thirteen storey development of 275 dwellings and two commercial units. A minimum of 50% of the total residential units will be provided for affordable Council rent.
- 4.2. The scheme would include 41 car parking spaces, new pedestrian/cycle routes, associated landscaping and public realm improvements. All buildings on site and the boundary walls would be demolished.

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

##### 5.1. Depot Site

- 5.2. The site has no relevant planning history.

##### 5.3. Adjacent School

- 5.4. HGY/2015/3096 Demolition of existing buildings on the Ashley Road Depot site in association with the change of use from sui generis to Class D1 (school) and construction of sports hall, sports pitches and floodlights. Construction of infill extensions at first and second floor levels of existing building (previously converted to D1 (school) use using permitted development), construction of a three storey extension to provide additional educational floor space and other minor works. Permission granted 01/04/2016
- 5.5. HGY/2019/0111. Variation of condition 2 (approved drawings) attached to planning permission HGY/2018/0745 (which approved variations to original permission HGY/2015/3096) to make minor alterations to the approved drawings list, in order to make minor amendments to omit the inclusion of the existing

public footpath to the east of the site at Harris Academy Tottenham. Permission granted 09/04/2019.

## **6. CONSULTATIONS**

### **6.1. Public Consultation**

6.2. The consultation period for a Development Management Forum on 8<sup>th</sup> December has been commenced.

6.3. The applicant has also undertaken their own public consultations. All comments received during these consultations will be summarised as part of the planning application and taken into account in the design of the final development design.

### **6.4. Quality Review Panel**

6.5. An earlier version of the proposal was assessed by the Quality Review Panel (QRP) on 29<sup>th</sup> September 2021. The QRP's report is attached as **Appendix 1**.

6.6. In summary, the Panel strongly support the development's provisions in terms of housing size, tenure and typology mix and its overall sustainability objectives. Connectivity improvements through the site and to the Lee Valley Regional Park are also supported.

6.7. The provision of tall and taller buildings on the site is also supported by the Panel. Detailed design work is ongoing to ensure that these buildings are of a high-quality external appearance with good internal layout and that no material adverse impacts on the amenity of existing surrounding residents and occupiers would arise.

6.8. The submission of a full planning application is anticipated at the end of February 2022.

## **7. MATERIAL PLANNING CONSIDERATIONS**

7.1. The Planning officer's initial views on the development proposals are outlined below.

### *7.2. Principle of Land Use*

7.3. The proposed development would be acceptable in principle in land use terms as this site is identified for residential development by Site Allocation TH7 (Ashley Road North) of the Tottenham Area Action Plan. The development would make a substantial contribution to the Council's housing target which is 1,592 dwellings per annum.

- 7.4. Two small commercial units are also proposed and these are also acceptable in land use terms on the basis that they would support the emerging residential community on this site whilst creating employment opportunities.
- 7.5. *Principle of Tall Buildings*
- 7.6. London Plan Policy D6 states that Local Plans should identify what each borough considers to be a tall building, but this should be no less than 6 storeys in height. It also states that boroughs should identify specific locations where tall buildings would be suitable and should only allow tall buildings in these identified locations.
- 7.7. Policy DM6 of the Development Management DPD identifies areas that are suitable for tall buildings (which the Council defines as buildings of ten storeys or greater), which includes the nearby Tottenham Hale District Centre. This site is located outside of these designated areas.
- 7.8. The Council's emerging Local Plan, which is expected to be published in draft form in early 2022, will include policies which identify new areas suitable for tall buildings which may include this part of Tottenham Hale.
- 7.9. Furthermore, the Tottenham Hale area, which is a short distance to the south, includes a cluster of tall buildings some of which will be greater than twenty storeys in height. This site is just to the north of this new cluster, separated only by Down Lane Park.
- 7.10. This proposal presents an opportunity for the development to visually connect with the cluster of tall buildings on the other side of Down Lane Park through a pair of buildings of ten and thirteen storeys. These buildings would also mark the location of Ashley Road, which is a key route to and through the site from Tottenham Hale.
- 7.11. The remaining buildings on site would be much lower in height (four to seven storeys) with a gentle stepping up in height from the residential properties on the northern and eastern sides towards a trio of seven storey buildings that would frame the adjacent park.
- 7.12. As such, the provision of tall buildings on this site is supported in principle, subject to these being of a high-quality detailed design and further analysis of potential impacts on the amenity of existing surrounding residents.
- 7.13. *Scale, Massing and Detailed Design*
- 7.14. The proposed development would be mostly four to seven storeys in height, with two taller elements of ten and thirteen storeys. The taller parts of the scheme would address Ashley Road and Down Lane Park providing more attractive frontages and increasing natural surveillance to these public areas.

7.15. The building line to the north and west on Park View Road would be set back from the existing site frontage which enables the provision of a stepping up in height from the surrounding terraced properties to the proposed four and five storey buildings. The seven storey building on the south-eastern corner would mark both a renewed entrance to the park and a new public square.

7.16. The buildings would be of a high-quality contemporary design of an appropriate height and scale. They finished with a robust suite of materials that would not appear out of keeping with the character and appearance of the surrounding area.

7.17. *Affordable Housing and Housing Mix*

7.18. A minimum of 50% affordable housing for Council rent is proposed. 33% of the total number of proposed dwellings would be family-sized and all of these would be provided within the Council rent tenure.

7.19. 25 of the Council rent dwellings would be larger family homes with four bedrooms (9% of the total).

7.20. The market dwellings would all be one and two bedroom units

7.21. The proposed housing and tenure mix is described in the table below:

ASHLEY ROAD DEPOT SUMMARY						
		1B	2B	3B	4B	Total Homes
SOCIAL	Homes	14	33	66	25	138
	Percent	10%	24%	48%	18%	50.2%
PRIVATE	Homes	51	86	/	/	137
	Percent	37%	63%	/	/	49.8%
TOTAL	Homes	65	119	66	25	275
	Percent	24%	43%	24%	9%	

7.22. *Layout and Public Realm*

- 7.23. The residential properties would be of a very high quality with all relevant internal space requirements to be met. The development layout enables close to all properties to have dual or triple aspect and most to have views of green space or tree planting. The properties would be designed to avoid noise or light impact from the adjacent school. Two commercial properties would serve the amenity requirements of residents.
- 7.24. Site Allocation TH7 requires improved connectivity through the site, which is provided in the form an extension to Ashley Road for pedestrians and cycles only.
- 7.25. The development would create large areas of new public realm around and through the site including new tree planting, soft landscaping and publicly accessible routes through the site. The proposed buildings would be accessed directly from these new routes and public realm areas and would have direct access to the park. Each dwelling will have private amenity space in accordance with London Plan standards. The properties would also benefit from shared courtyard gardens, roof amenity areas and direct access to the adjacent park. Play space would also be provided on site.
- 7.26. *Amenity of Nearby Residents*
- 7.27. The development would be located so as not to give rise to overlooking any existing residential gardens or rear windows. The buildings would be set back from the existing depot street frontage to prevent material loss of light to existing houses. The proposal will need to be supported by detailed analysis of the impacts on daylight and sunlight privacy and sense of closure.
- 7.28. *Transportation and Parking*
- 7.29. The site has excellent public transport connections (Max. PTAL of 5). It is within a ten-minute walk of both Tottenham Hale and Bruce Grove stations. Policy DM32 supports car free development in areas with this level of public transport connectivity.
- 7.30. 41 car parking spaces are proposed (including eight wheelchair-accessible spaces) which is significantly above the level required by policy. This additional parking above the policy threshold would provide the spaces necessary to meet the anticipated parking demand from future residents of the development. Parking in local residential streets will be prevented through a restriction of access to parking permits.



## PLANS AND IMAGES

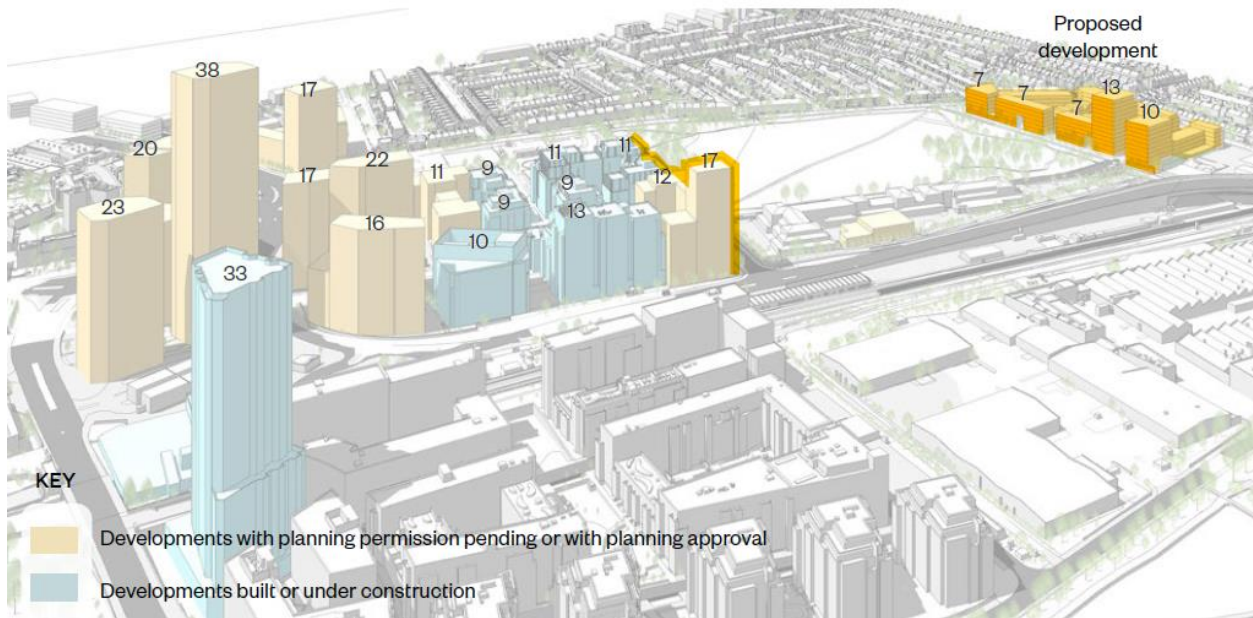
### Existing Site Plan



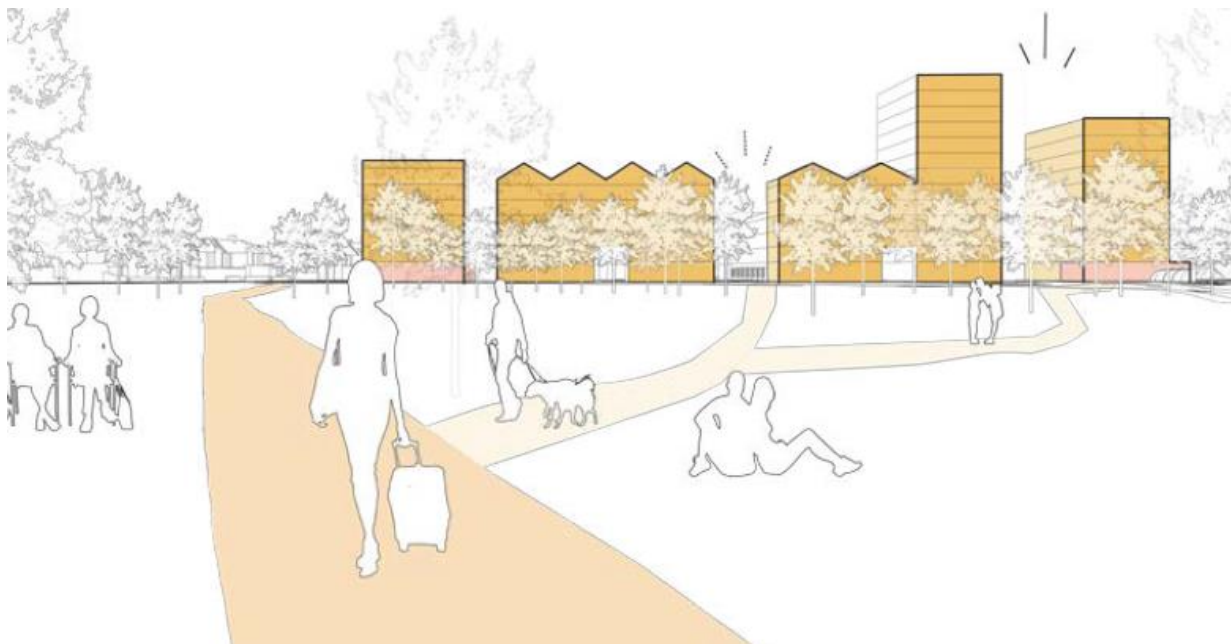
### Ground Floor Layout Plan



Local Arrangement of Building Heights



View from Within Down Lane Park



Aerial View of Proposed Development



**APPENDIX 1**

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**Haringey Quality Review Panel**

**Report of Formal Review Meeting: Ashley Road Depot**

Wednesday 29 September 2021  
Zoom video conference

**Panel**

Hari Phillips (chair)  
Mitch Cook  
Irène Djao-Rakitine  
Louise Goodison  
Dieter Kleiner

**Attendees**

Rob Krzyszowski	London Borough of Haringey
Robbie McNaugher	London Borough of Haringey
John McRory	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Chris Smith	London Borough of Haringey
Sarah Carmona	Frame Projects
Reema Kaur	Frame Projects

**Apologies / report copied to**

Deborah Denner	Frame Projects
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**Confidentiality**

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

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2

**1. Project name and site address**

Ashley Road Depot, London, N17 9AZ

**2. Presenting team**

Mark Stallard	London Borough of Haringey
Bruno Bridge	London Borough of Haringey
Martin Cowie	London Borough of Haringey
Geertje Kreuziger	London Borough of Haringey
Jo McCafferty	Levitt Bernstein
Vinita Dhume	Levitt Bernstein
Li Duanjuan	Levitt Bernstein
Andrew McKay	Levitt Bernstein
Chris Lomas	Levitt Bernstein
Jamie Sullivan	Iceni Projects
Sophie Heritage	Iceni Projects
Thomas Lefevre	Etude

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

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

**4. Planning authority briefing**

Ashley Road Depot is a broadly rectangular site of approximately two hectares located at the northern end of Ashley Road, to the north of Tottenham Hale. It is currently a council waste collections depot. The site is bounded by the Park View Road to the north and west, Down Lane Park to the south and a secondary school to the east. The site is currently surrounded by a brick wall. The Depot forms part of Ashley Road North Site Allocation (TH7) in the Tottenham Area Action Plan, which identifies the site for new residential development that complements Down Lane Park. The site allocation also requires the extension of Ashley Road to connect to Park View Road (without providing a through route for vehicles). The site is located within the Lee Valley Opportunity Area, the Tottenham Hale Housing Zone and a designated Growth Area. A small corner of the site is currently a safeguarded waste use. The adjacent park is a Site of Importance for Nature Conservation. The maximum public transport accessibility level rating of the site is 5. The area surrounding the site is characterised predominantly by two storey residential properties, a park and two nearby schools (one in a former low-rise office building). There are no conservation areas or listed buildings close to the site – the nearest locally listed building is located 350 metres to the south.

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3

The proposed development would provide approximately 275 dwellings within three main blocks, with heights ranging from four to thirteen storeys in height. Two new north-south routes would be provided between the blocks – the route to the east would extend Ashley Road and enable vehicle access to the development from the north and south (but no through road), and the other route in the centre of the site would be for pedestrians and cycles only. A commercial unit would be provided on the south-west corner of the development. 50 percent of the homes would be social rented accommodation, with two thirds of those units including at least three-bedrooms. 41 car parking spaces are proposed, enabling wheelchair accessible parking to be provided along with additional parking to support the family-sized social housing. Officers seek the panel's views on scale, massing and building heights, residential layout, the relationship with the park, the re-provision of the existing waste capacity, car parking, sustainability and landscape design.

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

The Quality Review Panel welcomes the opportunity to consider the proposals for the Ashley Road Depot as they continue to evolve. It congratulates the Haringey team on their aspirations for the site in terms of tenure mix, housing size, typology mix and sustainability. If these aspirations can be achieved, it will be an exemplar development. The panel also congratulates the project team on their comprehensive presentation, analysis and work done to date, and thinks that the proposals have the potential to set a benchmark for Haringey developments in the future.

The site – while challenging – presents a fantastic opportunity to improve local access to Down Lane Park, and to create a stronger link to the wider Lea Valley to the east. In the context of the challenges that the development must address, the panel supports many of the strategic decisions that have been made to date, including the broad layout, the network of routes and connections beyond the site, the hierarchy of streets and spaces and the configuration of the housing. While some promising work has been undertaken on the design of the edges of the park, some further thought is needed.

The panel broadly supports the increase of building heights on site beyond the existing six storey limit; however, taller buildings will need to be of a very high quality and will need to be justified through comprehensive massing and overshadowing analysis. The landscape design is promising, but the panel would encourage further consideration of issues such as surface water attenuation, biodiversity, and wayfinding. Options to retain heritage links within the site should be explored, and there is scope for further refinement of the scheme's architectural expression. The panel would also welcome a further opportunity to consider the elevational treatments across the whole site at a greater level of detail at the next review.

The panel welcomes the adoption of Passivhaus and LETI targets and would like to know more about the strategic and detailed approach to sustainable design. Further details on the panel's views are set out below.

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4

*Panel's post-review note on massing*

The panel considers that the height and scale of the proposals is potentially acceptable, subject to further evaluation and discussion of the anticipated overshadowing and daylight impacts, in addition to a detailed exploration of the distribution of mass within the site and the relationship between taller elements. While it understands that there is an established limit of six storeys for development within the site, it considers that it would be acceptable in principle for development of greater than six storeys on site, subject to the quality of the proposals.

*Building heights*

- At a detailed level, it would like to see further scrutiny of the height, massing and roofline of the courtyard blocks to minimise overshadowing and allow good sunlight penetration into the courtyard spaces.
- The panel considers that the seven storey blocks at the south of the site provide a strong frontage to Down Lane Park.
- It is not yet convinced by the massing of the southeast section of the site and would like to see further exploration of the visual relationship between the taller buildings, the micro-climate and overshadowing implications.

*Place-making, public realm and landscape design*

- The landscape proposals are ambitious and have the potential to be of a high quality. There is a lot of detail in the design of the streets and spaces, but the panel notes that there needs to be a focused approach to the landscape strategy, with an emphasis on robustness, in terms of both planting and hardscape.
- The panel highlights that the management strategy, maintenance arrangements and ongoing budget should be established to ensure the long term success of the public realm proposals.
- Understanding who will live in or visit the development could help to inform a more 'people-focused' landscape strategy. This should include wayfinding and should identify opportunities to support active lifestyles and positive health outcomes.
- The proposals will create much-improved access to Down Lane Park for local residents to the north and northwest of the site.
- The panel welcomes the proposal for a low traffic neighbourhood and would encourage the project team to ensure that this is reinforced within the design

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5

of the streets and spaces at a detailed level, in collaboration with highways officers.

- The design of the edges of the site and their relationship to the wider context is generally successful. However, the eastern edge would benefit from further greening / planting, at ground or roof level, to improve the relationship with the Harris Academy.
- The improvements to Park View Road are welcomed, including the creation of a park way, retaining the existing mature plane trees. The panel notes that adequate allowance needs to be made for the substantial root balls within the building layout along the northern boundary of the site.
- The panel would like more information on the biodiversity strategy for the site, and it encourages the project team to use native species within the planting proposals.
- The site is located within the flood plain of the Lea Valley, so serious flood risks should not be overlooked. The panel suggests that small swales will not be adequate to attenuate surface water run-off within the site, and the inner courtyards may need to be used as attenuation ponds to compensate for the built surface area of the development. The scheme should be able to attenuate all of the site's surface water run off within the boundary of the site itself.
- The narrative of the topography and landscape could be used to reinforce the development's location within the Lea Valley, along with improving access to the valley and the marshes.
- The depot wall forms part of the local heritage of the site and options for retaining parts of the wall could be explored, provided this does not become a visual or physical barrier at the edge of the site. For example, the route of the wall could be reflected in the design of the hard landscaping and its bricks could be reused within the landscape.

*Scheme layout and access*

- The creation of the north-south route and the extension of Ashley Road are very positive aspects of the scheme's layout.
- As the design work progresses, particular attention should be given to the interface between the site and the park and to the thresholds between spaces within the scheme.
- The configuration of the housing is generally successful, and the panel is pleased that the scheme does not rely on podium gardens for open space. It



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6

would like to see the scheme become an exemplar within the borough, building on the good progress that has been made already.

- The residential lane is potentially very attractive, but this may be compromised by the bin storage, cycle storage and plant that occupies much of the frontage. Relocating the plant – for example on the roof or in a free-standing pavilion within the courtyard – would allow for greater generosity in the plan at ground floor level.
- Options should be explored to retain the Victorian lodge at the southwest corner of the site. If this could be achieved without the loss of a significant number of homes, it might give depth and character to the scheme and mark the north-western entrance to the park.

*Architectural expression*

- The panel is encouraged by the initial architectural response of the proposals. As design work continues, it would like to see further refinements to the architectural expression, especially in terms of the visual language of the blocks fronting onto Down Lane Park. This would benefit from greater coherence and calmness, and an approach that is less referential to adjacent residential languages.
- Large areas of full-height glazing within the building facades will make the accommodation vulnerable to overheating, and the panel would encourage further work to mitigate this.
- The panel questions the distribution of tenures within the scheme, with market housing in the 'marker' buildings and social rent in the deck access buildings and questions whether this aligns with aspirations for a 'tenure blind' development.
- The panel highlights that the quality of materials and construction details of the balconies will be very important, not least in achieving a good balance between openness and screening / privacy in their enclosures.

*Community consultation*

- The panel would like to see further thought given to ways in which regeneration can drive other positive impacts for the local community, through involving local residents and helping to grow new community networks, even before the new buildings are occupied.
- The panel feels that the proposals can offer much-improved direct access into the park, which can go some way towards mitigating other impacts of development.

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7

*Inclusive and sustainable design*

- The panel would like to know more about the strategic and detailed approach to low carbon design and environmental sustainability within the scheme. Following its Climate Emergency Declaration in 2019, Haringey Council adopted the Climate Change Action Plan in March 2021, which identifies a route map to enable the borough to become Net Zero Carbon by 2041. All new development coming forward should have regard for these requirements to avoid the need for retrofitting later; proposals should demonstrate how they comply with these targets.
- Consideration of embodied energy within the existing structures and elements will be a good starting point; exploration of possible reuse of existing building materials would be welcomed.
- Consideration of the operational energy requirements should start with a 'fabric first' approach – optimising the performance and design of the building envelope, components, and materials to achieve sustainable and energy-efficient design. Utilising renewable energy sources, natural light, cross ventilation, and nature will also form part of this work. Careful consideration of how to integrate blue and green roofs and grey water reuse would also be welcomed.
- The panel understands that the development anticipates connection in the future into a district heat network; it notes that the interim solution may need to be in operation for some time, and it would encourage the project team to explore an all-electric system in the meanwhile.

*Next steps*

- The panel would welcome a further opportunity to review the proposals. They highlight some action points for consideration by the design team, in consultation with Haringey officers.
- It also offers a focused chair's review specifically on the approach to low carbon design and environmental sustainability if required.



<b>Report for:</b>	<b>Planning Sub Committee Date: 06 December 2021</b>	<b>Item Number:</b>	<b>12</b>
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<b>Title:</b>	<b>Update on major proposals</b>
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<b>Report Authorised by:</b>	<b>Robbie McNaugher</b>
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<b>Lead Officer:</b>	<b>John McRory</b>
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<b>Ward(s) affected:</b>  <b>All</b>	<b>Report for Key/Non Key Decisions:</b>
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## **1. Describe the issue under consideration**

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

## **2. Recommendations**

- 2.1 That the report be noted.

## **3. Background information**

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



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

**4. Local Government (Access to Information) Act 1985**

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

Site	Description	Timescales/comments	Case Officer	Manager
<b>APPLICATIONS DETERMINED AWAITING 106 TO BE SIGNED</b>				
<b>Lockkeepers Cottage, Ferry Lane HGY/2020/0847</b>	Redevelopment of the site comprising the demolition of existing buildings and the erection of a new building ranging in height from 3 to 6 storeys to accommodate 13 residential units (Use Class C3), employment floorspace (Use Class B1a) at upper ground and first floor level and retail / café floorspace (Use Class A1 / A3) at lower ground floor level, along with associated landscaping and public realm improvements, cycle parking provision, plant and storage and other associated works.	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
<b>26-28 Brownlow Road HGY/2020/1615</b>	Demolition of existing buildings; erection of a part-3 and part-4 storey building comprising 23 flats; erection of 1 detached dwelling to the rear with 2 parking spaces, provision of 3 disabled parking spaces at the front; cycle, refuse and recycling storage; provision of new access onto Brownlow Road and accessway to the rear.	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
<b>Partridge Way, N22 HGY/2021/2075</b>	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 the signing of legal agreement.  Discussions on the 'shadow S106' agreement are ongoing.	Conor Guilfoyle	John McRory

	including a children's play space. Relocation of existing refuse/recycling facility.			
<b>19 Bernard Road HGY/2021/2160</b>	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.  Negotiations on legal agreement ongoing.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement.	Chris Smith	Robbie McNaugher
<b>Goods Yard White Hart Lane  Banqueting Suite 819-821 High Rd  867-879 High Road</b>	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.	Planning Permission refused at planning committee.  Awaiting GLA Stage 2 referral	Graham Harrington	Robbie McNaugher
<b>APPLICATIONS SUBMITTED TO BE DECIDED</b>				
<b>Units 1-6 Unicorn works, 21-25 Garman Road N17 HGY/2020/3186</b>	Reconstruction of the industrial unit (to replace the previously destroyed unit by fire)	To be reported to Members at December planning sub committee	Tania Skelli	Robbie McNaugher
<b>44 Hampstead Lane HGY/2021/2703</b>	Use Class C2 high quality specialist dementia care with 82 en-suite bedrooms and communal facilities	Application submitted and under assessment.	Samuel Uff	John McRory

<b>Chocolate Factory HGY/2021/0624</b>	Changes to S106 (Deed of variation)	Discussions ongoing	Valerie Okeiyi	John McRory
<b>109 Fortis Green HGY/2021/2151</b>	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
<b>Cross House, 7 Cross Lane N8 HGY/2021/1909</b>	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
<b>29-33 The Hale HGY/2021/2304</b>	Redevelopment of site including demolition of existing buildings to provide a part 7, part 24 storey building of purpose-built student accommodation [PBSA] (Sui Generis); with part commercial uses [retail] (Use Class E(a)) at ground and first floor; and associated access, landscaping works, cycle parking, and wind mitigation measures (Amended 18/11/21 to reduce setback of floors 2 to 24 by 3m on south-eastern elevation - with associated reductions in internal/external area & number of	Under assessment	Phil Elliott	John McRory

	PBSA rooms; and change to payment in lieu of on-site affordable student accommodation)			
<b>Cranwood House, Muswell Hill Road/Woodside Ave, N10 HGY/2021/2727</b>	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.	Under assessment	Laurence Ackrill	John McRory
<b>Remington Road, N15 6SR</b>	Council development of open land and garages for 35-46 residential units and associated landscaping, public realm improvements, play space, cycling and refuse stores.	Under assessment	Tania Skelli	Robbie McNaugher
<b>High Road West N17</b>	Hybrid Planning application seeking permission for 1) Outline component comprising demolition of existing buildings and creation of new mixed-use development including residential (Use Class C3), commercial, business & service (Use Class E), leisure (Use Class E), community uses (Use Class F1/F2), and Sui Generis uses together with creation of new public square, park & associated access, parking, and public realm works with matters of layout, scale, appearance, landscaping, and access within the site reserved for subsequent approval; and 2) Detailed component comprising Plot A including demolition of existing buildings and creation of new residential floorspace (Use Class C3) together	Under assessment	Phil Elliott	John McRory



	<p>with landscaping, parking, and other associated works (EIA development - ES viewable on Council website).</p> <p>1) Outline:</p> <ul style="list-style-type: none"> <li>* Demolition of most buildings (with retention of some listed &amp; locally listed heritage assets);</li> <li>* New buildings at a range of heights including tall buildings;</li> <li>* Up to 2,869 new homes in addition to Plot A (including affordable housing);</li> <li>* At least 7,225sqm of commercial, office, retail, &amp; community uses (incl. new library &amp; learning centre);</li> <li>* New public park (min 5,300sqm) &amp; New public square (min 3,500sqm); &amp;</li> <li>* Other landscaped public realm and pedestrian &amp; cycle routes.</li> </ul> <p>2) Detailed:</p> <ul style="list-style-type: none"> <li>* Plot A - Demolition of 100 Whitehall Street &amp; Whitehall &amp; Tenterden Community Centre and erection of new buildings of 5-6 storeys containing 60 new affordable homes &amp; open space.</li> </ul>			
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<b>Mary Fielding Guild Care Home, 103-107 North Hill</b>	Demolition of the existing Mary Feilding Guild Care Home (Use Classes Order C2) and the redevelopment of the site to provide a new 72 bed care home with ancillary communal facilities, services and amenities.	Recently submitted	Laurence Ackrill	John McRory
<b>IN PRE-APPLICATION DISCUSSIONS</b>				
<b>Kerswell Close</b>	c.28 flats in two buildings of three and six storeys for 100% social rent	Initial pre-app meetings held. QRP scheduled for December.  Discussions ongoing.	Chris Smith	John McRory
<b>St Ann's Hospital</b>	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. 2 QRP reviews held.  Further pre-app meetings scheduled, including a third with the QRP.	Chris Smith	John McRory
<b>Gourley Triangle</b>	Masterplan for site allocation SS4 for up to 350 units and approx. 12,000sqm of commercial space.	Pre-app meetings held. QRP review held. GLA meeting scheduled for November.  Discussions ongoing.	Chris Smith	John McRory
<b>Ashley Road Depot</b>	Circa 300 homes and one commercial unit. 50% affordable by units.	Pre-app meeting held and proposals discussed with GLA and QRP. DMF and Pre-App Committee meetings scheduled in early December.  Discussions ongoing.	Chris Smith	John McRory

<b>Broadwater Farm</b>	Demolition and rebuild of Northolt and Tangmere blocks to provide up to 275 homes, landscaping and public realm improvements.	Pre-app meetings and 2 QRPs held. Third QRP and 2 <sup>nd</sup> GLA meeting to be scheduled soon.  Public consultations ongoing.  Discussions ongoing.	Chris Smith	Robbie McNaugher
<b>Hornsey Police Station, 94-98 Tottenham Lane, N8</b>	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 held early October	Laurence Ackrill	John McRory
<b>Adj to Florentia Clothing Village Site Vale Road</b>	Light industrial floorspace	Pre-application discussions ongoing.	Tobias Finlayson	John McRory
<b>Highgate School</b>	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
<b>Selby Centre</b>	Replacement community centre, housing including council housing with improved sports facilities and connectivity	Talks ongoing with Officers and Enfield Council.	Phil Elliott	Robbie McNaugher
<b>139-143 Crouch Hill</b>	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

<b>573-575 Lordship Lane</b>	Redevelopment of four storey residential development of 17 units.	Three pre-app meetings held. Submission expected soon.	Chris Smith	John McRory
<b>48-54 High Road, Wood Green</b>	Redevelopment of the site to create a part 6 storey and part 8 storey mixed use development over the existing retail units at ground floor to provide 76 residential dwellings, 2,800sqm of ground floor retail, 868sqm of first floor retail and office space.	Pre-application letter issued. Revised scheme to be submitted.	Chris Smith	John McRory
<b>25-27 Clarendon Road off Hornsey Park Road</b>	Redevelopment of the site to provide new commercial floorspace, 66 flats over in 9 storey high building with associated parking, and amenity space.	Pre-application response issued.	Valerie Okeiyi	John McRory
<b>Warehouse living proposals: Overbury/Eade Road, Arena Design Centre, Haringey Warehouse District</b>	Warehouse Living and other proposals across 2 sites.	Draft framework presented for Overbury/Eade Road Sites.  Discussions continuing  Smaller applications submitted as part of a PPA	Phil Elliott	Robbie McNaugher
<b>Warehouse living proposal - Omega Works Haringey Warehouse District</b>	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.  Discussions to begin again in December 2021	Phil Elliott	Robbie McNaugher

<b>311 Roundway</b>	Mixed Use Redevelopment – 70 Units	Pre-application meetings held. QRP review held. Applicant has met with Historic England. Discussions ongoing.	Chris Smith	Kevin Tohill
<b>36-38 Turnpike Lane London N8 0PS</b>	Erection of 9 residential flats and commercial space at ground floor. (major as over 1000 square metres) (The Demolition of the existing structure and the erection of four-storey building with part commercial/residential on the ground floor and self-contained flats on the upper floors.)	Pre-application report issued.	Tania Skelli	John McRory
<b>1 Farrer Mews London N8 8NE</b>	Proposed development to Farrer Mews to replace existing residential, garages & Car workshop into (9 houses & 6 flats)	Second pre-application meeting arranged following revised scheme	Tania Skelli	John McRory
<b>Osborne Grove Nursing Home/ Stroud Green Clinic</b>  <b>14-16 Upper Tollington Park N4 3EL</b>	Demolition of a 32 bed respite home and clinic building. Erection of a new 70 bed care home and 10 studio rooms for semi-independent living, managed by the care home. Separate independent residential component comprising a mix of twenty self-contained 1 and 2 bedroom flats for older adults, planned on Happi principles. Day Centre for use of residents and the wider community as part of a facility to promote ageing wellness.	Pre-app advice issued  Discussions ongoing	Tania Skelli	John McRory

<b>Wat Tyler House, Boyton Road, N8</b>	Council development of car park for block of 14 residential units and associated landscaping, play space, cycling and refuse stores.	First pre-application discussions ongoing discussions  Submission expected July 2021	Laurence Ackrill	John McRory
<b>356-358 St. Ann's Road - 40 Brampton Road</b>	Demolition of two buildings on corner of St. Ann's Rd and of coach house and end of terrace home on Brampton Rd and replacement with increased commercial and 9 self-contained homes.	Pre-application meeting held 30/07.  No discussions since	Phil Elliott	Robbie McNaugher
<b>(Part Site Allocation SA49) Lynton Road London, N8 8SL</b>	Demolition/Part Demolition of existing commercial buildings and mixed use redevelopment to provide 75 apartments and retained office space	Pre-app discussions ongoing.	Tobias Finlayson	John McRory
<b>Drapers Almshouses Edmansons Close Bruce Grove London N17 6XD</b>	Redevelopment consisting of the amalgamation, extension and adaptation of the existing almshouses to provide 22 three bedroom family dwellings; and creation of additional units on site to provide one further three bedroom dwelling; seven two bedroom dwellings and 12 one bedroom dwellings (specifically provided for housing for older people).	Pre-app discussions ongoing.	Tobias Finlayson	John McRory
<b>Brunel Walk and Turner Avenue</b>	Council development - Preliminary meeting to discuss matters of principle in relation to the siting, scale, massing of the proposed new development on Brunel Walk (c. 45 units) and the associated and comprehensive	Pre-application discussions ongoing.	Valerie Okeiyi	Kevin Tohill

	improvement/reconfiguration of the public realm/landscaping treatment on the Turner Avenue Estate.			
<b>Braemar Avenue Baptist Church, Braemar Avenue.</b>	Demolition of dilapidated church hall, to allow construction of part 3, part 4 storey building (over basement) comprising new church hall extensions (204m2) and 15 flats. Internal and minor external alterations to adjacent listed church, together with landscaping improvements	Pre-application discussions ongoing.	Valerie Okeiyi	John McRory
<b>157-159 Hornsey Park Road, Wood Green</b>	Redevelopment of existing dilapidated construction yard to provide 40 new-build self-contained flats.	Pre-app advice issued.	Valerie Okeiyi	John McRory
<b>Far Field Sports Ground, Courtenay Avenue.</b>	Various re-surfacing works to field and associated infrastructure	Pre-app advice issued.	Laurence Ackrill	John McRory
<b>Reynardson Court Council Housing led project</b>	Refurbishment and/or redevelopment of site for residential led scheme – 10 units	Pre-application discussions taking place	Laurence Ackrill	Robbie McNaugher
<b>Woodridings Court - Crescent Road/Dagmar Road, N22 Council Housing led project</b>	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

<b>35-37 Queens Avenue</b>	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
<b>Clarendon Gasworks</b>	Reserved Matters Phase 4 (H blocks)	Reserved matter discussions to take place	Valerie Okeiyi	John McRory
<b>Parma House Clarendon Road Off Coburg Road</b>	14 units to the rear of block B that was granted under the Chocolate Factory development (HGY/2017/3020)	Pre-app advice to be issued.	Valerie Okeiyi	John McRory
<b>Watts Close N15 5DW</b>	<p>The initial proposals are seeking to deliver 18 council homes for council rent, on council land, at Watts Close N17.</p> <p>The proposals will comprise a linear development of six family sized homes (2-storeys) and 12 apartments (the latter in two 3-storey blocks of 6 units at each end), two of which are wheelchair accessible and associated amenity space, landscaping, cycle parking and refuse storage.</p>	Pre-app soon (October 2021)	Tania Skelli	Robbie McNaugher
<b>Ashley House (Levenes)</b>	Demolition and rebuild as 20 storey tower for 90 units, with office space	Pre-app meetings held and advice note issued.	Samuel Uff	John McRory
<b>Wood Green Corner Masterplan</b>	Masterplan for Wood Green Corner, as defined in draft Wood Green AAP as WG SA2 (Green Ridings House), SA3 (Wood Green Bus Garage) and SA4 (Station Road Offices)	Pre-app advice issued. Discussions to continue.	Samuel Uff	John McRory
<b>Mecca Bingo</b>	250-300 residential units, replacement bingo hall and other commercial uses	Pre-app advice note issued.	Chris Smith	John McRory
<b>679 Green Lanes</b>	Redevelopment of the site to provide up to 121 new homes, new office and retail space.	Preapp note issued	Samuel Uff	John McRory



## Major Application Appeals

<b>Guildens, Courtenay Avenue</b>	Demolition of existing dwelling with retention of front facade and erection of replacement two-storey dwelling and associated extension to lower ground floor and the creation of a basement level.	Appeal dismissed 21/05/2021  Successful judicial review of appeal decision, appeal to be redetermined.	Laurence Ackrill  Manager: John McRory
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# HARINGEY COUNCIL

## PLANNING COMMITTEE

### APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 18/10/2021 AND 19/11/2021

#### 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](http://www.haringey.gov.uk)

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

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

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

#### Application Type codes:

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

#### Recomendation Type codes:

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

WARD: **Alexandra****CLUP Applications Decided: 2**

Application No: **HGY/2021/2976** Officer: Roland Sheldon  
 Decision: PERM DEV Decision Date: 26/10/2021  
 Location: 8 Parham Way N10 2AT  
 Proposal: Certificate of lawfulness for proposed erection of outbuilding in rear garden.

Application No: **HGY/2021/3118** Officer: Fatema Begum  
 Decision: PERM DEV Decision Date: 08/11/2021  
 Location: 220 Alexandra Park Road N22 7BH  
 Proposal: Certificate of lawfulness: ground floor rear extension

**COND Applications Decided: 2**

Application No: **HGY/2021/0913** Officer: Samuel Uff  
 Decision: GTD Decision Date: 18/10/2021  
 Location: 170 Dukes Avenue N10 2QB  
 Proposal: Variation of condition 2 (approved plans) of planning permission HGY/2020/0714 for incidental rear outbuilding (to omit car port)

Application No: **HGY/2021/2713** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 22/10/2021  
 Location: 374 Alexandra Park Road N22 7BD  
 Proposal: Variation of condition 2 (approved plans) attached to planning permission HGY/2020/2790 to amend the approved scheme as detailed in the submitted covering letter.

**FUL Applications Decided: 6**

Application No: **HGY/2021/0430** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 05/11/2021  
 Location: 6-20 Crescent Road N22 7RS  
 Proposal: Mansard roof extension across properties 6 - 20 to accommodate 4 no. self-contained residential units.

Application No: **HGY/2021/2570** Officer: Samuel Uff  
 Decision: REF Decision Date: 18/10/2021  
 Location: 36 Methuen Park N10 2JS  
 Proposal: Excavation of basement; front lightwell and alterations to existing front garden and boundary treatment.

Application No: **HGY/2021/2717** Officer: Fatema Begum  
 Decision: GTD Decision Date: 15/11/2021  
 Location: 23 Rosebery Road N10 2LE  
 Proposal: Erection of a new garden room at the rear of the property.

Application No: **HGY/2021/2721** Officer: Tania Skelli  
 Decision: REF Decision Date: 10/11/2021  
 Location: 67 Alexandra Park Road N10 2DG  
 Proposal: Removal of existing garage building. Erection of new 3-bedroom dwelling.

Application No: **HGY/2021/2722** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 26/10/2021  
 Location: 22 Cecil Road N10 2BU  
 Proposal: Erection of single storey rear extension at side return passage, adjoining side of existing single storey rear conservatory extension.

Application No: **HGY/2021/2797** Officer: Samuel Uff  
 Decision: GTD Decision Date: 09/11/2021  
 Location: 88 Vallance Road N22 7UG  
 Proposal: Hip to gable and rear roof extension; ground floor rear extension; 3 x front rooflights; and 1 x side gable window.

**NON Applications Decided: 2**

Application No: **HGY/2021/2970** Officer: Samuel Uff  
 Decision: GTD Decision Date: 25/10/2021  
 Location: 170 Albert Road N22 7AH  
 Proposal: Non-material amendment to HGY/2021/2060 for rear infill extension to change rear door arrangement

Application No: **HGY/2021/3058** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 29/10/2021  
 Location: 17 Dukes Avenue N10 2PS  
 Proposal: Non-material amendment following a grant of planning permission ref: HGY/2018/2584 involving alterations to the rear patio area.

**RES Applications Decided: 2**

Application No: **HGY/2021/2737** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 04/11/2021  
 Location: 8 Donovan Avenue N10 2JX  
 Proposal: Approval of details pursuant to conditions 4 (Construction management plan) & 5 (Cycle parking) attached to planning permission HGY/2021/1358.

Application No: **HGY/2021/3094** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 08/11/2021  
 Location: 329-331 Alexandra Park Road N22 7BP  
 Proposal: Details pursuant to condition 4 (details of a suitably qualified chartered engineer) of planning permission HGY/2018/1118.

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**Total Applications Decided for Ward: 14**

WARD: **Bounds Green**

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**CLDE Applications Decided: 1**

Application No: **HGY/2021/2846** Officer: Fatema Begum  
 Decision: REF Decision Date: 08/11/2021  
 Location: 106 Whittington Road N22 8YH  
 Proposal: Certificate of lawfulness for use of property as 2 self contained flats.

**FUL Applications Decided: 2**

Application No: **HGY/2021/2485** Officer: Samuel Uff  
 Decision: GTD Decision Date: 03/11/2021  
 Location: 34 Clarence Road N22 8PL  
 Proposal: Excavation of basement with front and rear lightwells; erection of part single, part two, part three storey rear extension; installation of PV roof panels; side and rear dormers; installation of flue; replace front rooflight; replacement and re-positioning of front entrance (following demolition of porch); and replacement of windows.

Application No: **HGY/2021/2837** Officer: Tania Skelli  
 Decision: GTD Decision Date: 04/11/2021  
 Location: 49 Blake Road N11 2AG  
 Proposal: Erection of a single storey rear extension

**PNC Applications Decided: 1**

Application No: **HGY/2021/2685** Officer: Laurence Ackrill  
 Decision: PN REFUSED Decision Date: 29/10/2021  
 Location: Glencairn Sports Club Blake Road N11 2AH  
 Proposal: Prior Approval for Change of Use of Former Bowling Clubhouse and Bowling Green (ClassD2 (e)) to Dwelling House under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

**PNE Applications Decided: 1**

Application No: **HGY/2021/2951** Officer: Oskar Gregersen  
 Decision: PN NOT REQ Decision Date: 12/11/2021  
 Location: 28 Durnsford Road N11 2EH  
 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 3.3m and for which the height of the eaves would be 3m

**Total Applications Decided for Ward: 5**WARD: **Bruce Grove****CLDE Applications Decided: 1**

Application No: **HGY/2021/2575** Officer: Christopher Smith  
 Decision: GTD Decision Date: 18/10/2021  
 Location: 22 Greyhound Road N17 6XW  
 Proposal: Certificate of lawfulness for existing use of property as 4no self-contained residential flats (C3)

**CLUP Applications Decided: 2**

Application No: **HGY/2021/2695** Officer: Christopher Smith  
 Decision: PERM DEV Decision Date: 26/10/2021  
 Location: 34 The Avenue N17 6TD  
 Proposal: Loft conversion with dormer and front roof lights (certificate of lawfulness - proposed use).

Application No: **HGY/2021/3261** Officer: Emily Whittredge  
 Decision: PERM DEV Decision Date: 18/11/2021  
 Location: 7 Napier Road N17 6XX  
 Proposal: Loft conversion with rear dormer and front roof lights (Certificate of lawfulness)

**COND Applications Decided: 1**

Application No: **HGY/2021/2589** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 25/10/2021  
 Location: Bruce Grove Public Conveniences Bruce Grove N17 6UR  
 Proposal: Variation of condition 2 (approved plans) of planning permission HGY/2020/0004 for refurbishment and extension of the Grade II listed Public Conveniences.  
 (Proposed amendment: Reduction in scale of the single storey rear extension and revised internal layout due to reduced footprint of rear extension).

**FUL Applications Decided: 6**

Application No: **HGY/2021/2016** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 27/10/2021  
 Location: 148 The Avenue N17 6JL  
 Proposal: Conversion of the property into three self-contained flats. Single storey rear extension. Loft conversion conversion with rear dormer window.

Application No: **HGY/2021/2341** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 22/10/2021  
 Location: 44 Woodside Gardens N17 6UW  
 Proposal: Erection of a rear dormer and roof extension including the insertion of 2 front rooflights.

Application No: **HGY/2021/2576** Officer: Christopher Smith  
 Decision: GTD Decision Date: 18/10/2021  
 Location: Ground Floor Flat 28 The Avenue N17 6TD  
 Proposal: Single storey ground floor wraparound extension, floor plan redesign and all associated works.

Application No: **HGY/2021/2619** Officer: Anestis Skoupras  
 Decision: GTD Decision Date: 20/10/2021  
 Location: 34 The Avenue N17 6TD  
 Proposal: Proposed ground floor side/rear extension.

Application No: **HGY/2021/2658** Officer: Mercy Oruwari  
 Decision: REF Decision Date: 15/11/2021  
 Location: 182-184 Philip Lane N15 4JW  
 Proposal: Installation of front canopy with electronic security shutters.

Application No: **HGY/2021/2902** Officer: Christopher Smith  
 Decision: REF Decision Date: 15/11/2021  
 Location: 34 The Avenue N17 6TD  
 Proposal: Loft conversion involving rear dormer and rear outrigger extension.

**RES Applications Decided: 2**

Application No: **HGY/2021/1982** Officer: Tobias Finlayson  
 Decision: GTD Decision Date: 20/10/2021  
 Location: 5 Bruce Grove N17 6RA  
 Proposal: Approval of details pursuant to condition 17 (enclosures around the site boundary) attached to planning permission ref: HGY/2014/1041

Application No: **HGY/2021/3164** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 10/11/2021  
 Location: Land Adjacent To 138 Winchelsea Road N17 6XQ  
 Proposal: Approval of details pursuant to condition 6 (Cycle Storage) attached to planning permission HGY/2020/0927

**Total Applications Decided for Ward: 12**WARD: **Crouch End****FUL Applications Decided: 7**

Application No: **HGY/2021/2548** Officer: Anestis Skoupras  
 Decision: GTD Decision Date: 27/10/2021  
 Location: 1 Crouch End Hill N8 8GA  
 Proposal: Removal of external ATM, Night Safe and all existing signage for closure of retail bank. Reinstatement of stone where ATM and Night Safe are removed.

Application No: **HGY/2021/2605** Officer: Tobias Finlayson  
 Decision: REF Decision Date: 03/11/2021  
 Location: Flat 1 8 Avenue Road N6 5DW  
 Proposal: Installation of ramp, raised platform and stairs to provide disabled access to existing door opening, relocation of existing gate and raising of existing boundary fence height.

Application No: **HGY/2021/2617** Officer: Samuel Uff  
 Decision: GTD Decision Date: 21/10/2021  
 Location: 49 Glasslyn Road N8 8RJ  
 Proposal: Rear dormer and side to rear dormer; alterations to rear gable; installation of 2 x front rooflights; and installation of 3 x side rooflights

Application No: **HGY/2021/2666** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 25/10/2021  
 Location: Flat 3 60 Coolhurst Road N8 8EU  
 Proposal: Creation of second floor side door and new external staircase with associated platforms and railings to facilitate access into the garden and to serve as a fire escape (incorporating the first floor rear balcony and external staircase/fenestration changes approved under planning reference HGY/2021/0774).



Application No: **HGY/2021/2684** Officer: Samuel Uff  
 Decision: GTD Decision Date: 16/11/2021  
 Location: 10 Highgate Heights 77 Shepherds Hill N6 5RF  
 Proposal: Replacement windows and patio doors of second floor flat no.10 only

Application No: **HGY/2021/2745** Officer: Tania Skelli  
 Decision: GTD Decision Date: 03/11/2021  
 Location: Flat 4 1 Berkeley Road N8 8RU  
 Proposal: Formation of balcony (2.2m W x 1.1m D) to rear roof top flat. Conversion of existing dormer window to full height sliding door to access to the new balcony.

Application No: **HGY/2021/2911** Officer: Emily Whittredge  
 Decision: GTD Decision Date: 15/11/2021  
 Location: 23 Stanhope Gardens N6 5TT  
 Proposal: Replacement single storey rear extension.

**NON Applications Decided: 2**

Application No: **HGY/2021/2987** Officer: Tania Skelli  
 Decision: GTD Decision Date: 10/11/2021  
 Location: St Gildas Catholic Junior School Oakington Way N8 9EP  
 Proposal: Non-material amendment following a grant of planning permission ref. HGY/2020/2466 dated 30th October 2020 for the formation of entrance steps and wheelchair access ramp, following demolition of existing stepped access. New canopy. New external render treatment. Replacement windows and doors. New signage over canopy; namely for alterations to the formation of entrance steps, wheelchair access ramp and canopy.

Application No: **HGY/2021/3060** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 02/11/2021  
 Location: Rear Of 2 Birchington Road N8 8HR  
 Proposal: Non-material amendment following a grant of planning permission HGY/2021/1577 involving alterations to the lower section of roof to be in line with the main roof and addition of retractable glazed roof over courtyard.

**PNC Applications Decided: 1**

Application No: **HGY/2021/1425** Officer: Laurence Ackrill  
 Decision: PN NOT REQ Decision Date: 03/11/2021  
 Location: Gransden House 115-119 Park Road N8 8JN  
 Proposal: Application to determine if prior approval is required for a proposed: New dwellinghouses on detached blocks of flats. Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 20, Class A, involving 3 no. dwellings

**RES Applications Decided: 1**

Application No: **HGY/2021/2120** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 20/10/2021  
 Location: Land to the rear of 45A Wolseley Road N8 8RS  
 Proposal: Approval of details reserved by a condition 12 (Energy Statement) of planning permission HGY/2021/0974 for demolition of three existing garages and erection of a two storey, four bedroom dwelling, including the removal of two trees.

**TPO Applications Decided: 2**

Application No: **HGY/2021/2758** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 04/11/2021  
 Location: Melior Court 79 Shepherds Hill N6 5RQ  
 Proposal: Works to tree protected by a TPO: Wild Cherry T3 (12M high, 500mm dia.) - Reduce the crown of the tree on the south and SW side by up to 1.5 metres. (All other proposed works will be considered under a Section 211 Notice)

Application No: **HGY/2021/2809** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 04/11/2021  
 Location: Tor House 27 Shepherds Hill N6 5QL  
 Proposal: Works to trees protected by a Group TPO.G2 - 2 x Chestnuts, 1 x Beech and 1 x Hornbeam Remove basal and epicormic, lift over public footpath to 4 metres, lift over front garden area of Tor House according to balance. The trees are located to the front of Tor House along the front boundary. Lifting to a height of 4m and balancing on Tor House side to allow more suitable light levels through the lower canopy. To reduce the extent of the encroachment from the public footpath and Highway(All other tree works listed on application form will be considered under a Section 211 Notice)

**Total Applications Decided for Ward: 13**

WARD: **Fortis Green**

**ADV Applications Decided: 1**

Application No: **HGY/2021/2595** Officer: Toby Williams  
 Decision: REF Decision Date: 15/11/2021  
 Location: Dental Surgery 200 Fortis Green Road N10 3DU  
 Proposal: Fascia Sign above archway depicting name of dental practice

**CLFA Applications Decided: 1**

Application No: **HGY/2021/3050** Officer: Roland Sheldon  
 Decision: PERM DEV Decision Date: 03/11/2021  
 Location: 67 Creighton Avenue N10 1NR  
 Proposal: Certificate of lawfulness for proposed erection of hip to gable roof extension, rear dormer, and installation of 3 front rooflights.

**CLUP Applications Decided: 2**

Application No: **HGY/2021/2958** Officer: Laina Levassor  
 Decision: PERM DEV Decision Date: 04/11/2021  
 Location: Androulla House 22 Aylmer Road N2 0BX  
 Proposal: Certificate of Lawfulness for proposed single storey rear extension

Application No: **HGY/2021/3122** Officer: Fatema Begum  
 Decision: PERM DEV Decision Date: 15/11/2021  
 Location: 29 Barrenger Road N10 1HU  
 Proposal: Certificate of lawfulness: 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 3.8m and for which the height of the eaves would be 3m, approved under HGY/2021/2542

**COND Applications Decided: 2**

Application No: **HGY/2021/2613** Officer: Tania Skelli  
 Decision: GTD Decision Date: 02/11/2021  
 Location: 17 Kings Avenue N10 1PA  
 Proposal: Minor material amendments to planning permission ref. HGY/2019/2738 granted on 17/12/2019 for the conversion of basement floor to form 1 x 3 bed self-contained flat. Rear extension of existing ground floor flat and installation of balconies to ground, first and second floor levels including alterations to rear elevations fenestration and formation of light well to front garden; namely to side infill along all floors, installation of rear staircase to form access to garden and internal layout alterations.

Application No: **HGY/2021/2927** Officer: Samuel Uff  
 Decision: GTD Decision Date: 16/11/2021  
 Location: Flat A 32 Collingwood Avenue N10 3ED  
 Proposal: Variation of condition 2 of HGY/2020/2815 to amend the proportions and design of rear extension

**FUL Applications Decided: 6**

Application No: **HGY/2020/2291** Officer: Samuel Uff  
 Decision: GTD Decision Date: 20/10/2021  
 Location: 14-37 Aylmer Parade N2 0PE  
 Proposal: The demolition of 9 x existing garages to the rear of Aylmer Parade and erection of 4 x part two storey townhouses

Application No: **HGY/2021/2422** Officer: Samuel Uff  
 Decision: GTD Decision Date: 12/11/2021  
 Location: 18 Southern Road N2 9LE  
 Proposal: Part single storey, part two storey rear extensions (following demolition of existing detached garage and rear lean-to).

Application No: **HGY/2021/2700** Officer: Laurence Ackrill  
 Decision: REF Decision Date: 26/10/2021  
 Location: 27 Aylmer Road N2 0BS  
 Proposal: Demolish existing detached property and erect new detached home comprising basement with lightwells, ground and first floor plus roof space with front and rear dormers.

Application No: **HGY/2021/2796** Officer: Samuel Uff  
 Decision: GTD Decision Date: 12/11/2021  
 Location: 2 The Terrace Lauradale Road N2 9LX  
 Proposal: Erection of single storey rear extension and alterations to rear garage to reduce its size and increase rear boundary wall height.

Application No: **HGY/2021/2845** Officer: Tobias Finlayson  
 Decision: GTD Decision Date: 17/11/2021  
 Location: 2 Eastwood Road N10 1NL  
 Proposal: The proposal is for erecting a single storey rear side infill extension and new glazed corner window on the ground floor, enlarge existing first floor roof light, replace and enlarge existing second floor dormer windows with a box window and landscape window & the installation of a roof light.

Application No: **HGY/2021/3015** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 09/11/2021  
 Location: 39D Woodside Avenue N6 4SP  
 Proposal: Formation of a second vehicular crossover and the removal of the two bollards outside the driveway.

**NON Applications Decided: 2**

Application No: **HGY/2021/2726** Officer: Christopher Smith  
 Decision: GTD Decision Date: 19/11/2021  
 Location: Coppetts Wood Hospital Coppetts Road N10 1JN  
 Proposal: Non-material amendment following a grant of planning permission HGY/2018/1643 to amend the NOx emission requirement in condition 17.

Application No: **HGY/2021/2926** Officer: Samuel Uff  
 Decision: GTD Decision Date: 19/10/2021  
 Location: Flat A 32 Collingwood Avenue N10 3ED  
 Proposal: Non-material amendment to HGY/2020/2815 to add a new side window to the approved outbuilding.

**PNC Applications Decided: 2**

Application No: **HGY/2021/2728** Officer: Tania Skelli  
 Decision: PN GRANT Decision Date: 21/10/2021  
 Location: 14 Aylmer Parade N2 0PE  
 Proposal: Prior Approval - Change of use from Class E to Class C3 [Schedule 2, Part 3, Class MA]

Application No: **HGY/2021/2730** Officer: Tania Skelli  
 Decision: PN GRANT Decision Date: 21/10/2021  
 Location: 15 Aylmer Parade N2 0PE  
 Proposal: Prior Approval - Change of use from Class E to Class C3 [Schedule 2, Part 3, Class MA]

**PNE Applications Decided: 1**

Application No: **HGY/2021/2704** Officer: Laina Levassor  
 Decision: PN NOT REQ Decision Date: 02/11/2021  
 Location: 33 Woodside Avenue N6 4SP  
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 4m, for which the maximum height would be 3m and for which the height of the eaves would be 3m.

**Total Applications Decided for Ward: 17**WARD: **Harringay****CLDE Applications Decided: 1**

Application No: **HGY/2021/2759** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 26/10/2021  
 Location: 23 Willoughby Road N8 0JE  
 Proposal: Certificate of lawfulness for existing use of the premises as five self-contained flats.

**CLUP Applications Decided: 1**

Application No: **HGY/2021/2556** Officer: Fatema Begum  
 Decision: PERM DEV Decision Date: 03/11/2021  
 Location: 38 Fairfax Road N8 0NG  
 Proposal: Erection of a rear dormer and outrigger dormer with x 2 rooflights to front roofslope

**FUL Applications Decided: 6**

Application No:	<b>HGY/2021/1675</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	21/10/2021
Location:	49 Beresford Road N8 0AL		
Proposal:	Alterations to rear window to form a new door to proposed roof terrace with glass balustrade and screening.		
Application No:	<b>HGY/2021/1739</b>	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	15/11/2021
Location:	399 Green Lanes N4 1EU		
Proposal:	Installation of new mechanical ventilation and new shopfront signage.		
Application No:	<b>HGY/2021/2733</b>	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	25/10/2021
Location:	First Floor Flat C 29 Pemberton Road N4 1AX		
Proposal:	Erection of rear dormer with linked roof extension above rear outrigger projection, insertion of 3 front rooflights.		
Application No:	<b>HGY/2021/2735</b>	Officer:	Emily Whittredge
Decision:	GTD	Decision Date:	20/10/2021
Location:	Ground Floor Flat 100 Falkland Road N8 0NP		
Proposal:	Replacement of shed at the bottom of the garden with garden room.		
Application No:	<b>HGY/2021/2824</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	15/11/2021
Location:	Flat A 75 Burgoyne Road N4 1AB		
Proposal:	Proposed ground floor side/rear extension, floor plan redesign and all associated works at 75A Burgoyne Road		
Application No:	<b>HGY/2021/2868</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	17/11/2021
Location:	71 Falkland Road N8 0NS		
Proposal:	Proposed single storey rear extension		

**RES Applications Decided: 3**

Application No:	<b>HGY/2020/2151</b>	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	20/10/2021
Location:	590-598 Green Lanes N8 0RA		
Proposal:	Approval of details pursuant to condition 21 (storage and collection of refuse) attached to planning permission HGY/2016/1807		
Application No:	<b>HGY/2021/2603</b>	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	17/11/2021
Location:	Burgoyne Road Clinic 58 Burgoyne Road N4 1AE		
Proposal:	Discharge of conditions 5 (Management Plan) and 6 (Cycle storage) pursuant to planning permission ref. HGY/2021/0798 granted on 30th April 2021 for the change of use of existing health clinic (Use Class D1) to Homeless Supported Housing (Sui Generis)		

Application No: **HGY/2021/2788** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 04/11/2021  
 Location: 616 Green Lanes N8 0SD  
 Proposal: Approval of details pursuant to conditions 4 (Secure and covered cycle parking facilities), condition 5 (Waste and refuse storage) and condition 6 (Soft and hard landscaping scheme for front garden) attached to planning permission HGY/2020/2574.

**Total Applications Decided for Ward: 11**

WARD: **Highgate**

**FUL Applications Decided: 13**

Application No: **HGY/2021/1878** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 18/11/2021  
 Location: 54-56 Highgate High Street N6 5HX  
 Proposal: Replacement of all existing front and rear windows of building, replacement front entrance door and rear door, erection of canopy to the rear of site.

Application No: **HGY/2021/2370** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 18/11/2021  
 Location: 54-56 Highgate High Street N6 5HX  
 Proposal: Removal of existing air conditioning units located on roof of existing single storey rear extension, installation of condensing units and associated acoustic enclosure within the rear garden.

Application No: **HGY/2021/2504** Officer: Mercy Oruwari  
 Decision: REF Decision Date: 04/11/2021  
 Location: 28 Langdon Park Road N6 5QG  
 Proposal: Retrospective application for the replacement of timber framed windows with Upvc windows.

Application No: **HGY/2021/2692** Officer: Emily Whittredge  
 Decision: GTD Decision Date: 29/10/2021  
 Location: 8 Sheldon Avenue N6 4JT  
 Proposal: Proposed part single part two storey rear and side extensions, new front and rear dormers, alterations to fenestration new rear patio, front landscaping, front boundary wall and internal alterations

Application No: **HGY/2021/2710** Officer: Tania Skelli  
 Decision: REF Decision Date: 10/11/2021  
 Location: 41 Langdon Park Road N6 5PT  
 Proposal: Demolition of existing single storey rear extension. Conversion of existing 4 bedroom house to form 2 flats. Associated internal and external alterations to include new boundary wall and new windows and rooflights, some facing onto Wembury Road.

Application No: **HGY/2021/2732** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 04/11/2021  
 Location: 16 Southwood Avenue N6 5RZ  
 Proposal: Remodeling and re-designing the existing rear projection at ground floor level, demolition of existing and erection of replacement single storey rear extension, provision of a new rear patio area, erection of rear dormer, re-tiling of roof, removal of existing front roof terrace, creation of new hatch access to existing rear roof terrace, removal of existing metal railings to rear roof terrace and replacement with glazed balustrades, replacement of all the existing sash windows from ground to second floors with new double-glazed timber sashes to match, replacement of existing lower ground floor windows to front and side elevations with new double-glazed windows, replacement double-glazed sash window at lower ground level on front elevation, removal of 3 no. rooflights and addition of 2no. new roof lights, re-landscaping of the front garden.

Application No:	<b>HGY/2021/2762</b>	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	18/11/2021
Location:	55 North Road N6 4BE		
Proposal:	Replacement of existing garage with outbuilding in rear garden		
Application No:	<b>HGY/2021/2805</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	10/11/2021
Location:	34 Cholmeley Crescent N6 5HA		
Proposal:	Construction of a single storey rear extension		
Application No:	<b>HGY/2021/2808</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	17/11/2021
Location:	65 Southwood Lane N6 5DX		
Proposal:	Rear roof dormer extension, replace existing sash windows to front and rear, new high level clerestory windows in first floor hallway, and internal changes.		
Application No:	<b>HGY/2021/2820</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	11/11/2021
Location:	21 Highgate Close N6 4SD		
Proposal:	Conversion of a single-storey attached residential annexe into a self-contained, one-bedroom single dwelling house.		
Application No:	<b>HGY/2021/2825</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	18/11/2021
Location:	31 Cholmeley Crescent N6 5EX		
Proposal:	Internal alterations, dormer extension, new windows and new external door		
Application No:	<b>HGY/2021/2875</b>	Officer:	Emily Whittredge
Decision:	GTD	Decision Date:	03/11/2021
Location:	2 Park Walk N6 4AU		
Proposal:	Erection of single storey extension, installation of roof lights and solar panels, and hard landscaping.		
Application No:	<b>HGY/2021/2939</b>	Officer:	Mercy Oruwari
Decision:	REF	Decision Date:	17/11/2021
Location:	4 View Close N6 4DD		
Proposal:	Erection of two-storey front bay extension and erection of roof extension.		

**LBC Applications Decided: 1**

Application No:	<b>HGY/2021/2555</b>	Officer:	Aikaterini Koukouthaki
Decision:	GTD	Decision Date:	21/10/2021
Location:	106 Highgate Hill N6 5HE		
Proposal:	Listed building consent for replacement of lead due to current defective specification that is causing corrosion perforation		

**NON Applications Decided: 3**

Application No:	<b>HGY/2021/3020</b>	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	28/10/2021
Location:	4 Willowdene 18 View Road N6 4DB		
Proposal:	Non-material amendment to planning permission HGY/2021/0539 to make alterations to ground floor rear fenestration treatment.		
Application No:	<b>HGY/2021/3129</b>	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	15/11/2021
Location:	Branksome Courtenay Avenue N6 4LP		
Proposal:	Non-Material Amendment to planning permission ref. HGY/2021/1190 granted on 6/10/2021 for 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; namely to amend the timing points of conditions 3, 8, 9, 10, 11 and 12.		
Application No:	<b>HGY/2021/3226</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	18/11/2021
Location:	65 Hornsey Lane Gardens N6 5PA		
Proposal:	Non-material amendment following a grant of planning permission HGY/2020/0472 involving alterations to the materials, footprint and eaves of the extension and the replacement of green roof with roof lantern.		

**PNC Applications Decided: 1**

Application No:	<b>HGY/2021/2581</b>	Officer:	Roland Sheldon
Decision:	PN NOT REQ	Decision Date:	01/11/2021
Location:	345 Archway Road N6 5AA		
Proposal:	An application to determine if prior approval is required for a proposed: Change of Use from Offices (Class B1a) to Dwellinghouses (Class C3). The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class O.		

**RES Applications Decided: 16**

Application No:	<b>HGY/2021/1151</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	19/11/2021
Location:	Jacksons Lane Community Centre 269A Archway Road N6 5AA		
Proposal:	Approval of details pursuant to condition 3T (New roof above Foyer space) attached to Listed Building Consent HGY/2019/0470		
Application No:	<b>HGY/2021/1152</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	19/11/2021
Location:	Jacksons Lane Community Centre 269A Archway Road N6 5AA		
Proposal:	Approval of details pursuant to condition 3C (New self-standing stair within the eastern transept) attached to Listed Building Consent HGY/2019/0470		
Application No:	<b>HGY/2021/1772</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	19/11/2021
Location:	Jacksons Lane Community Centre 269A Archway Road N6 5AA		
Proposal:	Approval of details pursuant to condition 3j (plans, sections and elevation drawings of new kitchenette) attached to listed building consent HGY/2019/0470		



Application No:	<b>HGY/2021/1773</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	19/11/2021
Location:	Jacksons Lane Community Centre 269A Archway Road N6 5AA		
Proposal:	Approval of details pursuant to condition 3l (plans, sections and elevation drawings of conversion of bar to south end of foyer into store) attached to listed building consent HGY/2019/0470		
Application No:	<b>HGY/2021/1774</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	19/11/2021
Location:	Jacksons Lane Community Centre 269A Archway Road N6 5AA		
Proposal:	Approval of details pursuant to condition 3n (plans, sections and elevations of rooflights) attached to listed building consent HGY/2019/0470		
Application No:	<b>HGY/2021/1775</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	19/11/2021
Location:	Jacksons Lane Community Centre 269A Archway Road N6 5AA		
Proposal:	Approval of details pursuant to condition 3p (plans, sections and elevations of new lift to front of foyer space) attached to listed building consent HGY/2019/0470		
Application No:	<b>HGY/2021/1776</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	19/11/2021
Location:	Jacksons Lane Community Centre 269A Archway Road N6 5AA		
Proposal:	Approval of details pursuant to condition 3r (plans, sections and elevations of refurbishment of the modern auditorium space with associated basement works) attached to listed building consent HGY/2019/0470		
Application No:	<b>HGY/2021/1777</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	19/11/2021
Location:	Jacksons Lane Community Centre 269A Archway Road N6 5AA		
Proposal:	Approval of details pursuant to condition 3f (plans, sections and elevations of new side entrance to Jackson's Lane) attached to listed building consent HGY/2019/0470		
Application No:	<b>HGY/2021/2099</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	15/11/2021
Location:	Land rear of Tudor Close N6 5PR		
Proposal:	Approval of details pursuant to condition 3 (Materials) attached to planning permission HGY/2020/1460.		
Application No:	<b>HGY/2021/2424</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	19/11/2021
Location:	Jacksons Lane Community Centre 269A Archway Road N6 5AA		
Proposal:	Approval of details pursuant to condition 3m (Replacement of glass panels to east transept's lancet windows) attached to listed building consent HGY/2019/0470		
Application No:	<b>HGY/2021/2426</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	19/11/2021
Location:	Jacksons Lane Community Centre 269A Archway Road N6 5AA		
Proposal:	Approval of details pursuant to condition 3d (New accessible toilets in the middle of the opened-up central nave) attached to listed building consent HGY/2019/0470		
Application No:	<b>HGY/2021/2427</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	19/11/2021
Location:	Jacksons Lane Community Centre 269A Archway Road N6 5AA		
Proposal:	Approval of details pursuant to condition 3o (Works to floor level, roof and cafeteria within the foyer space) attached to listed building consent HGY/2019/0470		

Application No:	<b>HGY/2021/2571</b>	Officer:	Roland Sheldon
Decision:	REF	Decision Date:	19/11/2021
Location:	Land At Townsend Yard N6 5JF		
Proposal:	Approval of details reserved by condition 11 (construction management and logistics plan) of planning permission HGY/2020/1326.		
Application No:	<b>HGY/2021/2720</b>	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	17/11/2021
Location:	8 View Close N6 4DD		
Proposal:	Approval of details reserved by condition 3 (external materials) for HGY/2021/2720 (porch, enclosing terrace, cart port, rear extensions)		
Application No:	<b>HGY/2021/2794</b>	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	03/11/2021
Location:	Flat 1 34 Langdon Park Road N6 5QG		
Proposal:	Approval of details reserved by condition 4 (tree protection method statement) attached to planning permission HGY/2021/1617		
Application No:	<b>HGY/2021/3177</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	15/11/2021
Location:	Land rear of Tudor Close N6 5PR		
Proposal:	Approval of details pursuant to condition 18 (Cycle storage) attached to planning permission ref: HGY/2020/1460.		

**Total Applications Decided for Ward: 34**

WARD: **Hornsey**

**ADV Applications Decided: 1**

Application No:	<b>HGY/2021/3023</b>	Officer:	Emily Whittredge
Decision:	GTD	Decision Date:	09/11/2021
Location:	Holy Innocents Church Tottenham Lane N8 7EL		
Proposal:	Display of 2 non-illuminated freestanding signs		

**CLUP Applications Decided: 1**

Application No:	<b>HGY/2021/2806</b>	Officer:	Tobias Finlayson
Decision:	PERM DEV	Decision Date:	08/11/2021
Location:	20 Elmfield Avenue N8 8QG		
Proposal:	Certificate of lawfulness for proposed development of a rear dormer and insertion of two front rooflights.		

**COND Applications Decided: 1**

Application No:	<b>HGY/2019/2291</b>	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	12/11/2021
Location:	78 High Street N8 7NU		
Proposal:	S.73 application for variation of condition 2 (approved plans) of planning permission HGY/2018/1418 for alterations to positioning of extract ventilation system.		

**FLEX Applications Decided: 1**

Application No: **HGY/2021/1584** Officer: Roland Sheldon  
 Decision: NOT DET Decision Date: 19/11/2021  
 Location: 25 High Street N8 7QB  
 Proposal: Flexible Change of Use under Class D of Part 4 of Schedule 2 (Temporary Buildings and Uses) of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), for the proposed temporary change of use from Retail Sandwich Bar / Coffee Shop (E(a)) to Sale of Food and Drink (E(b)) for a period of up to 2 years starting from 10.06.2021.

**FUL Applications Decided: 4**

Application No: **HGY/2021/2593** Officer: Fatema Begum  
 Decision: REF Decision Date: 01/11/2021  
 Location: 14 Boyton Close N8 7AY  
 Proposal: Erection of a single storey rear extension onto existing extension.

Application No: **HGY/2021/2671** Officer: Tania Skelli  
 Decision: REF Decision Date: 21/10/2021  
 Location: Flat A 1 High Street N8 7PS  
 Proposal: Creation of side balcony and rear roof terrace with screening at first floor level. Replacement of rear window with doors.

Application No: **HGY/2021/2744** Officer: Tania Skelli  
 Decision: GTD Decision Date: 04/11/2021  
 Location: Flat B 114 Middle Lane N8 8NT  
 Proposal: Formation of dormer window to rear roof slope.

Application No: **HGY/2021/2752** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 25/10/2021  
 Location: First Floor Flat B 9 Gisburn Road N8 7BS  
 Proposal: Replacement of first floor rear window with French doors with glazed Juliette balcony.

**PNC Applications Decided: 1**

Application No: **HGY/2021/2847** Officer: Laurence Ackrill  
 Decision: PN REFUSED Decision Date: 15/11/2021  
 Location: 77 Tottenham Lane N8 9BE  
 Proposal: Application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3): conversion of part of the ground floor shop unit into residential C3 accommodation. Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class MA.

**Total Applications Decided for Ward: 9**WARD: **Muswell Hill****COND Applications Decided: 1**

Application No: **HGY/2021/1453** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 22/10/2021  
 Location: 58 Hillfield Park Mews N10 3QR  
 Proposal: Variation of Condition 5 (window restrictions) attached to planning permission HGY/2019/3040 to allow windows to be openable

**FUL Applications Decided: 7**

- Application No: **HGY/2021/1050** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 15/11/2021  
 Location: First Floor Rear Flat 2 Grosvenor Gardens N10 3TB  
 Proposal: Replacement of first floor rear 1x casement and 3x sash single glazed timber windows with 1x casement and 3x tilted sash doubled glazed uPVC windows.
- Application No: **HGY/2021/2668** Officer: Roland Sheldon  
 Decision: REF Decision Date: 28/10/2021  
 Location: 80 Muswell Hill Road N10 3JR  
 Proposal: Enlargement of existing front lightwell with associated metal safety railings and gratings, to accommodate bicycle and bin storage at lower ground floor level, with associated alterations to front garden.
- Application No: **HGY/2021/2674** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 22/10/2021  
 Location: First Floor Flat 3 96 Barrington Road N8 8QX  
 Proposal: Formation of dormer roof extension on main rear roof and rear outrigger projection roof and insertion of front roof lights.
- Application No: **HGY/2021/2693** Officer: Roland Sheldon  
 Decision: REF Decision Date: 28/10/2021  
 Location: 80 Muswell Hill Road N10 3JR  
 Proposal: Erection of single storey lower ground floor rear extension, alteration, replacement and enlargement of existing timber framed windows with metal framed units.
- Application No: **HGY/2021/2731** Officer: Anestis Skoupras  
 Decision: GTD Decision Date: 19/11/2021  
 Location: 26 Princes Avenue N10 3LR  
 Proposal: Two rear outbuildings together with access steps / raised platform (maximum height 70cm)
- Application No: **HGY/2021/2761** Officer: Samuel Uff  
 Decision: GTD Decision Date: 04/11/2021  
 Location: 27 Lynton Road N8 8SR  
 Proposal: Rear dormer roof extension
- Application No: **HGY/2021/2888** Officer: Philip Elliott  
 Decision: GTD Decision Date: 17/11/2021  
 Location: 22 Grand Avenue N10 3BB  
 Proposal: Demolition of existing rear extension and construction of new deeper single storey extension; New rear dormer roof extension to provide a bedroom and bathroom; Enlargement of existing lower ground floor head height incorporating new bay window and front lightwell.

**LCD Applications Decided: 1**

- Application No: **HGY/2021/2834** Officer: Tania Skelli  
 Decision: GTD Decision Date: 02/11/2021  
 Location: 43 Springfield Avenue N10 3SX  
 Proposal: Erection of single-storey rear extension (for a disabled child).

**NON Applications Decided: 1**

Application No: **HGY/2021/3106** Officer: Roland Sheldon  
 Decision: GTD Decision Date: 03/11/2021  
 Location: 76 Woodland Gardens N10 3UB  
 Proposal: Proposed non-material amendment of planning permission HGY/2019/1814 to adjust position of side entrance door at ground floor on the west elevation.

**Total Applications Decided for Ward: 10**

**WARD: Noel Park**

**FUL Applications Decided: 10**

Application No: **HGY/2020/2962** Officer: Emily Whittredge  
 Decision: GTD Decision Date: 26/10/2021  
 Location: 10A The Broadway N22 6DS  
 Proposal: First and second floor extensions and internal alterations to improve mix of units.

Application No: **HGY/2021/1720** Officer: Anestis Skoupras  
 Decision: GTD Decision Date: 25/10/2021  
 Location: 125 Russell Avenue N22 6QA  
 Proposal: Erection of ground floor single storey rear extension and replacement of existing non-original windows with new windows matching the historic appearance and configuration of the original windows.

Application No: **HGY/2021/2380** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 27/10/2021  
 Location: 53 Alexandra Road N8 0PN  
 Proposal: Conversion of Property into two self-contained flats

Application No: **HGY/2021/2467** Officer: Mercy Oruwari  
 Decision: REF Decision Date: 25/10/2021  
 Location: Ground Floor Flat A 10 Tower Terrace N22 6SX  
 Proposal: Erection of single storey wraparound extension with a partial infill creating a courtyard and 3x rooflights

Application No: **HGY/2021/2537** Officer: Anestis Skoupras  
 Decision: GTD Decision Date: 18/10/2021  
 Location: 3 Coleraine Road N8 0QJ  
 Proposal: Proposed single storey rear and side extension.

Application No: **HGY/2021/2538** Officer: Anestis Skoupras  
 Decision: GTD Decision Date: 18/10/2021  
 Location: 3 Coleraine Road N8 0QJ  
 Proposal: Proposed Loft Conversion

Application No: **HGY/2021/2591** Officer: Emily Whittredge  
 Decision: GTD Decision Date: 20/10/2021  
 Location: 14 Coombe Road N22 5LB  
 Proposal: Single story rear and side extensions in place of existing conservatory.

Application No:	<b>HGY/2021/2807</b>	Officer:	Laurence Ackrill
Decision:	REF	Decision Date:	18/11/2021
Location:	Duke Of Edinburgh 83 Mayes Road N22 6TN		
Proposal:	Retention of change of use of public house to mixed use restaurant and shisha lounge (sui generis)		
Application No:	<b>HGY/2021/2904</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	03/11/2021
Location:	Land at the Chocolate Factory and Parma House, 5 Clarendon Road N22 6XJ		
Proposal:	Approval of details pursuant to condition 12 - partial discharge (Crossrail 2 Operations Protection) of planning permission HGY/2017/3020 and pursuant to condition 12 (Crossrail 2 operations protection) of the first S96a Planning Permission reference HGY/2021/0624 in relation to Chocolate Factory (Block A) only		
Application No:	<b>HGY/2021/3116</b>	Officer:	Fatema Begum
Decision:	NPW	Decision Date:	15/11/2021
Location:	30 Willingdon Road N22 6SB		
Proposal:	Proposed Retention of Existing HMO		
<b>PNE Applications Decided: 1</b>			
Application No:	<b>HGY/2021/3008</b>	Officer:	Oskar Gregersen
Decision:	PN NOT REQ	Decision Date:	15/11/2021
Location:	30 Ravenstone Road N8 0JT		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 3.5m, for which the maximum height would be 2.85m and for which the height of the eaves would be 2.135m		
<b>RES Applications Decided: 15</b>			
Application No:	<b>HGY/2021/2186</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	28/10/2021
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 47 - partial discharge (Biodiversity Enhancement Plan) of planning permission HGY/2017/3117 in relation to Blocks D1-D4 only		
Application No:	<b>HGY/2021/2253</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	25/10/2021
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 58 - partial discharge (CCTV and Security Lighting) of planning permission HGY/2017/3117 in relation to Blocks D1-D4 only		
Application No:	<b>HGY/2021/2257</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	25/10/2021
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 Part A of condition 51 - partial discharge (Secured by Design) of planning permission HGY/2017/3117 in relation to Blocks D1-D4 only		
Application No:	<b>HGY/2021/2260</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	28/10/2021
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 60 - partial discharge (Landscape Management Plan) of planning permission HGY/2017/3117 in relation to Blocks D1-D4 only		

Application No:	<b>HGY/2021/2261</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	11/11/2021
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 56 - partial discharge (Cycle Parking Details) of planning permission HGY/2017/3117 in relation to Blocks D1-D4 only		
Application No:	<b>HGY/2021/2324</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	03/11/2021
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 40 - partial discharge (Waste Management Scheme) of planning permission HGY/2017/3117 in relation to Blocks D1-D2 only		
Application No:	<b>HGY/2021/2386</b>	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	17/11/2021
Location:	Former Petrol Filling Station 76 Mayes Road N22 6SY		
Proposal:	Approval of details pursuant to condition 10 (Construction Environmental Management Plan & Air Quality Dust Management Plan) attached to planning permission HGY/2020/0795		
Application No:	<b>HGY/2021/2763</b>	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	03/11/2021
Location:	44-46 High Road N22 6BX		
Proposal:	Approval of details pursuant to parts A and B of condition 4 (site investigation) attached to planning permission that was allowed at appeal ref. APP/Y5420/W/18/3218865 (original planning reference HGY/2018/1472)		
Application No:	<b>HGY/2021/2842</b>	Officer:	Toby Williams
Decision:	GTD	Decision Date:	17/11/2021
Location:	Garages Adj to 208 Farrant Avenue N22 6PG		
Proposal:	Approval of details pursuant to condition 5 (Construction Management Plan) attached to planning permission HGY/2021/0095		
Application No:	<b>HGY/2021/2848</b>	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	17/11/2021
Location:	65 Westbury Avenue N22 6SA		
Proposal:	Approval of details pursuant to Condition 4 (Provision of refuse and waste and recycling facilities); attached to planning permission ref: HGY/2021/1276.		
Application No:	<b>HGY/2021/2948</b>	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	11/11/2021
Location:	Garages Adjacent to 200 Morley Avenue N22 6NP		
Proposal:	Details pursuant to condition 8 (parts a and b) (contamination investigation) of planning permission HGY/2021/0054.		
Application No:	<b>HGY/2021/2962</b>	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	15/11/2021
Location:	Garages Adj to 208 Farrant Avenue N22 6PG		
Proposal:	Details pursuant to condition 8 (parts a and b) of planning permission HGY/2021/0095).		
Application No:	<b>HGY/2021/3053</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	29/10/2021
Location:	Garages Adjacent to 67 Bury Road N22 6HS		
Proposal:	Approval of details pursuant to condition 5 (Method of Construction Statement) attached to planning permission ref: HGY/2021/0059		

Application No: **HGY/2021/3054** Officer: Gareth Prosser  
 Decision: GTD Decision Date: 29/10/2021  
 Location: Garages Adjacent to 200 Morley Avenue N22 6NT  
 Proposal: Approval of details pursuant to condition 6 (Method of Construction Statement) attached to planning permission HGY/2021/0054

Application No: **HGY/2021/3055** Officer: Gareth Prosser  
 Decision: GTD Decision Date: 17/11/2021  
 Location: Garages Adjacent to 67 Bury Road N22 6HS  
 Proposal: Approval of details pursuant to condition 9 parts a and b (Phase 2 Geo-environmental & Geotechnical Assessment attached to planning permission HGY/2021/0059)

**TEL Applications Decided: 1**

Application No: **HGY/2021/2864** Officer: Kwaku Bossman-Gyamera  
 Decision: PN GRANT Decision Date: 18/11/2021  
 Location: 26 High Road N22 6BY  
 Proposal: Proposal incorporates the following: 4 antennas to be relocated onto 2 No. new support poles and raised by 1.7m for ICNIRP compliance and all the ancillary development. (Prior notification: Development by telecoms operators)

**Total Applications Decided for Ward: 27**WARD: **Northumberland Park****CLDE Applications Decided: 1**

Application No: **HGY/2021/2661** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 21/10/2021  
 Location: 2 Coniston Road N17 0EX  
 Proposal: Certificate of lawfulness for the existing use of 5 self-contained flats and 2 non-self contained units

**CLUP Applications Decided: 2**

Application No: **HGY/2021/3074** Officer: Martin Cowie  
 Decision: PERM DEV Decision Date: 15/11/2021  
 Location: 69 Manor Road N17 0JH  
 Proposal: Certificate of Lawful Development for a single storey extension to rear of terraced property

Application No: **HGY/2021/3076** Officer: Oskar Gregersen  
 Decision: PERM DEV Decision Date: 08/11/2021  
 Location: 39 Commonwealth Road N17 0PL  
 Proposal: Certificate of lawfulness: proposed use. Roof Lights on front and rear slope.

**FUL Applications Decided: 1**

Application No: **HGY/2021/2783** Officer: Emily Whittredge  
 Decision: GTD Decision Date: 26/10/2021  
 Location: 26-46 Thornley Close N17 0TQ  
 Proposal: Replacement of timber double glazed windows and doors with double glazed uPVC.

**PNC Applications Decided: 1**



Application No: **HGY/2021/2801** Officer: Laina Levassor  
 Decision: PN REFUSED Decision Date: 09/11/2021  
 Location: 60 Beaufoy Road N17 8BU  
 Proposal: Application to determine if prior approval is required for development consisting of works for the construction of an additional storey which extends 2.6m above the existing roof height under Schedule 2, Part 1, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

**Total Applications Decided for Ward: 5**

WARD: **St Anns**

**CLUP Applications Decided: 4**

Application No: **HGY/2021/2822** Officer: Emily Whittredge  
 Decision: PERM REQ Decision Date: 16/11/2021  
 Location: 26-28 Grove Road N15 5HJ  
 Proposal: Rear dormer and outrigger extension (Certificate of lawfulness)

Application No: **HGY/2021/2894** Officer: Philip Elliott  
 Decision: PERM DEV Decision Date: 22/10/2021  
 Location: 142 Roslyn Road N15 5JJ  
 Proposal: Certificate of lawfulness: proposed roof enlargement to rear roof slope and rear outrigger with front roof lights to provide accommodation in roof

Application No: **HGY/2021/3002** Officer: Emily Whittredge  
 Decision: PERM DEV Decision Date: 22/10/2021  
 Location: 93 Chesterfield Gardens N4 1LL  
 Proposal: Hip to gable with rear dormer / outrigger extensions and front roof lights (Certificate of lawfulness)

Application No: **HGY/2021/3007** Officer: Oskar Gregersen  
 Decision: PERM DEV Decision Date: 27/10/2021  
 Location: 67 Woodlands Park Road N15 3SB  
 Proposal: Certificate of Lawfulness - Proposed use. Rear dormer extension and outrigger extension

**FUL Applications Decided: 4**

Application No: **HGY/2021/2198** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 08/11/2021  
 Location: 3 Kimberley Gardens N4 1LB  
 Proposal: Erection of a single storey side infill extension and replacement of rear door. Re-building of existing out house to form plant room. Replacement of rear windows with timber framed double glazed casement windows and lowering of the sill of the first floor rear outrigger window. Re-instatement of the first floor front juliet balcony.

Application No: **HGY/2021/2546** Officer: Fatema Begum  
 Decision: GTD Decision Date: 03/11/2021  
 Location: 57 Warwick Gardens N4 1JD  
 Proposal: Erection of a 2 metre ground floor rear extension in addition to plans approved under ref: HGY/2021/0695 (replacement infill extension).

Application No: **HGY/2021/2910** Officer: Emily Whittredge  
 Decision: GTD Decision Date: 08/11/2021  
 Location: 55 Warwick Gardens N4 1JD  
 Proposal: Proposed single-storey rear extension.

Application No: **HGY/2021/2945** Officer: Gareth Prosser  
 Decision: REF Decision Date: 10/11/2021  
 Location: 45 Suffolk Road N15 5RN  
 Proposal: Retention of use of two residential flats.

**RES Applications Decided: 3**

Application No: **HGY/2021/2747** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 02/11/2021  
 Location: 311 West Green Road N15 3PA  
 Proposal: Approval of details reserved by a condition 3 (Refuse and waste storage) attached to planning reference HGY/2019/3268.

Application No: **HGY/2021/2748** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 02/11/2021  
 Location: 311 West Green Road N15 3PA  
 Proposal: Approval of details reserved by a condition 4 (Secured and covered cycle parking) attached to planning reference HGY/2019/3268

Application No: **HGY/2021/2749** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 02/11/2021  
 Location: 311 West Green Road N15 3PA  
 Proposal: Approval of details reserved by a condition 5 (Secure and covered cycle store) attached to planning reference HGY/2019/3268.

**TEL Applications Decided: 1**

Application No: **HGY/2021/3244** Officer: Kwaku Bossman-Gyamera  
 Decision: PERM DEV Decision Date: 17/11/2021  
 Location: Junction of St Anns Road and Seven Sisters Road N15  
 Proposal: Formal notification in writing of 28 days' notice in advance, of the intention to install electronic communications, In accordance with Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003.  
 The proposed installation comprises the removal and replacement of 1No. BTS3900A cabinet with 1No. Weston cabinet, the installation of 1No. GPS unit and ancillary development thereto.

**Total Applications Decided for Ward: 12**WARD: **Seven Sisters****CLUP Applications Decided: 1**

Application No: **HGY/2021/3009** Officer: Emily Whittredge  
 Decision: PERM DEV Decision Date: 25/10/2021  
 Location: 25 Frinton Road N15 6NH  
 Proposal: Rear dormer and front roof lights (Certificate of lawfulness)

**COND Applications Decided: 2**

Application No: **HGY/2021/2600** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 19/10/2021  
 Location: 124-126 Castlewood Road N15 6BE  
 Proposal: Variation of a condition 2 (approved plans) attached to planning permission ref: HGY/2019/2561 and Appeal decision ref:APP/Y5420/W/20/3259650 (Amendment to provide two front doors).

Application No: **HGY/2021/2863** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 19/11/2021  
 Location: 37-39 Clifton Gardens N15 6AP  
 Proposal: Variation of a condition 2 (approved plans) attached to planning permission ref: HGY/2020/3131 (Amendment to front elevation and first floor rear extension; alterations to the external design to alternative materials, window/doorway; redesigned front lightwell and boundary treatment; increase in size to kitchen to no.39 and relocation of bin and bicycle store).

**FUL Applications Decided: 20**

Application No: **HGY/2021/1847** Officer: Kwaku Bossman-Gyamera  
 Decision: REF Decision Date: 12/11/2021  
 Location: 109-111 Craven Park Road N15 6BL  
 Proposal: Erection of Type 3 Loft Extension to 109 and 111 Craven Park Road to provide for a new self-contained flat (C3) within second floor level and loft space. Proposed first floor rear extension to 111 Craven Park Road.

Application No: **HGY/2021/1989** Officer: Sarah Madondo  
 Decision: REF Decision Date: 05/11/2021  
 Location: 109 Wargrave Avenue N15 6TU  
 Proposal: Erection of a Type 3 roof extension.

Application No: **HGY/2021/2048** Officer: Tobias Finlayson  
 Decision: GTD Decision Date: 05/11/2021  
 Location: 83 Richmond Road N15 6QA  
 Proposal: Erection of a partial single storey side infill and rear extension and creation of a courtyard.

Application No: **HGY/2021/2194** Officer: Mercy Oruwari  
 Decision: REF Decision Date: 08/11/2021  
 Location: 74 Crowland Road N15 6UU  
 Proposal: Erection of a Type 3 roof extension and erection of a full width ground floor and 5.5 metre wide first floor rear extension.

Application No: **HGY/2021/2464** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 15/11/2021  
 Location: 74 Crowland Road N15 6UU  
 Proposal: Erection of a Type 3 roof extension and erection of a full width ground floor and 3 metre wide first floor rear extension

Application No: **HGY/2021/2521** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 19/10/2021  
 Location: 119 Craven Park Road N15 6BP  
 Proposal: Conversion of the existing basement area to provide ancillary use to the residential dwelling including modest front lightwell and fire escape stairs.

Application No:	<b>HGY/2021/2643</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	08/11/2021
Location:	64 Wargrave Avenue N15 6UB		
Proposal:	Type 3 Loft		
Application No:	<b>HGY/2021/2657</b>	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	10/11/2021
Location:	30 Rostrevor Avenue N15 6LP		
Proposal:	Erection of an additional storey ('Type 3' extension) including a hip to gable roof extension. (AMENDED DESCRIPTION)		
Application No:	<b>HGY/2021/2673</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	20/10/2021
Location:	30 Craven Park Road N15 6AB		
Proposal:	Erection of a Type 3 extension (additional storeys).		
Application No:	<b>HGY/2021/2675</b>	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	22/10/2021
Location:	21 Vartry Road N15 6PR		
Proposal:	Conversion of dwelling into 1 x 3 bedroom maisonette, 1 x 2 bed flat and 1x1 bed flat in conjunction with the installation of 3 x rooflights and alteration to lower ground floor doors.		
Application No:	<b>HGY/2021/2688</b>	Officer:	Anestis Skoupras
Decision:	REF	Decision Date:	28/10/2021
Location:	40 Beechfield Road N4 1PE		
Proposal:	Proposed single storey rear extension with flat roof.		
Application No:	<b>HGY/2021/2702</b>	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	15/11/2021
Location:	3 Linkway N4 1QF		
Proposal:	Change of use from residential property to HMO (C4) for up to 6 residents.		
Application No:	<b>HGY/2021/2740</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	01/11/2021
Location:	50 Hillside Road N15 6NB		
Proposal:	Amalgamation of 2 two flats to create a single 3 bed family dwelling house.		
Application No:	<b>HGY/2021/2789</b>	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	08/11/2021
Location:	124-126 Castlewood Road N15 6BE		
Proposal:	Amalgamation and erection of additional storey ('Type 3' extension); joint single storey rear extension; and proposed joint first floor rear extension.		
Application No:	<b>HGY/2021/2799</b>	Officer:	Emily Whittredge
Decision:	REF	Decision Date:	08/11/2021
Location:	223 Hermitage Road N4 1NW		
Proposal:	Erection of single storey rear and side return extension and raised terrace.		

Application No:	<b>HGY/2021/2861</b>	Officer:	Kwaku Bossman-Gyamera
Decision:	REF	Decision Date:	12/11/2021
Location:	1 Lockmead Road N15 6BX		
Proposal:	Erection of first floor side and ground rear extensions (as approved Ref: HGY/2021/1116) together with Type 3 loft across the full width of the property.		
Application No:	<b>HGY/2021/2903</b>	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	18/11/2021
Location:	613 Seven Sisters Road N15 5LY		
Proposal:	Erection of 4 metre rear extension		
Application No:	<b>HGY/2021/2942</b>	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	19/11/2021
Location:	Flat A 26 Ferndale Road N15 6UE		
Proposal:	Erection of a rear dormer including the installation of 2x front rooflights and construction of a roof terrace		
Application No:	<b>HGY/2021/2989</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	15/11/2021
Location:	28-30 Fairview Road N15 6LL		
Proposal:	Erection of first floor joint extension.		
Application No:	<b>HGY/2021/3052</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	18/11/2021
Location:	56 Gladesmore Road N15 6TB		
Proposal:	Reversion of property from flats to a single dwelling and erection of additional storey known as a 'Type 3' roof extension.		

**NON Applications Decided: 2**

Application No:	<b>HGY/2021/2778</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	29/10/2021
Location:	Land adjacent to 1 Lealand Road N15 6JS		
Proposal:	Non-material amendment following a grant of planning permission ref: HGY/2020/2393 for the revision of condition 5 (Investigative Work) to include 5d (Verification Report).		
Application No:	<b>HGY/2021/2856</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	22/10/2021
Location:	45 Vartry Road N15 6PR		
Proposal:	Non Material Amendments to planning reference HGY/2021/1829 for the addition of an additional window on the front elevation at lower ground floor level.		

**PNE Applications Decided: 2**

Application No:	<b>HGY/2021/2777</b>	Officer:	Oskar Gregersen
Decision:	PN NOT REQ	Decision Date:	25/10/2021
Location:	25 Frinton Road N15 6NH		
Proposal:	Erection of a single storey extension which extends beyond the rear wall of the original house by 4m, for which the maximum height would be 3.5m and for which the height of the eaves would be 3m		

Application No: **HGY/2021/2853** Officer: Toby Williams  
 Decision: PN GRANT Decision Date: 15/11/2021  
 Location: 78 Fairview Road N15 6TP  
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m.

**RES Applications Decided: 5**

Application No: **HGY/2021/2128** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 04/11/2021  
 Location: 10-18 Craven Park Road N15 6AB  
 Proposal: Approval of details pursuant to condition 4 (Cycle storage) & 5 (Construction management plan) attached to planning permission HGY/2021/0004.

Application No: **HGY/2021/2559** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 22/10/2021  
 Location: Land adjacent to 1 Lealand Road N15 6JS  
 Proposal: Approval of details reserved by a condition 11 (Construction Management Plan) attached to planning reference HGY/2020/2393.

Application No: **HGY/2021/2583** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 09/11/2021  
 Location: Land adjacent to 1 Lealand Road N15 6JS  
 Proposal: Approval of details reserved by a condition 15 (Refuse and waste storage) attached to planning reference HGY/2020/2393

Application No: **HGY/2021/2664** Officer: Samuel Uff  
 Decision: GTD Decision Date: 09/11/2021  
 Location: Templeton Hall and Garages Adjacent to 52 Templeton Road N15 6RU  
 Proposal: Approval of details reserved by a condition 15 (sustainability) attached to planning permission HGY/2016/2621

Application No: **HGY/2021/2876** Officer: Philip Elliott  
 Decision: GTD Decision Date: 18/11/2021  
 Location: Land to the North of Ermine Road N15 6DD  
 Proposal: Approval of details pursuant to condition 7 (Construction Management / Logistics Plan) attached to planning permission HGY/2020/2794

**Total Applications Decided for Ward: 32**WARD: **Stroud Green****CLUP Applications Decided: 2**

Application No: **HGY/2021/2860** Officer: Oskar Gregersen  
 Decision: PERM DEV Decision Date: 18/10/2021  
 Location: 84 Ridge Road N8 9NR  
 Proposal: Certificate of lawfulness: proposed use. Rear dormer and garden studio

Application No: **HGY/2021/3109** Officer: Tania Skelli  
 Decision: PERM DEV Decision Date: 19/11/2021  
 Location: 12 Osborne Road N4 3SF  
 Proposal: Certificate of lawfulness (proposed use): Erection of garden room (5.4m x 4m x 2.5m H) to rear garden and front porch to existing dwelling.

**FUL Applications Decided: 6**

Application No:	<b>HGY/2021/2544</b>	Officer:	Tania Skelli
Decision:	REF	Decision Date:	15/11/2021
Location:	31 Ferme Park Road N4 4EB		
Proposal:	External and internal alterations to facilitate the conversion of single dwelling into 4 x self-contained flats to include basement excavation and a front lightwell.		
Application No:	<b>HGY/2021/2636</b>	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	20/10/2021
Location:	39 Florence Road N4 4DJ		
Proposal:	Erection of rear dormer, insertion of 1 front and 1 side rooflight, replacement of second floor front and rear windows with double glazed timber sash units.		
Application No:	<b>HGY/2021/2734</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	04/11/2021
Location:	Flat B 194 Stroud Green Road N4 3RN		
Proposal:	Conversion of maisonette flat into 2 x studio flats involving insertion of rear and front elevation rooflights		
Application No:	<b>HGY/2021/2804</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	09/11/2021
Location:	13 Oxford Road N4 3HA		
Proposal:	Construction of single storey side and rear extension and internal alterations and increase in outrigger roof height.		
Application No:	<b>HGY/2021/2965</b>	Officer:	Oskar Gregersen
Decision:	GTD	Decision Date:	10/11/2021
Location:	84 Ridge Road N8 9NR		
Proposal:	Proposed single storey rear extension as described in the submitted drawings		
Application No:	<b>HGY/2021/2971</b>	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	19/11/2021
Location:	Second Floor Flat 82 Upper Tollington Park N4 4NB		
Proposal:	Creation of patio doors to second floor terrace and 2 x rooflights.		

**TPO Applications Decided: 1**

Application No:	<b>HGY/2021/2714</b>	Officer:	Toby Williams
Decision:	GTD	Decision Date:	20/10/2021
Location:	Flat A 23 Albert Road N4 3RR		
Proposal:	Works to tree protected by a TPO Rear Garden - Back Boundary: T1 - London Plane. Re-pollard to previous points by removal of up to approximately 2-3 metres of the branch length. Sever Ivy. Remove basal growth including Sycamore Saplings. Repollarding to previous points as part of a maintenance program to maintain the tree at a suitable size for its location. To reduce the risk of secondary branch failure from previous pollarding works. To allow more suitable light levels in to the area. To reduce the extent of encroachment from the adjacent neighbouring gardens.		

**Total Applications Decided for Ward: 9**WARD: **Tottenham Green****CLUP Applications Decided: 3**

Application No: **HGY/2021/2596** Officer: Gareth Prosser  
 Decision: PERM DEV Decision Date: 19/10/2021  
 Location: 66 Tynemouth Road N15 4AX  
 Proposal: Certificate of Lawfulness for rear dormer and front rooflights to facilitate a loft conversion.

Application No: **HGY/2021/2622** Officer: Anestis Skoupras  
 Decision: PERM DEV Decision Date: 19/10/2021  
 Location: 241 Philip Lane N15 4HL  
 Proposal: Certificate of lawfulness for the proposed erection of a rear dormer to the main roof slope and the installation of three rooflights of the front roof slope.

Application No: **HGY/2021/3004** Officer: Emily Whittredge  
 Decision: PERM DEV Decision Date: 25/10/2021  
 Location: 75 Tynemouth Road N15 4AU  
 Proposal: Gable, dormer and outrigger extensions and roof lights (Certificate of lawfulness)

**FUL Applications Decided: 4**

Application No: **HGY/2021/0825** Officer: Emily Whittredge  
 Decision: REF Decision Date: 19/11/2021  
 Location: 79 High Cross Road N17 9NR  
 Proposal: Planning application for the construction of a roof extension to create a new fourth and fifth floor of residential accommodation to provide 2 x 2 bed flats, and external alterations.

Application No: **HGY/2021/2618** Officer: Anestis Skoupras  
 Decision: GTD Decision Date: 18/11/2021  
 Location: 31 Mansfield Avenue N15 4HW  
 Proposal: Retrospective planning application to remove conservatory and replace with 5.52 m rear extension (householder application).

Application No: **HGY/2021/2833** Officer: Sarah Madondo  
 Decision: REF Decision Date: 09/11/2021  
 Location: 2E Townsend Road N15 4NT  
 Proposal: Erection of an additional floor

Application No: **HGY/2021/2866** Officer: Anestis Skoupras  
 Decision: GTD Decision Date: 18/11/2021  
 Location: Flat A 54 Grove Park Road N15 4SN  
 Proposal: Formation of a dormer window to the rear, width of approx. 3.4 metres. Insertion of two rooflights to the front.

**NON Applications Decided: 1**

Application No: **HGY/2021/2931** Officer: Christopher Smith  
 Decision: GTD Decision Date: 09/11/2021  
 Location: 52-68 Stamford Road N15 4PZ  
 Proposal: Non-material amendment (NMA) to Condition 2 of Planning Permission reference HGY/2019/1401.

**RES Applications Decided: 3**



Application No:	<b>HGY/2021/2784</b>	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	01/11/2021
Location:	86 Beaconsfield Road N15 4SJ		
Proposal:	Approval of details pursuant to condition 4 (Details of Refuse and Recycling Storage area) and condition 5 (Secure and covered cycle parking facilities) attached to planning permission HGY/2021/0965.		
Application No:	<b>HGY/2021/2857</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	10/11/2021
Location:	Land Adjacent To 1 Jansons Road N15		
Proposal:	Approval of details pursuant to condition 11(Construction Management Plan) attached to planning permission HGY/2021/0030		
Application No:	<b>HGY/2021/2862</b>	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	18/11/2021
Location:	Stainby Road Car Park adj 6 Stainby Road N15 4FJ		
Proposal:	Approval of details pursuant to Condition 4 (Method of Construction Statement); attached to planning permission HGY/2021/0087.		

**Total Applications Decided for Ward: 11**

WARD: **Tottenham Hale**

**ADV Applications Decided: 1**

Application No:	<b>HGY/2021/2991</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	16/11/2021
Location:	490 High Road N17 9JF		
Proposal:	Replacement fascia sign and new projecting sign		

**CLDE Applications Decided: 1**

Application No:	<b>HGY/2021/2694</b>	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	26/10/2021
Location:	30A + 30B Kimberley Road N17 9BD		
Proposal:	Use of the building as two self contained flats (certificate of lawfulness - existing use)		

**CLUP Applications Decided: 1**

Application No:	<b>HGY/2021/2356</b>	Officer:	Anestis Skoupras
Decision:	PERM DEV	Decision Date:	18/11/2021
Location:	21 Rosebery Avenue N17 9RY		
Proposal:	Certificate of lawfulness for a proposed single storey rear extension.		

**FUL Applications Decided: 8**

Application No:	<b>HGY/2021/2367</b>	Officer:	Anestis Skoupras
Decision:	GTD	Decision Date:	29/10/2021
Location:	22 Tilson Road N17 9UY		
Proposal:	Proposed single storey ground floor rear extension.		

Application No:	<b>HGY/2021/2449</b>	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	11/11/2021
Location:	Emily Bowes Court Lebus Street N17 9FD		
Proposal:	Replacement of cladding and façade works		
Application No:	<b>HGY/2021/2627</b>	Officer:	Emily Whittredge
Decision:	REF	Decision Date:	28/10/2021
Location:	448-454 High Road N17 9JN		
Proposal:	Installation of 3no. security roller shutters to the front elevation		
Application No:	<b>HGY/2021/2650</b>	Officer:	Laina Levassor
Decision:	GTD	Decision Date:	04/11/2021
Location:	22A Hanbury Road N17 9RJ		
Proposal:	Erection of single storey side and rear extension		
Application No:	<b>HGY/2021/2786</b>	Officer:	Emily Whittredge
Decision:	REF	Decision Date:	28/10/2021
Location:	128 Dowsett Road N17 9DH		
Proposal:	Erection of a two storey two bedroom house following demolition of ground floor side extension and rear outbuilding		
Application No:	<b>HGY/2021/2798</b>	Officer:	Emily Whittredge
Decision:	REF	Decision Date:	28/10/2021
Location:	128 Dowsett Road N17 9DH		
Proposal:	Erection of a two storey plus roof dormer two bedroom house following demolition of ground floor side extension and rear outbuilding		
Application No:	<b>HGY/2021/2916</b>	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	08/11/2021
Location:	13 Malvern Road N17 9HH		
Proposal:	Erection of a single storey side extension.		
Application No:	<b>HGY/2021/2986</b>	Officer:	Gareth Prosser
Decision:	REF	Decision Date:	15/11/2021
Location:	456-460 High Road N17 9JD		
Proposal:	Change of use of part of the ground floor commercial unit only to provide 6no. flats including alterations to the elevations.		

**NON Applications Decided: 3**

Application No:	<b>HGY/2021/1661</b>	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	25/10/2021
Location:	Strategic Development Partnership (SDP) Sites Welbourne, North Island, Ferry Island, Ashley Road East and Ashley Road West Station Road N17		
Proposal:	Section 96a Application for non-material amendments to Plot A (North Island site) and Plot B (Ferry Island site) of the Tottenham Hale Centre planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019. The proposed amendments relate to minor internal and external design modifications including landscaping changes in respect to Buildings 2 and 3 and will result in a minor reduction in the gross internal area of both buildings. An additional 3-bedroom dwelling is also proposed within Building 2.		

Application No:	<b>HGY/2021/2225</b>	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	28/10/2021
Location:	Premier Inn Station Road N17 9LR		
Proposal:	Non-material amendment following a grant of planning permission HGY/2014/0498 to replace the consented "Stofix" brand brick cladding with similar "Ash & Lacy" brand cladding and reflect the fact that the Premier Inn now abuts the adjoining building to the west.		
Application No:	<b>HGY/2021/2699</b>	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	27/10/2021
Location:	Marsh Lane Refuse Depot Marsh Lane N17 0XE		
Proposal:	Non-material amendment for three changes as listed below: 1 - Layout change to the hazardous goods storage area. 2 - Addition of handrail to be erected on the roof level to north elevation. 3 - External feature wall of the admin office to change from merlin grey to goosing grey.		

**PNE Applications Decided: 2**

Application No:	<b>HGY/2021/2930</b>	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	18/11/2021
Location:	69A Lansdowne Road N17 0NN		
Proposal:	Erection of a single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m		
Application No:	<b>HGY/2021/2959</b>	Officer:	Oskar Gregersen
Decision:	PN NOT REQ	Decision Date:	11/11/2021
Location:	23 Glendish Road N17 9XT		
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 2.5m.		

**RES Applications Decided: 6**

Application No:	<b>HGY/2021/0500</b>	Officer:	Philip Elliott
Decision:	GTD	Decision Date:	22/10/2021
Location:	Ashley Gardens Ashley Road N17 9LJ		
Proposal:	Approval of details pursuant to Condition 25 (affordable housing strategy) attached to planning permission HGY/2019/2804 (As amended by HGY/2021/1170).		
Application No:	<b>HGY/2021/1916</b>	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	19/11/2021
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 C1 (Material Samples) relating to Plot C (Welbourne site) of the Tottenham Hale Centre planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019.		
Application No:	<b>HGY/2021/2609</b>	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	18/10/2021
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 E30 (Details of roof top PV panels) 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:	<b>HGY/2021/2626</b>	Officer:	Emily Whittredge
Decision:	REF	Decision Date:	28/10/2021
Location:	448-454 High Road N17 9JN		

Proposal: Details of shop window displays pursuant to condition 4 of appeal decision APP/Y5420/W/20/3260036 (Planning Ref. HGY/2020/1777) dated 22 March 2021 for: change of use of the ground floor to part adult gaming centre (Sui Generis) and part coffee and cake shop (A1/A3), with associated shopfront alterations

Application No: **HGY/2021/2632** Officer: Philip Elliott

Decision: GTD Decision Date: 27/10/2021

Location: Ashley Gardens Ashley Road N17 9LJ

Proposal: Approval of details pursuant to condition 40a (external lighting) attached to planning permission ref: HGY/2019/2804

Application No: **HGY/2021/2768** Officer: Laina Levassor

Decision: GTD Decision Date: 26/10/2021

Location: 24 Hampden Lane N17 0AS

Proposal: Approval of Details pursuant to condition 3 (refuse and waste storage) condition 4 (cycle storage) attached to planning permission HGY/2021/0276

**Total Applications Decided for Ward: 22**

WARD: **West Green**

**CLDE Applications Decided: 2**

Application No: **HGY/2021/2580** Officer: Oskar Gregersen

Decision: REF Decision Date: 01/11/2021

Location: 5 Vincent Road N15 3QA

Proposal: Certificate of lawfulness: existing use 3 Self-Contained Flats ( 1 X 3B, 1 X 2B, 1 X Studio).

Application No: **HGY/2021/2893** Officer: Philip Elliott

Decision: GTD Decision Date: 20/10/2021

Location: 37 Kirkstall Avenue N17 6PH

Proposal: Certificate of lawfulness: existing use of property as two self-contained flats

**CLUP Applications Decided: 3**

Application No: **HGY/2021/2803** Officer: Laina Levassor

Decision: PERM DEV Decision Date: 04/11/2021

Location: 238 Sirdar Road N22 6QX

Proposal: Certificate of Lawfulness for proposed single storey rear extension

Application No: **HGY/2021/3167** Officer: Emily Whittredge

Decision: PERM DEV Decision Date: 10/11/2021

Location: 63 Keston Road N17 6PJ

Proposal: Single storey rear extension, Juliet balcony and rear dormer (Certificate of lawfulness)

Application No: **HGY/2021/3180** Officer: Fatema Begum

Decision: PERM DEV Decision Date: 15/11/2021

Location: 173 Downhills Way N17 6AH

Proposal: Certificate of lawfulness: hip to gable roof, rear dormer and x 3 rooflights on front roof slope

**FUL Applications Decided: 6**

Application No:	<b>HGY/2021/2496</b>	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	26/10/2021
Location:	Boundary Garage & Yard Ltd 38 Crawley Road N22 6AG		
Proposal:	Retention of existing containers.		
Application No:	<b>HGY/2021/2502</b>	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	26/10/2021
Location:	First Floor Flat B 82 Carlingford Road N15 3EH		
Proposal:	Erection of a rear dormer and construction of a roof terrace		
Application No:	<b>HGY/2021/2621</b>	Officer:	Anestis Skoupras
Decision:	GTD	Decision Date:	19/10/2021
Location:	53 Carlingford Road N15 3EJ		
Proposal:	Single storey side return extension and removal of garden room.		
Application No:	<b>HGY/2021/2736</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	19/10/2021
Location:	First Floor 5 Sandringham Road N22 6RB		
Proposal:	Rear dormer roof extension and insertion of front elevation rooflights.		
Application No:	<b>HGY/2021/2838</b>	Officer:	Emily Whittredge
Decision:	REF	Decision Date:	17/11/2021
Location:	79 Sirdar Road N22 6QS		
Proposal:	Loft conversion with rear dormer, outrigger extension, roof terrace and front roof lights.		
Application No:	<b>HGY/2021/2874</b>	Officer:	Kwaku Bossman-Gyamera
Decision:	REF	Decision Date:	19/11/2021
Location:	418 West Green Road N15 3PU		
Proposal:	Erection of part-single, part two-storey, extension at rear of existing premises (replacing existing single storey building used for storage) to form a self-contained 1 bedroom flat.		

**NON Applications Decided: 2**

Application No:	<b>HGY/2021/2775</b>	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	28/10/2021
Location:	255 Lordship Lane N17 6AA		
Proposal:	Non-material amendment following a grant of planning permission HGY/2017/1097 in order that the wording of condition 7 is varied slightly. The condition demands 20mg/kWh as a maximum emission level but it is requested that this value is changed to 40mg/kWh.		
Application No:	<b>HGY/2021/2981</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	21/10/2021
Location:	Niana Apartments 257 Lordship Lane N17 6AA		
Proposal:	Non-material amendment following a grant of planning permission HGY/2019/2914 for revised details of fenestration for east-facing flank elevation.		

**PNE Applications Decided: 3**

Application No:	<b>HGY/2021/2701</b>	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	01/11/2021
Location:	62 Downhills Park Road N17 6PB		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 4m, for which the maximum height would be 3.5m and for which the height of the eaves would be 3m.		
Application No:	<b>HGY/2021/2738</b>	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	04/11/2021
Location:	252 Sirdar Road N22 6QX		
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 3.15m and for which the height of the eaves would be 3m		
Application No:	<b>HGY/2021/2963</b>	Officer:	Oskar Gregersen
Decision:	PN NOT REQ	Decision Date:	10/11/2021
Location:	256 Sirdar Road N22 6QX		
Proposal:	Erection of a single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 4m and for which the height of the eaves would be 3m		

**RES Applications Decided: 2**

Application No:	<b>HGY/2021/2006</b>	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	18/11/2021
Location:	255 Lordship Lane N17 6AA		
Proposal:	Approval of details pursuant to condition 7 (Boiler Nox Emissions) attached to planning permission HGY/2017/1097		
Application No:	<b>HGY/2021/2473</b>	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	18/10/2021
Location:	Frankum & Kaye Ltd 38 Crawley Road N22 6AG		
Proposal:	Approval of details pursuant to condition 16 (site investigation) attached to planning permission HGY/2019/0938.		

**Total Applications Decided for Ward: 18**WARD: **White Hart Lane****CLDE Applications Decided: 1**

Application No:	<b>HGY/2021/3042</b>	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	08/11/2021
Location:	334 Lordship Lane N17 7QU		
Proposal:	Certificate of lawfulness for existing single storey outbuilding at the rear of the garden.		

**CLUP Applications Decided: 1**

Application No:	<b>HGY/2021/2503</b>	Officer:	Mercy Oruwari
Decision:	PERM DEV	Decision Date:	18/10/2021
Location:	226 The Roundway N17 7DE		
Proposal:	Certificate of lawfulness for the formation of a rear dormer, hip to gable extension including the insertion of 3 front rooflights		

**FUL Applications Decided: 6**

Application No:	<b>HGY/2021/2506</b>	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	05/11/2021
Location:	13-19 Daubeney Gardens N17 7DQ		
Proposal:	Replacement of Timber windows with double glazed uPVC windows and doors		
Application No:	<b>HGY/2021/2507</b>	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	05/11/2021
Location:	20-23 Daubeney Gardens N17 7DQ		
Proposal:	Replacement of Timber windows with double glazed uPVC windows and doors		
Application No:	<b>HGY/2021/2508</b>	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	05/11/2021
Location:	34-41 Daubeney Gardens N17 7DQ		
Proposal:	Replacement of Timber windows with double glazed uPVC windows and doors		
Application No:	<b>HGY/2021/2509</b>	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	05/11/2021
Location:	24-33 Daubeney Gardens N17 7DQ		
Proposal:	Replacement of Timber windows with double glazed uPVC windows and doors		
Application No:	<b>HGY/2021/2551</b>	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	19/10/2021
Location:	90 Risley Avenue N17 7ES		
Proposal:	Single storey side infill extension.		
Application No:	<b>HGY/2021/2729</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	16/11/2021
Location:	41 Waltheof Avenue N17 7DU		
Proposal:	Installation of a new back door to enclose rear lobby which opens onto private back garden and is not seen from public land.		

**Total Applications Decided for Ward: 8**

**WARD: Woodside**

**CLUP Applications Decided: 2**

Application No:	<b>HGY/2021/2802</b>	Officer:	Laina Levassor
Decision:	PERM REQ	Decision Date:	04/11/2021
Location:	40 St Albans Crescent N22 5NB		
Proposal:	Certificate of Lawfulness for proposed rear dormer and outrigger extensions to facilitate loft conversion.		
Application No:	<b>HGY/2021/2983</b>	Officer:	Oskar Gregersen
Decision:	PERM DEV	Decision Date:	22/10/2021
Location:	40 Homecroft Road N22 5EL		
Proposal:	Certificate of Lawfulness for proposed use: loft conversion including a rear dormer, 1X skylight on the flat roof and 2X skylights on the front slope of the roof.		

**FUL Applications Decided: 3**

Application No:	<b>HGY/2021/1918</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	28/10/2021
Location:	Shop, 1-3 Eldon Parade Eldon Road N22 5DU		
Proposal:	Conversion of 1, 2, 3 Eldon Parade from (vacant) cafe use to residential use, providing 2no. new apartments. First floor added to provide apartment at first floor and elevations updated to suit residential use.		
Application No:	<b>HGY/2021/2750</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	03/11/2021
Location:	First Floor Flat 2 91 Arcadian Gardens N22 5AG		
Proposal:	Erection of a rear dormer and dormer on the outrigger to provide two additional bedrooms and a bathroom.		
Application No:	<b>HGY/2021/2854</b>	Officer:	Sarah Madondo
Decision:	REF	Decision Date:	11/11/2021
Location:	48 Ringslade Road N22 7TE		
Proposal:	Raising main ridge line, form rear dormer and two rooflights		

**RES Applications Decided: 2**

Application No:	<b>HGY/2021/2463</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	05/11/2021
Location:	10 Eldon Road N22 5DT		
Proposal:	Approval of details pursuant to conditions 3 (Materials), 4 (Construction Management Plan) & 6 (Car parking) attached to planning permission HGY/2021/1578		
Application No:	<b>HGY/2021/2676</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	12/11/2021
Location:	Crossway Parade The Crossway N22 5QX		
Proposal:	Approval of details pursuant to condition 6 (Construction Method Statement) attached to planning permission HGY/2017/3490		

**Total Applications Decided for Ward: 7**WARD: **Not Applicable - Outside Borough****OBS Applications Decided: 1**

Application No:	<b>HGY/2021/2779</b>	Officer:	Philip Elliott
Decision:	RNO	Decision Date:	12/11/2021
Location:	Joyce Avenue And Snells Park		
Proposal:	Request under Regulation 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) for an EIA Scoping Opinion for proposed redevelopment of Joyce Avenue and Snells Park Estate, comprising up to 1,992 (Class C) residential units and a range of Class E uses (retail and employment), Class F2 use (civic/community) and open space (Observations to L.B. Enfield - their reference 21/03691/SCOP)		

**Total Applications Decided for Ward: 1****Total Number of Applications Decided: 277**