

## NOTICE OF MEETING

# PLANNING SUB COMMITTEE

**Monday, 7th February, 2022, 7.00 pm - George Meehan House, 194 High Road, London, N22 8JZ (watch the live meeting [here](#), watch the recording [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 12 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 - 16)**

To confirm and sign the minutes of the Planning Sub Committee held on 10 January 2022 as a correct record.

## **7. PRE-APPLICATION BRIEFINGS**

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

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

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

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

### **8. PPA-2021-0010 - CAR PARK AND OPEN LAND TO THE REAR OF KERSWELL CLOSE AND 162 ST ANN'S ROAD, LONDON, N15 5HT (PAGES 17 - 34)**

**Proposal:** Demolition of existing retail unit and removal of existing car park and erection of a part 4, part 5 storey building plus a separate dwelling house comprising 26 new affordable homes for Council rent together with associated amenity space, two car parking spaces, secure cycle and refuse storage, landscaping, tree planting and other public realm works.

### **9. PPA-2021-0017 - 313-315 THE ROUNDWAY AND 8-10 CHURCH LANE, LONDON, N17 7AB (PAGES 35 - 50)**

**Proposal:** Demolition of existing buildings and erection of a three to five storey building with new retail and workspace at ground floor and 76 dwellings plus new landscaping, car and cycle parking.

## **10. UPDATE ON MAJOR PROPOSALS (PAGES 51 - 66)**

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.

**11. APPLICATIONS DETERMINED UNDER DELEGATED POWERS (PAGES 67 - 104)**

To advise the Planning Committee of decisions on planning applications taken under delegated powers for the period 12 December 2021 to 21 January 2022.

**12. NEW ITEMS OF URGENT BUSINESS**

**13. DATE OF NEXT MEETING**

To note the date of the next meeting as 10 February 2022.

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Fiona Alderman  
Head of Legal & Governance (Monitoring Officer)  
George Meehan House, 294 High Road, Wood Green, N22 8JZ

Friday, 28 January 2022

## **MINUTES OF MEETING PLANNING SUB COMMITTEE HELD ON MONDAY, 10TH JANUARY, 2022, 7.20 - 9.55 PM**

**PRESENT:** Councillor Sarah Williams (Chair), Councillor Sheila Peacock (Vice-Chair), Councillor Dhiren Basu, Councillor Luke Cawley-Harrison, Councillor Peter Mitchell, Councillor Emine Ibrahim, and Councillor Liz Morris, 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.

### **4. URGENT BUSINESS**

There were no items of urgent business.

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

In relation to item 8, HGY/2021/2031 – Wood Green Social Club, 3 & 4 Stuart Crescent, N22 5NJ, Councillor Peter Mitchell noted that two residents had approached him about the application. He explained that he had made it clear that he could not comment but agreed to request that the application be considered by the Planning Sub Committee. Councillor Peter Mitchell would be taking part in the discussion and voting on this item.

### **6. MINUTES**

#### **RESOLVED**

That the minutes of the Planning Sub-Committee held on 6 December 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/2021/2031 - WOOD GREEN SOCIAL CLUB, 3 & 4 STUART CRESCENT, N22 5NJ**

The Committee considered an application for the partial demolition of rear extensions and construction of 5 x part two, part three storey mews dwellings. Demolition of three storey front projection, demolition and re-construction of existing 2nd floor of 'Social Club' building and change of use of first floor from Community use to C3 (Residential) with balcony areas and internal re-configuration of existing 5 no. residential units within 3 & 4 Stuart Crescent and creation of an additional 9 no. residential units with associated landscaping works and parking.

Matthew Gunning, Planning Officer, introduced the report and responded to questions from the Committee:

- In relation to the storeys proposed, it was noted that unit 5 would be single storey and the remaining units would be between two and four storeys. It was added that the bulk of the proposals had been minimised during the application period.
- In relation to the distance between the proposal and the existing properties on Ewart Grove, the Planning Officer commented that the distances varied slightly depending on where measurements were taken from but were between 19.5m and 20.5m. It was acknowledged that this would be a close relationship but it was considered to be acceptable in an urban context.
- It was queried whether the height of the wall at the rear of the Social Club would be higher or lower than the existing building. The Planning Officer noted that the heights depended on where the measurements were taken due to the variation of the ground level and the heights of different sections of the proposal. It was explained that, because the wings of the proposed building were angled downwards, or chamfered, and the main form was further from the boundary, the resulting relationship was considered to be acceptable.
- In relation to the proposed mews house known as Mews 5, the Planning Officer noted that the existing wall was 3.4m high and that the proposed wall would be 6.4m high in total. It was explained that the aspect had been changed during the application process to minimise the bulk of the proposal, particularly in relation to 13 Ewart Grove. It was explained that the garden was considered to be sufficiently deep to mitigate the impact of the wall.
- It was noted that the locally listed building did not have statutory protection but that the changes would be modest. It was commented that a low wall and soft landscaping would also be introduced at the front of the building and that large structure to the rear of the building would be removed; these were considered to improve the appearance of the building.
- It was confirmed that the bin storage area on site would be for all units, including the mews houses and the semi-detached element.

- In relation to parking, it was clarified that it was proposed for the scheme to be car free as there was considered to be capacity in the area. It was stated that paragraph 6.69 of the report should state that it was **not** considered unreasonable to request that car parking permits be restricted by the applicant entering into a section 106 agreement for that purpose. It was added that the council's policies sought to minimise car use as much as possible and that the threshold set out in the Parking Policy for car free developments was four additional units.

Aneesha Noonan spoke in objection to the application. She explained that she was a resident of Ewart Grove and lived in a property that would be directly affected. She stated that she supported redevelopment of the site but expressed concerns that there was no commitment to social or affordable housing and did not feel that the report addressed the concerns that had been raised in relation to loss of privacy, amenity, massing, and density of occupation from the mews houses. It was considered that the proposals did not comply with Policy DM1 as they would not ensure that there was an appropriate amount of privacy for neighbouring properties to avoid overlooking, loss of privacy, and detriment to amenity.

Aneesha Noonan expressed specific concerns in relation to the design of mews houses 3 and 4 which were proposed to have three storeys above ground. It was acknowledged that there would be a 1.45m screen but it was not believed that this would prevent overlooking. It was considered that the drawing was unrealistic and appeared to be measured from the living room window rather than terrace itself. It was noted that residents would be able to look into the windows and gardens of properties on Ewart Grove and it was suggested that either the screens were too low or that the building heights were excessive. It was added that 1.7m high, sandblasted, glazed panels were proposed to protect privacy from second floor bedroom windows but it was asked that this condition be preserved in perpetuity to prevent overlooking and so that the glazing could not be changed by future residents. Aneesha Noonan also noted that the Construction Management Plan did mention any protection for gardens and boundaries during demolition and construction or any responsibility for repairs necessary as a result.

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

- In relation to overlooking, the Head of Development Management explained that this had been assessed from both the windows and the terraces and it was considered that sufficient safeguards were in place. It was noted that the suggested condition for the 1.7m high panels would not be unacceptable to supplement condition 11. The Committee agreed that a condition to require obscured glazing be included and that this should be excluded from permitted development rights.
- It was explained that any issues of damage during construction were covered under the Party Wall Act and this would be a civil dispute which was outside of the remit of the planning regime.
- In relation to affordable housing, it was explained that there would be an additional floorspace of 800sqm and that the threshold for securing affordable housing was 1,000sqm.

Glyn Emrys (Emrys Architects), applicant team, addressed the Committee. It was stated that the applicant had tried to create a balance that worked well for the site and for everyone. It was noted that the ground varied and that there had been some confusion about the storey heights as the existing building was higher than a storey. It was highlighted that the design of the proposal on the north side of existing houses had been careful to ensure that sufficient light would be provided to existing houses and that the applicant was trying to be sensitive with the design and screening proposed. In relation to parking, it was added that the applicant would like to keep the car parking arrangements as proposed in paragraph 6.69 of the report. It was also noted that there would be a small level of additional area which would amount to 1,150 square feet.

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

- In relation to a question about whether it would be possible to provide adaptations for the mews houses, Glyn Emrys stated that houses would always be able to be adapted but that this would be a question of when and to what degree, particularly if buildings were Listed or locally listed.

Cllr Mitchell moved to reject the application on the grounds that it did not comply with Policy DM1 and London Plan Policy D6 as it did not relate positively to neighbouring properties, would result in a loss of privacy and overlooking, and would be detrimental to the amenity of surrounding housing. It was also noted that, under Policy DM7, this was partly a backland site, would not safeguard privacy and amenity for surrounding houses, and would not have any street frontage. It was added that the proposal would also result in harm to the conservation area. As it was not seconded, the motion was not passed.

The Head of Development Management confirmed the recommendations and the amended conditions as follows:

**11. Prior to occupation the windows in the rear elevation as shown on plan X shall be fitted with obscure glazing to a height of 1.7 metres and retained in perpetuity.** Before the development hereby permitted is commenced details of the terrace balustrades and obscure glazing at a minimum of 1.45m shall be submitted to and approved in writing by the Planning Authority. Development shall be carried out in accordance with the approved details prior to the first occupation of the development and the details shall be retained in perpetuity unless otherwise agreed in writing by the Planning Authority

20. Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 2015 or any Order revoking or re-enacting that Order, **no additional windows**, no roof extensions, rear extensions, outbuildings, means of enclosure (walls/fences), shall be erected without the grant of planning permission having first been obtained from the Local Planning Authority.

Following a vote with 9 votes in favour, 0 votes against, and 1 abstention, 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.
2. That delegated authority be granted to the Head of Development Management or the Assistant Director Planning, Building Standards and Sustainability to make any alterations, additions or deletions to the recommended heads of terms and/or recommended conditions as set out in this report and to further delegate this power provided this authority shall be exercised in consultation with the Chair (or in their absence the Vice-Chair) of the Sub-Committee.

**Conditions** (the full text of recommended conditions is contained in Appendix 1 of the 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 (CMP)
- 5) Construction Environmental Management Plan (CEMP)
- 6) Green walls
- 7) Roof restrictions as balconies
- 8) Central Satellite dish
- 9) Hard and soft landscaping
- 10) Cycle Parking
- 11) Details of balustrades **including an amendment relating to obscure glazing**
- 12) Electric vehicle provision
- 13) Section 278 Agreement
- 14) Retention of parking spaces
- 15) Fit out of community use
- 16) Part M4(2) Accessible and adaptable dwellings
- 17) Land contamination
- 18) Site specific geotechnical investigations and method statement for construction of basement works
- 19) Qualified engineer to oversee construction of basement works
- 20) Removal of permitted development rights **including an amendment relating to obscure glazing**
- 21) Hours of use / community
- 22) Waste collection

**9. HGY/2021/2283 AND 2284 - PRINTWORKS NOS. 819-829 HIGH ROAD, N17 8ER**

The Committee considered an application for full planning application for the demolition of existing buildings and structures to the rear of 819-829 High Road; the demolition of 829 High Road; and redevelopment for a residential-led, mixed-use development comprising residential units (C3), flexible commercial, business and service uses (Class E), a cinema (Sui Generis), hard and soft landscaping, parking, and associated works. To include the change of use of 819-827 High Road to flexible residential (C3), cinema (Sui Generis), and commercial, business and service uses (Class E).

The Committee also considered an application for listed building consent for Internal and external alterations to 819/821 High Road (Grade II), including reinstatement of hipped roof, demolition works to the rear, facade and related external works, internal alterations, and associated works.

Philip Elliott, Planning Officer, introduced the report and responded to questions from the Committee:

- In relation to health, some members of the Committee noted that the Clinical Commissioning Group (CCG) had requested a section 106 contribution for new healthcare provision. The Assistant Director for Planning, Building Standards, and Sustainability clarified that the council's Planning Obligations Supplementary Planning Document (SPD) was clear that health contributions were made through the Community Infrastructure Levy (CIL) rather than section 106 legal agreements. It was noted that the CIL payable was a fixed amount based on floorspace and could not be negotiated. It was explained that CIL money could be spent on health services in the borough and that the council and health partners had a wider relationship to discuss CIL spending. It was noted that CIL was decided by Cabinet but that the CIL governance policy document and delivery plan took health into consideration. It was added that the health services were regularly involved in infrastructure planning discussions.
- Ian Laurence (F3), applicant team, confirmed that affordable housing would be distributed evenly throughout the development, across all unit sizes and different locations throughout the buildings. Richard Serra (Tottenham Hotspur Football Club), applicant team, stated that the offer was policy compliant and the council would have the option to buy some of the units. It was noted that the council would likely not look to buy the intermediate units as it would not be cost effective to obtain the units at intermediate levels and offer them as council rents.
- It was clarified that there would be 200sqm of playspace on the podium level which would be accessible by all residents. It was noted that there would be an outdoor, communal amenity space which would be compliant with policy. It was added that the scheme would also improve the public realm in Brunswick Square and Percival Court, including a widened vehicle carriageway and delineated pedestrian area.
- The Planning Officer noted that the applicant had requested a five year permission and that this was considered to be acceptable to provide some time for future agreements with neighbouring land owners.
- It was explained that the scheme would provide 19.5% family housing and it was noted that this was a relatively high level compared to other private schemes, particularly in a dense site near a town centre.
- Some members of the Committee enquired why the proposed Community Infrastructure Levy (CIL) rate would apply when the permission was granted rather than when it was issued. The Assistant Director for Planning, Building Standards, and Sustainability noted that this was a technical point. It was explained that planning permission was only issued when the section 106 agreement was agreed which, in this case, could result in an increase that would prejudice the affordable housing arrangements that had been negotiated and agreed. It was highlighted that this was a pragmatic solution and was only applicable for applications where there was a risk that the grant of permission would be finalised when a new CIL rate had come into effect.

- It was enquired why the Public Health comments expressed concerns about the number of flats per floor. The Head of Development Management explained that the London Plan guidance advised that there should not be more than eight flats per corridor in order to prevent the use of long, thin corridors with little light in a dense development. It was noted that, due to the square shape of the proposal, this was not a scenario of concern as envisioned in the London Plan.
- It was noted that the figures in relation to single aspect properties did not add up and clarification was sought. Ian Laurence (F3), applicant team, explained that 70% of the units would be dual aspect or greater and that 30% of the units would be single aspect. It was noted that there may be some misallocation in the report but the applicant team confirmed that there would only be one south facing, single aspect unit and that there would be no north facing, single aspect units.
- The Committee welcomed the fact that council tenants would be spread across estate but enquired whether clustering these homes would assist in minimising service charges to ensure that the units were affordable. The Head of Development Management explained that a number of the proposed council units would be located in the maisonettes on the street and would avoid some of the issues typically associated with service charges.
- Ian Laurence (F3), applicant team, explained that green roofs were part of the SUDS (Sustainable Drainage Systems) strategy for the scheme. It was added that photovoltaic (PV) arrays would be located on roofs to provide on site energy generation and that these would be maximised on taller roofs.

Following a vote with 10 votes in favour, 0 votes against, and 0 abstentions, it was

### **RESOLVED**

1. To GRANT planning permission and that the Head of Development Management or the Assistant Director Planning, Building Standards & Sustainability is authorised to issue the planning permission and impose conditions and informatives subject to signing of a section 106 Legal Agreement providing for the obligations set out in the Heads of Terms below and a section 278 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 (1) above is to be completed no later than 10/03/2022 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.
3. That, following completion of the agreement(s) referred to in resolution (1) within the time period provided for above, planning permission is granted in accordance with the Planning Application subject to the attachment of the conditions.
4. To GRANT Listed Building Consent and that the Head of Development Management or the Assistant Director Planning, Building Standards & Sustainability is authorised to issue the Listed Building Consent and impose conditions and informatives.
5. That delegated authority be granted to the Head of Development Management or the Assistant Director of Planning, Building Standards & Sustainability to make any

alterations, additions or deletions to the recommended heads of terms and/or recommended conditions (planning permission and/or Listed Building Consent) 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.

**Conditions Summary – Planning Application HGY/2021/2283** (the full text of recommended conditions is contained in Appendix 01 of the report).

**Informatives Summary – Planning Application HGY/2019/2283** (the full text of Informatives is contained in Appendix 01 to the report).

**Conditions Summary – Listed Building Consent Application HGY/2021/2284** (the full text of recommended conditions is contained in Appendix 02 of the report).

**Informatives Summary – Listed Building Consent HGT/2019/2284** (the full text of Informatives is contained in Appendix 02 to the report).

**Section 106 Heads of Terms:** (full text is contained in the report).

6. That, in the absence of the agreement referred to in resolution (1) above being completed within the time period provided for, the planning application and Listed Building Consent applications be refused for the following reasons:

**Planning Application**

- i. In the absence of a legal agreement securing 1) the provision of on-site affordable housing and 2) viability review mechanisms the proposals would fail to foster a mixed and balanced neighbourhood where people choose to live, and which meet the housing aspirations of Haringey's residents. As such, the proposals would be contrary to London Plan Policies GG1, H4, H5 and H6, Strategic Policy SP2, and DM DPD Policies DM11 and DM13, and Policy TH12.
- ii. In the absence of a legal agreement securing financial contributions towards infrastructure provision (community space, library, and publicly accessible open space realm), the scheme would fail to make a proportionate contribution towards the costs of providing the infrastructure needed to support the comprehensive development of Site Allocation NT5. As such, the proposals are contrary to London Plan Policy S1, Strategic Policies SP16 and SP17, Tottenham Area Action Plan Policies AAP1, AAP11 and NT5 and DM DPD Policy DM48.
- iii. In the absence of legal agreement securing 1) a residential Travel Plan and financial contributions toward travel plan monitoring, 2) Traffic Management Order (TMO) amendments to change car parking control measures, 3) and car club contributions the proposals would have an unacceptable impact on the safe operation of the highway network and give rise to overspill parking impacts and unsustainable modes of travel. As such, the proposal would be contrary to London Plan Policies T5, T1, T2, T3, T4 and T6. Spatial Policy SP7, Tottenham Area Action Plan Policy NT5 and DM DPD Policy DM31.

- iv. In the absence of an Employment and Skills Plan the proposals would fail to ensure that Haringey residents benefit from growth and regeneration. As such, the proposal would be contrary to London Plan Policy E11 and DM DPD Policy DM40.
- v. In the absence of a legal agreement securing the implementation of an energy strategy, including connection to a DEN, and carbon offset payments the proposals would fail to mitigate the impacts of climate change. As such, the proposal would be unsustainable and contrary to London Plan Policy SI 2 and Strategic Policy SP4, and DM DPD Policies DM 21, DM22 and SA48.
- vi. In the absence of a legal agreement securing the developer's participation in the Considerate Constructor Scheme and the borough's Construction Partnership, the proposals would fail to mitigate the impacts of demolition and construction and impinge the amenity of adjoining occupiers. As such the proposal would be contrary to London Plan Policies D14, Policy SP11 and Policy DM1.

### **Listed Building Consent**

- i. In the absence of a planning permission for the proposed change of use of the ground floor and conversion of the upper floors to housing, the proposed removal of historic fabric and internal and external alterations would be unnecessary and unacceptable. As such, the proposal is contrary to London Plan Policies HC1, Strategic Policy SP12 and DM DPD Policy DM9.
7. In the event that the Planning Application and Listed Building Consent Applications are refused for the reasons set out above, the Head of Development Management or the Assistant Director Planning, Building Standards & Sustainability (in consultation with the Chair of Planning Sub-Committee) is hereby authorised to approve any further application for planning permission and associated Listed Building Consent which duplicates the Planning Application and Listed Building Consent 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.
8. In the event that the Planning Application is refused for the reasons set out above, the Head of Development Management or the Assistant Director Planning, Building Standards & Sustainability (in consultation with the Chair of Planning Sub-Committee) is hereby authorised to refuse 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.

At 9.05pm, the Committee agreed a short adjournment. The meeting resumed at 9.10pm.

**10. HGY/2021/2882 - LAND ADJOINING REMINGTON ROAD AND PULFORD ROAD, N15**

The Committee considered an application for the redevelopment of site including demolition of garages to provide 46 new homes for Council rent (Use Class C3) comprising part 3, 5 and 6 storey apartment buildings (31 homes) and 1, 2 and 3 storey houses and maisonettes (15 homes) with associated amenity space, landscaping, refuse/ recycling and cycle storage facilities. Reconfiguration of Remington Road as one-way street, 7 on-street parking spaces, children's play space, public realm improvements and relocation of existing refuse/recycling facilities.

Tania Skelli, Planning Officer, introduced the report and responded to questions from the Committee:

- It was enquired why the proposal would be built on green space and how many trees would be removed. The Planning Officer explained that the site was not classified as green space but included an area of non-designated open space which was considered to be low quality. It was noted that 15 trees would be lost but that there would be 63 new trees. The Head of Development Management acknowledged that the quantitative loss of open space was not strictly in accordance with Policy DM20, which stated that there should be no net loss. However, as the area had been assessed as low quality space and the proposal would deliver enhancements, it was considered that the benefits outweighed the harm of the proposal and that the scheme was acceptable.
- Some members noted that there had been little response to the consultation and commented that it was reassuring to see some comments in the addendum. It was suggested that the council should employ a community development worker to coproduce the communal areas with residents. Martin Cowie, applicant team, explained that residents and the local community would be consulted on the specifics of the landscaping. It was noted that the current proposals were based on the comments received so far but that further engagement would take place. It was confirmed that, although it may not be possible to deliver some requests, the applicant would be happy to accept a condition to reflect this.
- In relation to a question about the response from the Conservation Officer, it was clarified that the site was located in the St Ann's Conservation Area, not the Wood Green Conservation Area. It was confirmed that the Conservation Officer had not objected to the proposals and it was considered that there would be no harm to the conservation area.
- The Head of Development Management explained that, as this was a council application, the carbon offset payment would be undertaken as an exchange of letters between Council Directors as it was not possible for the council to secure a section 106 agreement with itself.

- Some members drew attention to the illustration of the village square and raised concerns that there was a pathway from the playspace directly onto the road. It was also noted that raised walls were considered to be unsafe as pedestrians could be pinned against these walls by cars. It was suggested that the square should be redesigned. Sarah (Landscape Architect), applicant team, noted that this area was currently a triangular area of grass with two benches and bins. It was explained that the proposed village square was not a formal playspace but would be used for doorstep play. It was added that there were raised planters to create a buffer and that there was separation between the pavement and road so that there was a clear distinction.
- It was enquired whether there could be a safety audit in relation to the village square. Satish Jassal (Architect), applicant team, noted that the proposals had been subject to a road safety audit and no concerns had been raised.

Jack Grant spoke in objection to the application. He commented that the applicants had described the playspace as informal but that the main justification for removing the park was that it was not a designated playspace. It was stated that there was analysis of the child yield calculations but that current residents were not counted within this. Jack Grant noted that the applicant's response in the addendum stated that 17 out of 38 respondents to the ballot had confirmed that they used the park but he commented that most people did not respond to planning issues as they did not believe they were listened to. It was stated that there were 670 units on the estate and that these residents required open space. It was noted that playspace would be lost and that most of the playspace and space would be shared with the wider community. Jack Grant expressed concerns that there were some units which would not meet lighting standards and that a number of these were disabled units. He added that, although most areas allowed an appropriate wheelchair passing width of 1.5m, the areas where this was not provided were between wheelchair units and the parking spaces for these units.

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

- Jack Grant confirmed that he did not live on the site but that he was a member of the Homes for Haringey residents' liaison committee.

Satish Jassal (Architect), Sarah (Landscape Architect), and Martin Cowie (Planning Advisor), applicant team, addressed the Committee. Satish Jassal noted that a section 105 consultation had taken place on the loss of open space. It was reported that letters had been sent to 671 households; 17 responses had been received from those who used the open space and four responses had been received from those who used the area daily. It was added that there had been no objections from the houses in the immediate area in relation to the detailed plans.

The applicant team provided a correction in relation to the comments made in relation to daylight and sunlight. It was noted that only one of the wheelchair homes would have a reduction in daylight and sunlight. It was explained that, as this unit would have an open plan living and kitchen area, this would be a deeper room but that it should be more accessible.

It was noted that there would be 900sqm of open space and playspace, which exceeded the requirement by 340sqm. It was explained that there would be additional space for existing children in the area although there was no requirement for the applicant to factor this in for existing homes.

In relation to arrangements for people who used wheelchairs, it was noted that regulations required a minimum of 1.5m for pavements, which allowed two wheelchairs to pass, and that this would be provided in all locations.

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

- In relation to a question about how many respondents did not use the open space, Satish Jassal noted that 671 letters had been sent out, approximately 38 responses had been received, 17 responses indicated occasional use of the space, and four responses indicated daily use of the space.
- It was confirmed that the applicant had tried to maximise the use of solar panels and that there would be 247 solar panels across the roofs. It was noted that the energy from these solar panels would go directly into the homes and would be supplemented with an air source heat pump. It was added that green roofs would also be incorporated for biodiversity and drainage purposes.

The Committee requested that the conditions should include a requirement for the applicant to coproduce with residents in relation to the open space and to undertake an assessment of safety. Martin Cowie, applicant team, asked that the safety assessment was specified as an assessment of play space safety rather than road safety; this was accepted by the Committee.

In relation to the Committee's request to include coproduction with residents and playspace safety, the Head of Development Management suggested that this could be incorporated into condition 18 as follows: No development shall take place until full details of both hard and soft landscape works, **including measurements to coproduce with local residents and to include an assessment of playspace safety**, have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. This was agreed by the Committee.

Following a vote with 10 votes in favour, 0 votes against, and 0 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 obligation set out in the Heads of Terms below.
2. That delegated authority be granted to the Head of Development Management or the Assistant Director Planning, Building Standards and Sustainability to make any alterations, additions or deletions to the recommended heads of terms and/or recommended conditions as set out in this report and to further delegate this power provided this authority shall be exercised in consultation with the Chair (or in their absence the Vice-Chair) of the Sub-Committee.



3. That the agreement referred to in resolution (1) above is to be completed no later than 10/02/2022 or within such extended time as the Head of Development Management or the Assistant Director 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 the resolution above, planning permission be granted in accordance with the Planning Application subject to the attachment of the conditions.

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

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans
- 3) Materials submitted for approval
- 4) Energy strategy
- 5) Overheating
- 6) Living roofs
- 7) Biodiversity
- 8) Land contamination
- 9) Unexpected land contamination
- 10) Non-Road Mobile Machinery (NRMM)
- 11) Demolition management Plan (DMP)/ Construction Management Plan (CMP)
- 12) Drainage/ SuDS
- 13) Drainage/ SuDS – Maintenance
- 14) Telecommunications apparatus/ S Dishes
- 15) Secure by design
- 16) Cycle storage
- 17) Refuse storage
- 18) Hard and soft landscaping including tree replacement **as amended**
- 19) Electric vehicle charging points (EVCP)
- 20) Obscure glazing
- 21) Servicing and Delivery Plan

**Informatives**

- 1) CIL liable
- 2) Hours of construction
- 3) Asbestos removal
- 4) Street Numbering
- 5) Thames Water
- 6) Thames Water 2
- 7) Fire safety and sprinklers
- 8) Network Rail
- 9) Secure by design

**Planning Obligations**

5. Planning obligations are usually secured through a S106 legal agreement. In this instance the Council is the landowner of the site and is also the local planning authority and so cannot legally provide enforceable planning obligations to itself.

6. Several obligations which would ordinarily be secured through a S106 legal agreement will instead be imposed as conditions on the planning permission for the proposed development.
7. It is recognised that the Council cannot commence enforcement against itself in respect of breaches of planning conditions and so prior to issuing planning permission measures will be agreed between the Council's housing service and the planning service, including the resolution of non-compliances with planning conditions by the Chief Executive and the reporting of breaches to portfolio holders, to ensure compliance with any conditions imposed on the planning permission for the proposed development.
8. The Council cannot impose conditions on planning permissions requiring the payment of monies and so the Director of Housing, Regeneration and Planning has confirmed in writing that the payment of contributions for the matters set out below will be made to the relevant departments before the proposed development is implemented.

**Head of Terms:**

1. Carbon offset contribution
  - Initial and deferred payment of £31,722.90 (50% of expected carbon offset based on the energy report) + any uplift. Payable on implementation including a 10% management fee.
2. Amending TMO
  - The applicant must contribute a sum of £4,000 (four thousand pounds) towards the amendment of the TMO for this purpose.
3. Employment skills provision
  - Provision of employment skills and support payment
4. Social Rent
5. Car Club membership
6. Residential Travel Plan
7. Employment and skills plan
8. Considerate Contractors
9. Carbon offset financial contribution (see below)
10. Architect retention

**11. UPDATE ON MAJOR PROPOSALS**

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. 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.

**13. NEW ITEMS OF URGENT BUSINESS**

There were no items of urgent business.

**14. DATE OF NEXT MEETING**

It was noted that the date of the next meeting was 31 January 2022.

CHAIR: Councillor Sarah Williams

Signed by Chair .....

Date .....

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**Pre-Application Briefing to Committee** - 7 February 2022

## 1. DETAILS OF THE DEVELOPMENT

**Reference No: PPA/2021/0010**

**Ward: St Ann's**

**Address:** Car Park and open land to the rear of Kerswell Close and 162 St Ann's Road, London, N15 5HT

**Proposal:** Demolition of existing retail unit and removal of existing car park and erection of a part 4, part 5 storey building plus a separate dwelling house comprising 26 new affordable homes for Council rent together with associated amenity space, two car parking spaces, secure cycle and refuse storage, landscaping, tree planting and other public realm works.

**Applicant: London Borough of Haringey**

**Ownership: Council**

**Case Officer Contact: Christopher Smith**

## 2. BACKGROUND

- 2.1. The proposed development is being reported to the 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 a planning application, once received, would be presented to the Planning Sub-Committee in June 2022. The applicant has engaged in pre-application discussions with Council Planning Officers over the last few months.

## 3. SITE AND SURROUNDINGS

- 3.1. The 0.23ha site currently includes a fenced-off car park, an undulating raised grassland that features tree and other planting, and a single storey shop unit that fronts onto St Ann's Road close to the road junction with Seven Sisters Road.



Fig 1: Existing site

- 3.2. The site is bordered by St Ann's Road to the south and Seven Sisters Road to the east. The car park is accessed from Kerswell Close to the west and the site is also bordered to the west and north by residential properties.
- 3.3. The site is located within a Critical Drainage Area. It has no other planning policy designations. To the west of the site is the St Ann's Conservation Area. Seven Sisters Road is a designated Area of Change. The railway line to the south is designated as a Grade II Site of Importance for Nature Conservation (SINC) and Ecological Corridor.

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

- 4.1. The proposal is for the demolition of the shop, removal of the car park and erection of a four to five storey development of 26 dwellings, including a two storey detached house on Kerswell Close. A community hub office for Council staff and a separate community workspace are also proposed fronting St Ann's Road.
- 4.2. The development would be accessed mainly from Seven Sisters Road and would have a secondary access from Kerswell Close. The proposal includes two parking spaces, a new landscaped courtyard amenity area, and the provision of new and replacement tree planting.

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

- 5.1. HGY/2018/3553. Replacement of existing car park with a part-3, part-6 storey building comprising 44 one bedroom affordable residential units together with

amenity space, secure cycle and refuse store, site landscaping and public realm works including new publicly accessible pedestrian routes and tree planting. Refused 26/2/2019. Appeal dismissed 2/10/2019.

## **6. CONSULTATIONS**

### **6.1. Public Consultation**

6.2. The applicant will present the development at a Development Management Forum on 9<sup>th</sup> February 2022. The applicant's team has also commenced its own public consultations..

### **6.3. Quality Review Panel**

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

6.5. The Panel expressed strong support for the proposed land use principles, the height and scale of the development, and the siting of the buildings and amenity areas.

6.6. Detailed design work is ongoing to ensure that these buildings are of a high-quality external appearance, with a good quality layout, supported by an excellent public realm environment.

## **7. MATERIAL PLANNING CONSIDERATIONS**

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

### *7.2. Principle of Land Uses*

7.3. The proposed development would be acceptable in land use terms as it would replace an underutilised car park and an isolated shop unit with a new development that would make a significant contribution to the Council's housing target (1,592 dwellings per annum) and would re-provide non-residential activities (a community hub for Council staff and an additional community workspace of a combined 100sqm) which are appropriate uses for this location outside a town centre.

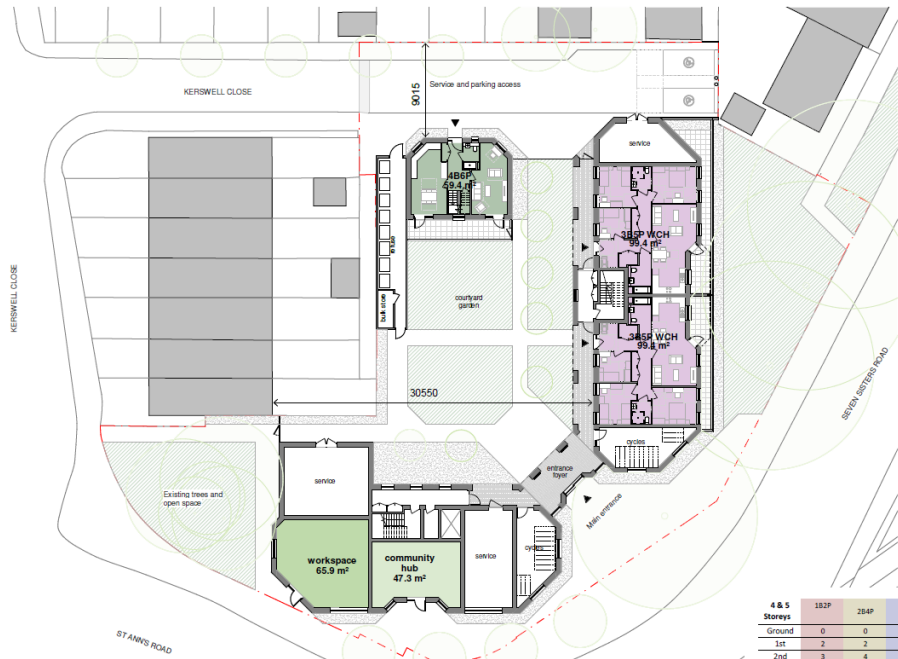


Fig 2: Ground floor layout

#### 7.4. *Scale, Massing and Detailed Design*

- 7.5. The proposed development would be formed of two main buildings – one fronting onto St Ann’s Road (five storeys) and another fronting onto Seven Sisters Road (four storeys). A detached house (two storeys) would front onto Kerswell Close.
- 7.6. The buildings would be of a contemporary design with chamfered corners and recessed balconies. The height and siting of the blocks would be appropriate for this location. The southern building would be screened in views from within the Conservation Area by existing trees. The eastern building would be set back from Seven Sisters Road behind an area of soft landscaping.
- 7.7. The buildings would be finished with a robust suite of materials that would not appear out of keeping with the character and appearance of the surrounding area. As such, the development would appear as a high-quality addition to the street scene.





Fig 3: Elevation image at corner of St Ann's Road and Seven Sisters Road

- 7.8. Further development of the design is expected as discussions are ongoing.
- 7.9. *Affordable Housing and Housing Mix*
- 7.10. All of the proposed dwellings would be affordable housing units in Council rented tenure. 19.2% (5) of the units would be family sized. 7.7% (2) of the units would be wheelchair-accessible family sized units.
- 7.11. *Layout, Open Space and Public Realm*
- 7.12. The dwellings would meet the Nationally Described Space Standards and all would have a private amenity space that meets the standards set by the Mayor's Housing SPG. There would be communal amenity areas at ground floor, which would include the provision of play space. All dwellings would be at least dual aspect.
- 7.13. The proposal is designed with careful consideration of the amenity impacts from the nearby road and railway. Design work is ongoing to establish the level of impact and whether mitigation will be required.
- 7.14. The development would retain as much of the existing tree planting and green landscaped areas as possible. New landscaped areas would be provided within the communal courtyard and local green spaces would be enhanced to compensate for the loss of green space on this site. The principle of a net loss of green space has been established as acceptable in the recent appeal decision (reference HGY/2018/3553) which supported an overall loss subject to an improvement in the quality of the landscaped areas that are retained.
- 7.15. The loss of one of the large trees fronting Seven Sisters Road will be necessary to accommodate the development and was also considered acceptable in the previous application for the site. The loss of 21 trees will be compensated for by

the provision of 25 new trees on and around the site. It is anticipated that the replacement of parts of this poor quality green landscaped area with a new high-quality development featuring widened footways and comprehensive new planting, as well as active frontages, would provide significant visual amenity and security benefits to the local area.

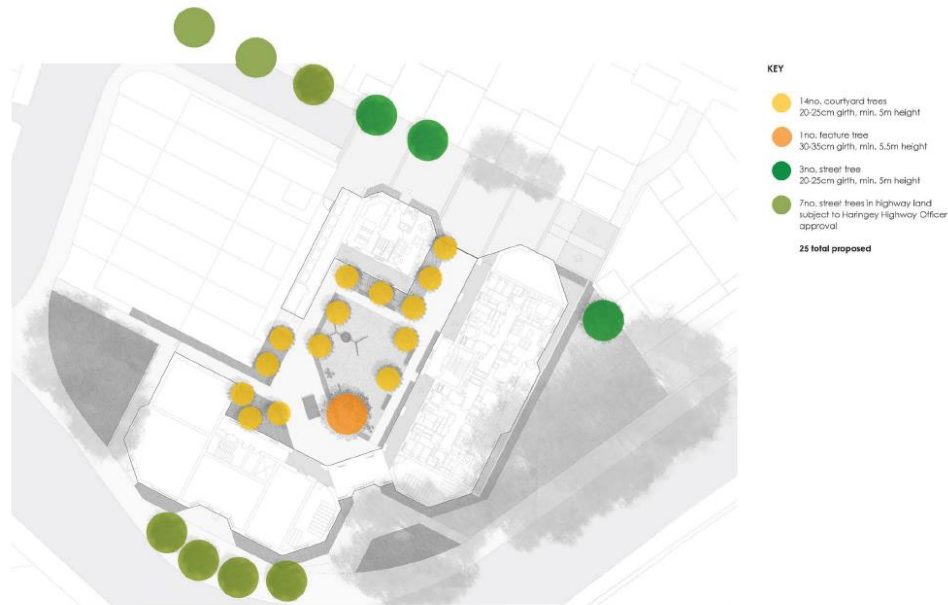


Fig 4: Tree planting plan

7.16. *Amenity of Nearby Residents*

7.17. The distance between the eastern block and the houses to the west on Kerswell Close is 30 metres which removes the potential for significant overlooking. Mutual overlooking of residential gardens in this area already occurs and would not be increased significantly by this proposal. The buildings have been positioned and orientated on the site to ensure any loss of daylight and sunlight to nearby properties would not cause material harm to the amenity of neighbouring occupiers.

7.18. The development is not expected to create any significant noise, light or air quality issues for existing residents.

7.19. *Transportation and Parking*

7.20. There is sufficient car parking available in local streets to accommodate the loss of this Council-owned car park, which is not currently used to its full capacity.

7.21. The site has excellent public transport connections (PTAL of 4). It is within a short walk of Seven Sisters train and underground stations and several bus routes. Policy DM32 supports car free development in areas with this level of public transport connectivity. As such, this development would not provide any parking

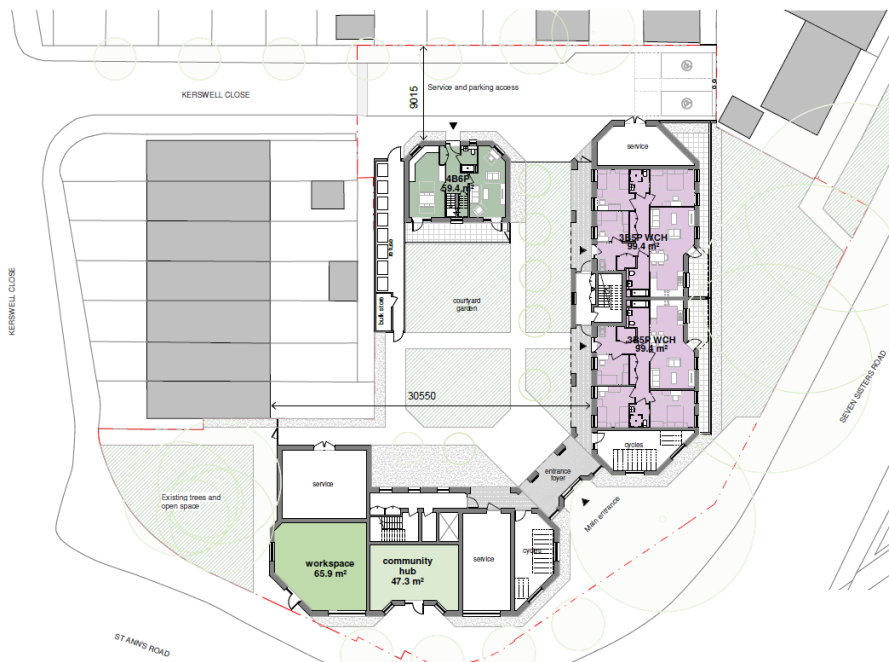
other than for disabled occupiers. This restricted approach to car parking is supported in this location. Cycle parking spaces will be provided in secure and spacious locations throughout the site.

## PLANS AND IMAGES

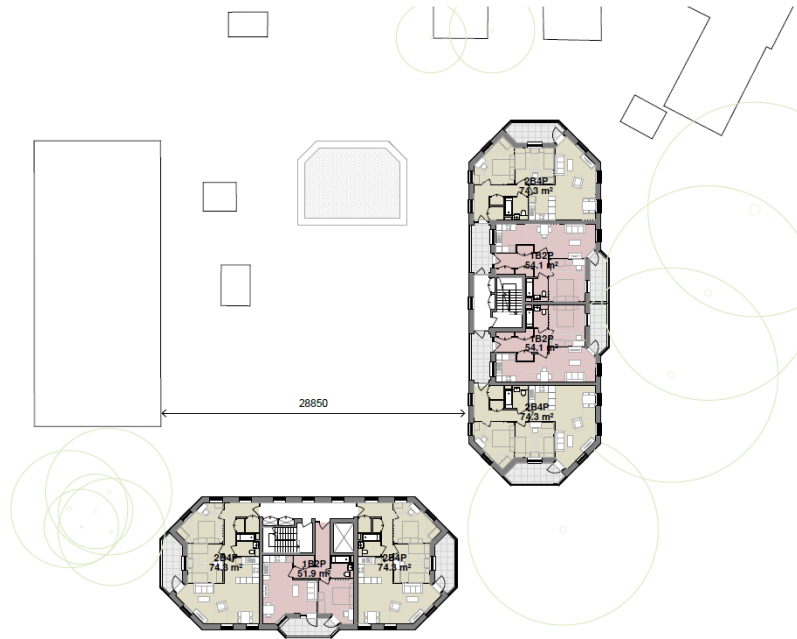
### Existing Site



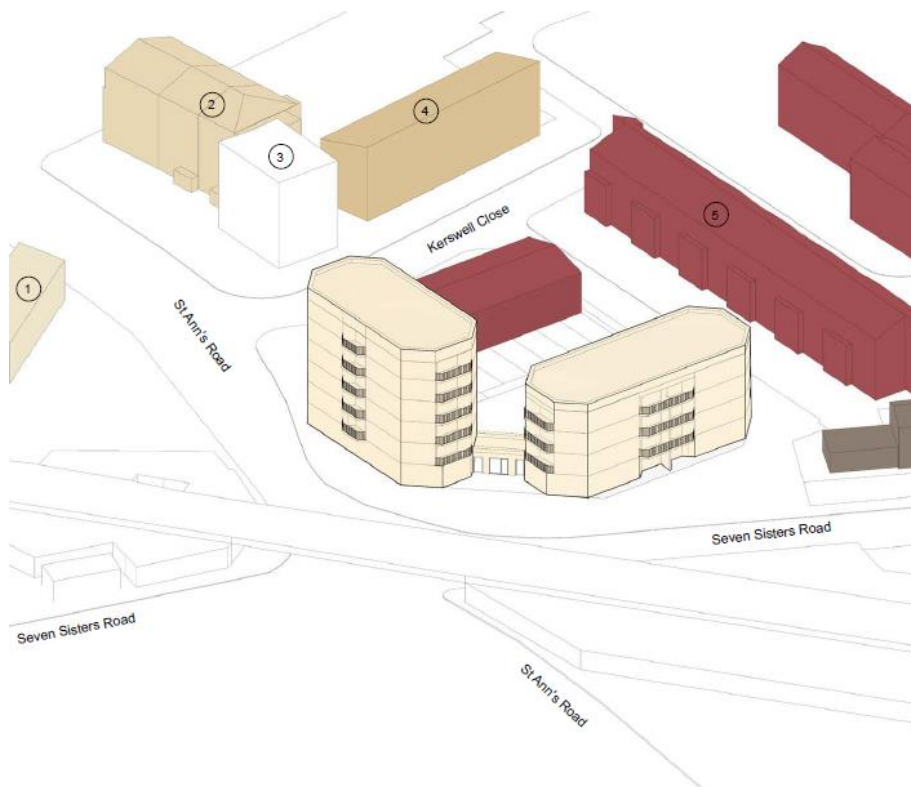
### Ground Floor Layout Plan



Upper Floor Layout Plan



Aerial Image (Showing Materiality) from South



View of Proposed Development from West (within Conservation Area)



View of Proposed Development from Junction of St Ann's Rd and Seven Sisters Rd



**APPENDIX 1**

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**Haringey Quality Review Panel**

Report of Formal Review Meeting: Kerswell Close

Wednesday 1 December 2021  
Via video conference

**Panel**

Peter Studdert (chair)  
Georgios Askounis  
Harriet Bourne  
Stephen Davy  
Paddy Pugh

**Attendees**

John McRory	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Elisabetta Tonazzi	London Borough of Haringey
Christopher Smith	London Borough of Haringey
Sarah Carmona	Frame Projects
Adela Paparisto	Frame Projects

**Apologies / report copied to**

Rob Krzyszowski	London Borough of Haringey
Robbie McNaugher	London Borough of Haringey
Kevin Tohill	London Borough of Haringey
Aikaterini Koukouthaki	London Borough of Haringey

**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**

Kerswell Close, London N15 5HT

**2. Presenting team**

Jack Goulde	Haringey Council
Martin Cowie	Haringey Council
Geertje Kreuziger	Haringey Council
Jordan Perlman	Newground Architects
Guilherme Cunha	Newground Architects
Tatiane Britto	Newground Architects
Joe Todd	Turkington Martin Landscape Architects

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

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

**4. Planning authority briefing**

The site occupies a prominent location on the northern side of the road junction of Seven Sisters Road and St Ann's Road. It consists of a car park and 'buffer' planting for the neighbouring estate of terraced housing, with only their rear elevations facing onto the site, resulting in a poorly overlooked and unused space. To the south of the site is a retail unit that is proposed to be removed. The site is not subject to any specific planning policy designations, although the St Ann's Conservation Area is located a short distance to the west. The site has a maximum PTAL of 4 and is located within St Ann's controlled parking zone. The proposal includes two blocks of six and four storeys, with a pedestrian access from Seven Sisters Road. The development would accommodate either 26 or 28 social rented flats depending on the final mix of properties. Two non-residential units would be provided at ground floor in the form of a workspace and a hub to support social work in the community. An amenity space would be provided to the rear. Two car parking spaces are proposed for disabled people, and refuse collections would be from Kerswell Close.

This pre-application proposal has been submitted in the context of a planning application (Haringey ref. HGY/2018/3553) that was refused at appeal in October 2019 and which was formerly subject to QRP review. The appeal was refused only on grounds of inappropriate tenure and mix of affordable housing. The previous proposal had a similar height, massing and layout to this proposal, being of six and three storey buildings with a rear amenity area.

The appeal has also established that the partial loss of the green verge to this development would be acceptable, subject to its replacement of high-quality



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3

landscaping. Pre-application discussions have focused on heights and massing, the impact on the adjacent conservation area, trees and landscaping, development layout and the impact on neighbouring amenity. Officers seek the panel's view on the proposed layout, initial design approach, conservation area impact and relationship with the public realm.

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

### *Summary*

The Quality Review Panel welcomes the opportunity to consider the proposals for Kerswell Close as they continue to evolve. The project represents a great opportunity to make use of existing underused space. The panel thinks that the proposals are broadly moving in the right direction, and it welcomes the level of work that has been undertaken to date. The process through which the brief has been refined and development options have been explored has resulted in some plausible proposals, although a detailed survey of the existing trees is yet to be carried out to ascertain the constraints that they might impose on the building footprint.

While it highlights that the project team is close to achieving a good solution for the site, it thinks that there is scope for improvement within the massing of the proposals to reduce the development's impact on neighbouring dwellings and the central space, in addition to the configuration of the development at the northern boundary and the impact upon the boundary arrangement. It also identifies some issues for further consideration within the landscape design, scheme layout, architectural expression and design for environmental sustainability. Further details on the panel's views are provided below.

### *Massing and development density*

- The panel has concerns that the currently proposed building heights of six storeys on the St Ann's Road frontage will overwhelm and overshadow the two storey terrace to the north and the communal courtyard space. It will also create an uncomfortable relationship with the three storey listed building to the west within the St Ann's Road Conservation Area
- The panel feels that reducing the scale of the primary block onto St Ann's Road to five storeys with four storeys on the Seven Sisters Road frontage would represent an acceptable maximum height for the development in relation to neighbouring dwellings and the central courtyard space.
- However, it would encourage additional generosity in the floor-to-ceiling height of the non-residential accommodation at ground level fronting St Ann's Road to provide a more substantial visual 'base' for the building.
- The panel is not convinced about the option of adding two houses on the north side of the communal garden to make up the space potentially lost by

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4

reducing the height of the main block. Although this has the merit of providing surveillance to the northern access road, turning it into more of a mews, it significantly reduces the size and usefulness of the communal garden.

*Place-making, public realm and landscape design*

- The panel has concerns about the scale of the open space on site, aside from that devoted to bin stores, private gardens and hedges. This will be particularly problematic for those residents who do not have children, as the current proposals seem dominated by play. Amenity space for adults is important and needs to be considered within the scheme.
- The panel would like clarification on the distances to existing recreation space for teenagers, not just to park entrances, in addition to clarity on the quantum of provision in the local area.
- The panel would encourage the project team to consider how the development might give something back to the existing residents in neighbouring dwellings. Improving the access to quality play space for existing residents would be beneficial.
- The panel would also welcome clarity about the arrangements for access and servicing at the north of the site. Options to transform the parking spaces into part of the landscape should be considered, as well as consideration of where the secure boundary needs to be.
- The panel highlights that security measures at ground level will need to be carefully considered, to ensure that routes into the development are controlled and well-managed.
- If the mound along the edge of the site at Seven Sisters Road is to be retained, then the nature of the interface with the development will need to be carefully designed, especially in terms of security at ground level.
- The panel would like to know more about how the scheme will achieve a biodiversity net gain, particularly given that half of the existing trees on site are to be removed. The Urban Greening Factor for the site should be established, and proposals adjusted to ensure minimum benchmarks are exceeded, which will help to reduce the urban heat island effect, in addition to pollution problems.
- Replacing the trees to be removed off-site is likely to be unrealistic and the panel would welcome clarification about whether it will be canopy size that will be replaced, as this will have a significant impact on the numbers of trees needed.

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5

- The trees to be retained will be quite close to the proposed building, and there is a clear need for an accurate tree survey to establish the extent of root protection zones. The panel understands that the existing London plane trees may need to be cut back, however this will give them a different character to the other London plane trees along Seven Sisters Road.

*Relationship to conservation area*

- The panel would like to know more about how the proposals relate to the conservation area. It has concerns about the proposed six storey block fronting St Ann's Road and feels that the relationship with the listed building on the corner of Kerswell Close may be more comfortable if this block reduced to five storeys.

*Scheme layout*

- The panel supports the splitting of the development into two primary blocks that are linked by a central entrance element, which also provides access to the courtyard space.
- Passive surveillance of the entrance area will be achieved from the flats located at first floor; controlled access through an entry phone system will also improve security.
- As stated above, the panel is not convinced by the option of placing two houses on the northern part of the site, as this radically reduces the size of the communal space. However, consultation with local residents could identify alternative approaches to the northern part of the development that might make up the space lost.
- The panel questions whether the ground-level private amenity spaces onto Seven Sisters Road will be underused due to their proximity to a busy road. Consideration could be given to options to 'flip' the layout of the units, to provide individual entrances onto Seven Sisters Road and private amenity space onto the courtyard.
- The panel feels the anticipated numbers of children resident within the scheme will potentially bring challenges. In particular, it suggests that both buildings should have lifts as there are large family units on the first floor of the smaller block.

*Architectural expression*

- The architectural expression would benefit from a lighter approach, to avoid the development appearing too solid and monolithic.

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6

- The panel would encourage further consideration of the material palette for the development. Warmer colours – for example soft reds, pinks and creams – would link well with adjacent dwellings within Kerswell Close. The inclusion of horizontal banding within the façades could also be successful.
- The softening / chamfering of the building corners at the central entrance area works well.
- The panel understands that design development on the exterior is ongoing. It notes that the elevations of the blocks appear to be predominantly brickwork. However, the deep solid balcony enclosures obscure the detail, interest and texture of the fenestration. Further consideration of the perceived proportions of brickwork to glazing within the building frontages would be encouraged.
- The panel feels that each elevation should respond to its specific context; for example, the façades may be more 'defensive' onto the main roads, but more 'open' onto the quieter interior of the site.

*Design for inclusion, sustainability and healthy neighbourhoods*

- The panel welcomes the emphasis on dual aspect homes. However, it notes that some of the flats are quite deep and it would encourage daylight analysis to check whether there will be adequate light levels within the accommodation.
- Issues of noise and ventilation are also important; the panel notes that the façades look the same, and do not respond to the differing requirements of their orientation or proximity to noise from major roads and the railway. The panel feels that the design of the façades, including window sizes and means of ventilation, should be optimised.
- The north elevation will not be well sunlit, so specification of darker brickwork may result in less light penetration to the routes and spaces to the immediate north of the buildings. In addition, darker colours absorb more heat which will contribute to the urban heat island effect and consequently the panel would like to see the potential use of lighter coloured materials explored.
- It would also encourage the use of timber within the construction process.
- As design work progresses, consideration should be given to the issues around embodied carbon and the form factor. Careful detailed design, to minimise energy loss and to reduce condensation, is required, especially with regard to the inset balconies.
- Biodiverse green roofs with PVs would help to balance out the loss of green space on site.

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7

*Next steps*

- The panel highlights a number of points for consideration by the project team, in consultation with Haringey officers.
- It would welcome the opportunity to consider the scheme at a further chair's review.
- It also offers a focused chair's review specifically on the approach to low carbon design and environmental sustainability.

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**Pre-Application Briefing to Committee** - 7 February 2022

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

**Reference No: PPA/2021/0017**

**Ward: White Hart Lane**

**Address:** 313-315 The Roundway and 8-10 Church Lane, London, N17 7AB

**Proposal:** Demolition of existing buildings and erection of a three to five storey building with new retail and workspace at ground floor and 76 dwellings plus new landscaping, car and cycle parking.

**Applicant: Hillview (London) Ltd**

**Agent: Simply Planning**

**Ownership: Private**

**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 a planning application, once received, would be presented to the Planning Sub-Committee in June 2022. The applicant has engaged in pre-application discussions with Council Planning Officers over the last few months.

## **3. SITE AND SURROUNDINGS**

- 3.1. The 0.32ha site is predominantly derelict and is covered by vehicle garages and yard areas most of which are vacant. It is currently a visual blight on the local area and surrounding sensitive heritage assets including the neighbouring Bruce Castle and Tower listed buildings, Bruce Castle Conservation Area and Peabody Cottages Conservation Area.
- 3.2. The S-shaped site has The Roundway to the west and Church Lane to the east. Immediately to the north of the site is the Shell petrol station on The Roundway and the Rising Stars nursery on Church Lane. Immediately to the south of the site is the Spurz Autos vehicle garage on Lordship Lane and an electrical sub-station.



Fig 1: Existing site

- 3.3. The wider surroundings are characterised by their heritage designations, which includes the Grade I Listed Bruce Castle and its adjacent Tower, plus the Grade II Listed Southern and Western Walls (all located to the east), and the Bruce Castle (east) and Peabody Cottages (west) Conservation Areas. There are also locally listed buildings nearby, including the existing nursery building to the north. The site itself is only partially within the Bruce Castle Conservation Area.
- 3.4. The site is located centrally within Site Allocation SA63 (The Roundway) of the Site Allocations DPD 2017, which allocates this site for employment-led mixed-use development. The site is within Flood Risk Zone 1 (low risk). In addition to the conservation and listed building designations referenced above, the site is also adjacent to Metropolitan Open Land, Historic Park and Gardens, and a Grade II Site of Importance for Nature Conservation (SINC).

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

- 4.1. The proposal is for the demolition of the existing buildings and erection of a three to five storey development of 76 dwellings and 600sqm of retail and workspace at ground floor level.
- 4.2. The scheme would also include car and cycle parking spaces on-street, a new pedestrian route through the site, landscaping and public realm improvements.

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

- 5.1. The site has no relevant planning history.



## 6. CONSULTATIONS

### 6.1. Public Consultation

6.2. The applicant will present to a Development Management Forum towards the end of February 2022. The applicant has also commenced its own public consultations.

### 6.3. Quality Review Panel

6.4. An earlier version of the proposal was assessed by the Quality Review Panel (QRP) on 13<sup>th</sup> October 2021. The QRP's report is attached as **Appendix 1**.

6.5. The Panel expressed strong support for the proposed land use principles, the height, scale and massing of the development, the stepping of the building frontages and the provision of a through-route.

6.6. Detailed design work is ongoing to ensure that these buildings are of a high-quality external appearance and internal layout supported by a high-quality public realm environment. The proposal is expected to be reviewed again by the QRP in early March 2022.

## 7. MATERIAL PLANNING CONSIDERATIONS

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

### 7.2. *Principle of Land Uses and Masterplanning*

7.3. The proposed development is largely acceptable in principle in land use terms as this site is identified for mixed-use commercial and residential development by Site Allocation SA63 of the Site Allocations DPD and the development would meet this requirement. The development would make a substantial contribution to the Council's housing target (1,592 dwellings per annum) and would replace the existing derelict and vacant commercial uses with 600sqm of new retail and work space. The retail provision outside of a town centre will need to be justified in a future planning application.

7.4. The proposal is for the redevelopment of a central part of the larger SA63 Site Allocation. The applicant has approached adjoining landowners and they do not wish to bring forward development on their sites at the present time. In accordance with the requirements of Policy DM55 of the Development Management DPD the applicant has therefore submitted an indicative masterplan that shows this site can be developed as proposed without prejudicing the aims and objectives of Site Allocation as a whole.

7.5. *Scale, Massing and Detailed Design*

7.6. The proposed development would be three to four storeys in height on Church Lane and five storeys (including a recessed roof level) on Roundway and Lordship Lane. The building would address the corner with Roundway and Lordship Lane in an elegant manner with a distinctive chamfered corner. The commercial uses at ground floor level would bring an active frontage onto the Roundway. Church Lane would have a lower scale and more domestic appearance with no ground floor commercial uses. Both elevations would be finished in red brick and surrounded by new high-quality landscaping. The two buildings would be separated by a route through the site into a new landscaped courtyard amenity area.



Fig 2: View from the south-west

7.7. Officers consider there is the potential for the proposal to be of a high-quality contemporary design with stepped building lines and heights that contribute to an appropriate height, massing and scale. The buildings will be finished with a robust suite of materials that could ensure the building appears as a positive contemporary addition within the surrounding area.

7.8. Further development of the design is expected as discussions are ongoing.

7.9. *Heritage Impact*

7.10. The buildings have been analysed in detail in respect of their impact on key local views to ensure that the development in terms of scale and massing strikes the right balance between fulfilling the potential of the site and preserving heritage.

The Council's Conservation Officer has provided detailed feedback on the emerging designs in order to ensure their heritage impact is minimised. The proposal also has broad support from Historic England.

- 7.11. The height, scale and massing of the proposals have been reduced during discussions with the Planning team. The proposal would regenerate a derelict site and is expected to be acceptable in terms of its impact on the significance of local heritage assets, including the Grade I Bruce Castle and Tower and local Conservation Areas. Further development of the design in respect of heritage considerations is expected as discussions are ongoing.
- 7.12. *Affordable Housing and Housing Mix*
- 7.13. Policy DM13 of the Development Management DPD states that the Council will seek the maximum reasonable amount of affordable housing provision when negotiating on private mixed-use schemes with more than ten dwellings, with regard to specific site characteristics and development viability, amongst other considerations.
- 7.14. The development proposal would include 76 new residential units as build to rent. The applicant has recently estimated that approximately 23% of these dwellings may be provided as affordable housing in a split of 60% affordable rent and 40% intermediate rent. Detailed viability information has not yet been provided to be assessed. An independent review of the viability will be carried out once an application is submitted, to ensure that the maximum reasonable amount of affordable is provided.
- 7.15. 12% of the total number of proposed dwellings would be family-sized. There would be 60% one-bedroom properties and 28% two-bedroom properties.
- 7.16. *Layout and Public Realm*
- 7.17. The dwellings would meet the Nationally Described Space Standards and would each have a private amenity space that meets the standards set by the Mayor's Housing SPG. There would be additional communal amenity areas at ground floor and at roof level, which would include the provision of play space. 80% of the dwellings would be dual aspect.
- 7.18. The dwellings will be designed with careful consideration of the amenity impacts from nearby roads and the adjacent businesses including the petrol station. Design solutions are still being sought in this regard, which may include the provision of winter gardens on elevations where the potential amenity impacts are greatest.
- 7.19. The development would retain and improve the large, landscaped areas around the site and would also provide new tree planting and soft landscaping and

includes a new publicly accessible route through the centre of the site which would connect Roundway and Bruce Castle Park (a requirement of Site Allocation SA63).



Fig 3: Ground floor layout

#### 7.20. *Amenity of Nearby Residents*

7.21. The development would be located at least 20 metres from any existing residential property. The development is not expected to create any significant noise, light or air quality issues and should improve local amenity for existing residents.

#### 7.22. *Transportation and Parking*

7.23. The site has excellent public transport connections (PTAL of 5). It is within a short walk of Bruce Grove train station and several bus routes. Policy DM32 supports car free development in areas with this level of public transport connectivity. As such, this development would not provide any parking other than for disabled occupiers. This restricted approach to car parking is supported in this location. Secure cycle parking spaces for 140 bicycles will be provided in locations throughout the site.

**PLANS AND IMAGES**

Existing Site Plan



Ground Floor Layout Plan



Aerial View of Proposed Development from South-West



Aerial View of Proposed Development from North-East



**APPENDIX 1**

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**Haringey Quality Review Panel**

**Report of Formal Review Meeting: The Roundway**

Wednesday 13 October 2021

Zoom video conference

**Panel**

Peter Studdert (chair)

Phil Armitage

Martha Alker

Phyllida Mills

David Ubaka

**Attendees**

Kevin Tohill	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Chris Smith	London Borough of Haringey
Sarah Carmona	Frame Projects
Adela Paporisto	Frame Projects

**Apologies / report copied to**

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

**Confidentiality**

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

**Declarations of interest**

Quality Review Panel member Phil Armitage is currently working on a project which is currently on site, in which Glenn Howells Architects are also involved.

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2

**1. Project name and site address**

The Roundway, 313-315 The Roundway, London, N17

**2. Presenting team**

Holly Mitchell	Simply Planning
Lee Fitzpatrick	Lindhill
Luke Ttakoushis	Lindhill
David Henderson	Glenn Howells Architects
Alex Smith	Glenn Howells Architects
Issy Spence	Glenn Howells Architects
Chris Horn	Chris Horn Associates.co.uk
Franca Carassai	Campbell Cadey
Ruth Campbell	Campbell Cadey
Jacob Friedman	The Bellview Group

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

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

**4. Planning authority briefing**

The development site is a 0.32 hectare angular plot of land located within an 'island site' created by Lordship Lane, Church Lane, All Hallows Road and The Roundway. It has a substantial frontage onto both The Roundway and Church Lane, as well as fronting onto Lordship Lane. The site has a PTAL of 5. The majority of this 'island' location is designated as Site Allocation SA63, which includes the development site, the petrol station on Roundway, an electricity sub-station on Church Lane and other nearby vehicle garages. The Allocation identifies the site for mixed-use employment-led development, and also requires an east-west cycle connection.

The site is located in close proximity to several heritage designations including Bruce Castle and Tower (Grade I Listed) and its adjacent boundary wall (Grade II Listed), the Bruce Castle and Peabody Cottages Conservation Areas, and several locally listed buildings, including the nursery to the north and The Elmhurst public house to the south. The site is also within an Archaeological Priority Area. Adjacent to the site are two Historic Parks, Metropolitan Open Land, a Grade II SINC, a Local View Corridor (no. 19 unfolding view of Alexandra Palace from Bruce Castle) and a Critical Drainage Area. The character of the surrounding area is unique and varied.

The scheme is car-free and has elements ranging from three to five storeys. It would be predominantly finished in red brick with dark grey cladding to the roof element. The



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3

brief includes 77 dwellings, including 18 per cent family-sized units and 23 per cent affordable housing (with 60 per cent affordable rent units). 525sqm of commercial space in the form of workspace and a retail unit is also included. The scheme is supported by a masterplan which considers potential future development options for all land within the site allocation area.

Officers seek the panel's views on the scale and massing of the proposals on Lordship Lane and Church Lane, the detailed design and materiality, heritage impact, detailed layout, sustainability, and parking.

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

### *Summary*

The Quality Review Panel welcomes the opportunity to review the proposals for The Roundway, and thanks the project team for the comprehensive presentation. It is a very difficult site and the panel commends the project team for their work to date. The proposals have clearly evolved over the last month and are beginning to resolve some of the challenges seen in earlier scheme drawings.

The panel thinks that the current proposals represent a good starting point for the development, but there is still a great deal of design work required to address some outstanding problems, particularly in relation to the three-dimensional form, the detailed layout, the architectural expression and the landscape proposals. Further work is also needed to improve the quality of accommodation generally and to ensure that the scheme does not have a negative visual impact on heritage assets locally, either from nearby or within longer views. It would also encourage the project team to inject some elegance and distinctiveness at the prominent corner on Lordship Lane.

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

### *Massing and development density*

- The panel feels that a proposed scale, with four storeys plus one set-back at roof level on The Roundway and three storeys plus one set-back on Church Lane, is a sensible starting point for analysis and testing of the visual impact of the proposals within the heritage setting. However, until such analysis and testing are undertaken, it is not possible for the panel to definitively assess whether the current scale is acceptable.
- The primary corner of the site at Lordship Lane requires further consideration. The panel would like to see the height reduce to four plus one set-back storey rather than five full storeys, and the building itself visually turn the corner with a less strident and more elegant architectural language.
- The panel notes that the additional structures at roof level – including plant, photovoltaic panels, and balustrades or raised parapets – could result in the

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4

perceived massing being a storey higher than proposed, which is not currently shown within drawings.

- At a detailed level, the three-dimensional modelling and articulation of the proposals should respond more to the elegant and richly detailed forms of the surrounding buildings, rather than adopting the more 'generic' approach shown in the presentation.

*Heritage issues*

- The site is surrounded by important heritage assets, and a more thorough analysis of the visual impact of the proposals will be needed from a variety of viewpoints, both locally and further afield. As part of this work, the panel would like to see views over the houses from the conservation area. It notes that views showing the visual impact in winter – when the trees have no canopies – will be important.

*Commercial uses*

- The panel is not yet convinced by the workspace allocations within the proposals, in terms of use and location. Designation of the ground floor as Class E may be the best approach, so that the future use can respond to market conditions.
- The panel agrees that avoiding residential development on the ground floor of The Roundway is sensible.

*Scheme layout*

- Due to the configuration of the site, there are some difficult challenges in terms of how the development will relate to the existing uses adjacent: the panel notes that there is no guarantee that the remaining plots of land within the urban block will come forward for redevelopment, so the proposals should be able to stand upon their own merits as a separate development. In this regard, the panel is not yet convinced by the southern section of the scheme.
- Regard should be given to the parts of the proposals that are located very close to existing non-residential uses, to ensure that the floorplans and building footprints are adjusted where necessary to achieve a greater separation.
- The panel welcomes the variation in building lines along Church Lane, where the new development steps back to align with the nursery, and steps forward to align with the substation.
- The little courtyard in the centre of the site looks very promising.

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5

- Removing the building entrance at the northern end of the courtyard would enable more generosity in the entrance off Church Lane, which would also reinforce Church Lane as the address of this section of development.
- The panel welcomes the creation of the east-west pedestrian route through the site but would encourage further exploration of the scale of the opening between the buildings, in addition to consideration of how it will connect to local desire lines.
- The panel would encourage further consideration of the planform of the proposals, to improve the liveability and generosity of circulation spaces and the interiors of flats. It highlights that the current proposals include long corridors and rooms, with low light levels. Improving the configuration at a detailed level will have a significant effect on the basic layout of the scheme, so this exercise needs to be undertaken at the earliest opportunity.
- Further consideration should also be given to the entrance lobbies and entrance experience, in terms of how residents and visitors will access secure cycle parking, and where the post-boxes and parcels will be located. The panel notes that the cycle storage is quite peripheral and it feels that this should be better integrated and more convenient to access.
- The work is also required to improve the quality of the accommodation. The proportion of single aspect flats is too high, with a number of them south-facing, so vulnerable to overheating, while others are located very close to relatively 'unfriendly' uses like a petrol filling station or a car wash. More work is needed to adjust the floorplans and detailed configuration, to reduce the number of single aspect units and to optimise the design of the facades to achieve shading and cooling.

*Architectural expression*

- Given the scheme's location among some significant heritage assets, the architectural expression should be not only be visually 'polite' but should also add something special to the townscape. An approach that seeks to achieve simple but delicately wrought buildings would be supported by the panel.
- The setting is close to several heavily trafficked roads and will likely be a noisy environment. The panel would like to see the design of the elevations respond to – and mitigate - the constraints of noise and air quality.
- The panel is not yet convinced by the overall architectural expression of the proposal and would welcome more analysis to inform the design of the facades, so that they can better reflect the rich detailing and expressiveness of significant local buildings.

**CONFIDENTIAL**

6

- Balcony enclosures should be carefully detailed, to ensure a good balance between openness and screening. Balcony details also provide opportunities for bespoke and distinctive craftsmanship.

*Public realm and landscape design*

- The panel welcomes many of the ideas within the public realm proposals and thinks that the ramp and the pedestrian route through the centre of the site hold a lot of promise. It would encourage the project team to undertake wider analysis to establish how the route fits in with wider routes, informal crossings and places of safety, bus stops and the loading bay, and to ensure that all of these elements and routes into, through and out of the site are in the correct place.
- The panel notes that the urban greening factor requirement for the site is 0.4, not 0.3 (as proposed), so 30% more greening will be required, which will have a significant impact upon the landscape and floor plans of the development.
- The panel would like to know more about the arrangements for access to and maintenance of the gardens – at grade and at roof level – including how communal access will be controlled, who will maintain the gardens, and what equipment will be required.
- The panel highlights that the microclimate of the gardens at grade and at roof level will impact upon how active and populated they are: if they are windy or shady then people will not want to spend much time there.
- Lift overruns should be shown on the drawings, as these will have an impact on the microclimate at roof level.
- An increase in the amount of greening at roof level would be welcomed.
- The panel questions how secure the ancillary spaces will be, and notes that landscaped frontages and railings might be a sensible addition.

*Inclusive and sustainable design*

- A low / zero carbon approach to design should inform the earliest strategic design decisions and should be part of the ongoing narrative as the scheme continues to evolve. The panel would like to see a target driven approach to sustainable design adopted.
- Noise from Lordship Lane and the roundabout will have a significant impact on the scheme, and the panel would like to see how the proposals will mitigate traffic noise, especially in the more exposed areas of the development.
- Consideration of 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-

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7

efficient design. Making use of renewable energy sources, natural light, cross ventilation, and nature will also form part of this work.

- Recessed balconies are a useful mitigation element, but the panel would encourage the project team to further optimise the glazing, shading and ventilation of all facades. It notes that some of the elevations look the same but will have very different needs in terms of the microclimate.
- The panel notes that the top floor of the development does not look as well-protected from the sun as other floors.
- Careful management of trees over the long term can help to strike a delicate balance between achieving a good level of shading, while allowing adequate daylight penetration into dwellings.
- The panel welcomes the adoption of an all-electric approach to heat generation. However, it notes that the needs of air source heat pumps are very different to gas heating, and this should be anticipated and accommodated within the design of the dwellings at an early stage.
- The panel would like to know more about the design of the roof area, especially in terms of the provision of photovoltaic panels (PVs). It notes that there can be a tension between the use of roofs for amenity and for PVs and careful consideration is required to strike a successful balance.

*Next steps*

- The panel would welcome a further opportunity to review the proposals at a chair's review. It highlights a number of 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.

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<b>Report for:</b>	<b>Planning Sub Committee Date: 07 February 2022</b>	<b>Item Number:</b>	
<b>Title:</b>	<b>Update on major proposals</b>		
<b>Report Authorised by:</b>	<b>Robbie McNaugher</b>		
<b>Lead Officer:</b>	<b>John McRory</b>		
<b>Ward(s) affected:</b>  <b>All</b>	<b>Report for Key/Non Key Decisions:</b>		

## **1. Describe the issue under consideration**

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

## **2. Recommendations**

- 2.1 That the report be noted.

## **3. Background information**

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



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

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

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



Site	Description	Timescales/comments	Case Officer	Manager
<b>APPLICATIONS DETERMINED AWAITING 106 TO BE SIGNED</b>				
<b>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	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 including a children's play space. Relocation of existing refuse/recycling facility.	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
<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.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement.	Chris Smith	John McRory

	Negotiations on legal agreement ongoing.	Negotiations on legal agreement are ongoing.		
<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)	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement.  Negotiations on legal agreement are ongoing.	Tania Skelli	John McRory
<b>Banqueting Suite 819-821 High Rd (Printworks)</b>	New development on Banqueting Suite site.  Part of High Road West Masterplan Area.	Members resolved to grant planning permission on 10th January subject to the signing of a section 106 legal agreement.  Negotiations on legal agreement are ongoing.	Phil Elliott	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.	Members resolved to grant planning permission subject to the signing of legal agreement.  Discussions on the 'shadow S106' agreement are ongoing.	Tania Skelli	John McRory
<b>APPLICATIONS SUBMITTED TO BE DECIDED</b>				
<b>44 Hampstead Lane HGY/2021/2703</b>	Use Class C2 high quality specialist dementia care with 82 en-suite bedrooms and communal facilities. EoT agreed for 01/03/22	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

<p><b>109 Fortis Green HGY/2021/2151</b></p>	<p>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.</p>	<p>Under assessment – likely to be reported to committee on 10<sup>th</sup> February 2022</p>	<p>Valerie Okeiyi</p>	<p>Matthew Gunning</p>
<p><b>Cross House, 7 Cross Lane N8 HGY/2021/1909</b></p>	<p>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</p>	<p>Under assessment</p>	<p>Valerie Okeiyi</p>	<p>John McRory</p>
<p><b>29-33 The Hale HGY/2021/2304</b></p>	<p>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 &amp; number of PBSA rooms; and change to payment in lieu of on-site affordable student accommodation)</p>	<p>Under assessment</p>	<p>Phil Elliott</p>	<p>John McRory</p>

<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	Chris Smith	John McRory
<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 with landscaping, parking, and other associated works (EIA development - ES viewable on Council website).  1) Outline:  * Demolition of most buildings (with retention of some listed & locally listed heritage assets);	Under assessment	Phil Elliott	John McRory

	<ul style="list-style-type: none"> <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>			
<p><b>Mary Fielding Guild Care Home, 103-107 North Hill HGY/2021/3481</b></p>	<p>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.</p>	<p>Consultation ongoing.</p>	<p>Valerie Okeiyi</p>	<p>John McRory</p>

<b>100A Markfield Road N15</b>	Change of use of the land to storage of plant and equipment (Use Class B8).	Recently submitted	Valerie Okeiyi	John McRory
<b>Adj to Florentia Clothing Village Site Vale Road</b>	Light industrial floorspace	Recently submitted Targeting March committee	Tobias Finlayson	John McRory
<b>573-575 Lordship Lane</b>	Redevelopment of four storey residential development of 19 units.	Recently submitted. Consultation ongoing.	Chris Smith	John McRory
<b>IN PRE-APPLICATION DISCUSSIONS</b>				
<b>Kerswell Close</b>	c.26 flats in two buildings of four and five storeys for 100% social rent	Initial pre-app meetings held. QRP held in December 2021.  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. 3 QRP reviews held.  Further pre-app meetings scheduled. Pre-app committee scheduled for March.	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 held.  Discussions ongoing.	Chris Smith	John McRory
<b>Ashley Road Depot</b>	Circa 275 homes and two commercial units – 50% affordable by units (64% by hab room).	Pre-app meeting held and proposals discussed with GLA	Chris Smith	John McRory

		and QRP. DMF and Pre-App Committee meetings held in early December 2021.  Discussions ongoing. Submission expected in February 2022.		
<b>Broadwater Farm</b>	Rebuild of Northolt and Tangmere blocks, and the Moselle School, to provide up to 275 homes, landscaping and public realm improvements.	Pre-app meetings and 2 QRPs held. Third QRP expected soon.  Public consultations ongoing. Ballot of residents on estate expected in February 2022.  Discussions ongoing.	Chris Smith	John McRory
<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	Valerie Okeiyi	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.  EIA screening opinion submitted.	Phil Elliott	John McRory

<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>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	Tobias Finlayson	John McRory
<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 January 2022	Tobias Finlayson	John McRory



<b>311 Roundway</b>	Mixed Use Redevelopment – 70 Units	Pre-application meetings held. QRP review held. Applicant has met with Historic England and TfL. 2 <sup>nd</sup> QRP scheduled.  Discussions ongoing. Submission expected soon.	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  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	TBC	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	John McRory
<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 (204m <sup>2</sup> ) 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.	TBC	
<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	TBC	John McRory
<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	John McRory

<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 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 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

<b>98 Tottenham Lane</b>	Retention of existing Police Station building with internal refurbishment and new dwellings to provide 28 units	Pre-app discussions ongoing	Valerie Okeiyi	John McRory
<b>Major Application Appeals</b>				
<b>Goods Yard White Hart Lane</b>	Proposal to amend previous proposals for Goods Yard and 867- 879 High Road  Part of High Road West Masterplan Area.	Application refused, appeal submitted.		Manager: John McRory

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# HARINGEY COUNCIL

## PLANNING COMMITTEE

### APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 12/12/2021 AND 21/01/2022

#### 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****ADV Applications Decided: 1**

Application No: **HGY/2021/1308** Officer: Christopher Smith  
 Decision: GTD Decision Date: 17/12/2021  
 Location: Alexandra Park Alexandra Palace Way N22  
 Proposal: Replacement of 13no existing wooden external fixed signage structures with 2no single-sided, 8no double-sided and 3no four-sided hoardings, and to install new advertising banners on 63no lampposts along Alexandra Palace Way and in the East Car Park.

**CLUP Applications Decided: 1**

Application No: **HGY/2021/3533** Officer: Martin Cowie  
 Decision: PERM DEV Decision Date: 24/12/2021  
 Location: 179 Victoria Road N22 7XH  
 Proposal: Removal of chimney and addition of front rooflight (certificate of lawfulness)

**COND Applications Decided: 1**

Application No: **HGY/2021/3196** Officer: Roland Sheldon  
 Decision: REF Decision Date: 24/12/2021  
 Location: 55 Windermere Road N10 2RD  
 Proposal: Variation of wording of condition 4 (restriction on use) of planning application HGY/2017/2017 allowed on appeal, to be re-worded as follows:

The development hereby permitted shall be occupied for purposes incidental to the occupation and enjoyment of the existing dwelling at No. 55 Windermere Road or for short-stay holiday lets only and shall at no time become a separate unit of residential accommodation.

**FUL Applications Decided: 13**

Application No: **HGY/2021/1306** Officer: Christopher Smith  
 Decision: GTD Decision Date: 17/12/2021  
 Location: Alexandra Palace Alexandra Palace Way N22 7AY  
 Proposal: Installation of 1no composting toilet facility in the Deer Enclosure; installation of 4no temporary canopies and furniture; installation of new advertising banners on 63no lampposts along Alexandra Palace Way and in the East Car Park; and for replacement of existing external fixed signage structures.

Application No: **HGY/2021/2873** Officer: Fatema Begum  
 Decision: GTD Decision Date: 13/12/2021  
 Location: 142 Victoria Road N22 7XQ  
 Proposal: Removal of existing conservatory and the erection of single storey ground floor side return extension with three roof lights and glass panel on rear elevation.

Application No: **HGY/2021/2917** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 14/12/2021  
 Location: 99 Dukes Avenue N10 2QD  
 Proposal: Erection of a single storey infill extension.



Application No:	<b>HGY/2021/2940</b>	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	21/12/2021
Location:	62 Victoria Road N22 7XF		
Proposal:	Replacement of rear decking, replacement and enlargement of window and enlargement of existing rear doors.		
Application No:	<b>HGY/2021/3037</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	22/12/2021
Location:	9 Vallance Road N22 7UD		
Proposal:	Basement extension with external access via steps from the existing garden and new ground floor conservatory with raised patio.		
Application No:	<b>HGY/2021/3068</b>	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	21/12/2021
Location:	36 Methuen Park N10 2JS		
Proposal:	Extension to existing basement.		
Application No:	<b>HGY/2021/3135</b>	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	23/12/2021
Location:	14 Curzon Road N10 2RA		
Proposal:	Rear dormer roof extension, increasing height of existing rear roof projection and installation of front rooflights.		
Application No:	<b>HGY/2021/3154</b>	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	20/12/2021
Location:	199 Victoria Road N22 7XH		
Proposal:	Erection of full hip to gable roof extension, removal and replacement of 2 roof lights.		
Application No:	<b>HGY/2021/3156</b>	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	15/12/2021
Location:	19B Cecil Road N10 2BU		
Proposal:	Installation of 10 solar panels on roofslopes		
Application No:	<b>HGY/2021/3268</b>	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	13/01/2022
Location:	8 Parham Way N10 2AT		
Proposal:	Erection of new timber front gate access to side elevation of dwelling, erection of part single, part two-storey side extension, removal of 1 sycamore tree, erection of single storey ground floor rear extension, installation of photovoltaic panels on the roof of the dwelling, installation of air source heat pump.		
Application No:	<b>HGY/2021/3377</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	07/01/2022
Location:	23 Rhodes Avenue N22 7UR		
Proposal:	Construction of a ground floor rear and side extension		

Application No: **HGY/2021/3506** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 18/01/2022  
 Location: First Floor Flat 8 Winton Avenue N11 2AT  
 Proposal: Erection of first floor rear extension; Erection of rear dormer roof extension; Installation of 2x roof lights to front roof slope.

Application No: **HGY/2021/3507** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 18/01/2022  
 Location: First Floor Flat 8 Winton Avenue N11 2AT  
 Proposal: Erection of rear dormer roof extension and installation of 2x roof lights to front roof slope.

**LBC Applications Decided: 1**

Application No: **HGY/2021/1307** Officer: Christopher Smith  
 Decision: GTD Decision Date: 17/12/2021  
 Location: Alexandra Palace Alexandra Palace Way N22 7AY  
 Proposal: Listed building consent application for installation of 1no composting toilet facility in the Deer Enclosure; installation of 4no temporary canopies and furniture; installation of new advertising banners on 63no lampposts along Alexandra Palace Way and in the East Car Park; and for replacement of existing external fixed signage structures.

**NON Applications Decided: 1**

Application No: **HGY/2021/3374** Officer: Samuel Uff  
 Decision: GTD Decision Date: 22/12/2021  
 Location: 55 Windermere Road N10 2RD  
 Proposal: Non-material amendment in respect of planning application HGY/2017/2017 (granted on appeal, reference APP/Y5420/D/17/3184125) to implement changes to internal layout, partition removal, alteration of external door to store to clear storey window and omission of street facade vertical fins.

**RES Applications Decided: 2**

Application No: **HGY/2021/3373** Officer: Samuel Uff  
 Decision: GTD Decision Date: 17/01/2022  
 Location: 96 Dukes Avenue N10 2QA  
 Proposal: Approval of details reserved by condition 4 (qualified professional), 5 (trial excavation), 6 (construction method) and 7 (CMP) of HGY/2021/2290 for basement and rear extension

Application No: **HGY/2021/3419** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 17/12/2021  
 Location: 66A Palace Gates Road N22 7BL  
 Proposal: Approval of details pursuant to condition 5 (details of balustrade and screening) attached to planning permission ref: HGY/2020/1916

**Total Applications Decided for Ward: 20**WARD: **Bounds Green****CLUP Applications Decided: 1**

Application No: **HGY/2021/3325** Officer: Oskar Gregersen  
 Decision: PERM DEV Decision Date: 20/12/2021  
 Location: 19 Truro Road N22 8EH  
 Proposal: Certificate of lawfulness: proposed use: Roof extension involving rear dormer windows and 2no front-facing roof-lights.

**FUL Applications Decided: 8**

- Application No: **HGY/2021/2517** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 16/12/2021  
 Location: 25 Cornwall Avenue N22 7DA  
 Proposal: Proposed ground floor rear / side infill extension
- Application No: **HGY/2021/2914** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 20/12/2021  
 Location: 36 Sidney Road N22 8LU  
 Proposal: Erection of a single storey wrap-around extension with replacement of the existing rear extension.
- Application No: **HGY/2021/3189** Officer: Fatema Begum  
 Decision: GTD Decision Date: 06/01/2022  
 Location: 2 Ireland Place N22 8YY  
 Proposal: Replace current garage rolling door with window and door to match existing. Erection of a ground floor rear extension and solar panels on proposed flat roof.
- Application No: **HGY/2021/3340** Officer: Oskar Gregersen  
 Decision: GTD Decision Date: 14/01/2022  
 Location: 19 Truro Road N22 8EH  
 Proposal: Build a ground floor rear extension up-to 3.0m (maximum) long and up-to 2.8m (maximum) high and provide a ground floor shower room with wc and wash-hand basin. The extension would be adjacent to the boundary of 17 Truro road and 1200mm away from the boundary of 21 Truro road.
- Application No: **HGY/2021/3364** Officer: Matthew Gunning  
 Decision: REF Decision Date: 24/12/2021  
 Location: 5 Gordon Road N11 2PA  
 Proposal: Rear single storey extension with pitched roof, part garage conversion including replacing existing garage wall with new wall and a new pitched roof
- Application No: **HGY/2021/3434** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 10/01/2022  
 Location: 11 Myddleton Road N22 8LP  
 Proposal: Erection of rear roof dormer in association with conversion of single-family dwelling into 3 self-contained flats (1xthree-bedroom flat and 2x Studio Flats), including cycle parking, refuse and recycling storage.
- Application No: **HGY/2021/3458** Officer: Oskar Gregersen  
 Decision: GTD Decision Date: 06/01/2022  
 Location: 28 Durnsford Road N11 2EH  
 Proposal: Replacement of existing upvc windows with new powder coated aluminium windows.
- Application No: **HGY/2021/3513** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 20/01/2022  
 Location: 36 Sidney Road N22 8LU  
 Proposal: Erection of a rear roof dormer including the insertion of 2 front rooflights and rear Juliet balcony

**LCD Applications Decided: 1**

Application No: **HGY/2021/2899** Officer: Tania Skelli  
 Decision: GTD Decision Date: 16/12/2021  
 Location: Garages Grasmere Court Palmerston Road N22 8QR  
 Proposal: Erection of 2nos. 3-bed houses with adjoining bulk bin and recycling store and additional new bulk store for the whole site, all at rear of site following demolition of garages.

**RES Applications Decided: 2**

Application No: **HGY/2021/2992** Officer: Tania Skelli  
 Decision: GTD Decision Date: 20/01/2022  
 Location: Land opposite 16 Park Road Edith Road N11  
 Proposal: Approval of details pursuant to conditions 8(a) and (b) (Land Contamination) attached to planning permission HGY/2020/0589 dated 3/7/2020 for the erection of part 2/3/4-storey block of 8no. houses and flats (affordable Council rent) with cycle and refuse storage facilities and associated amenity area and landscaping at former car parking site (Class use C3)

Application No: **HGY/2021/3420** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 20/12/2021  
 Location: 15 Richmond Road N11 2QR  
 Proposal: Approval of details reserved by a condition 3 attached to planning application reference: HGY/2021/1486.

**Total Applications Decided for Ward: 12**WARD: **Bruce Grove****ADV Applications Decided: 1**

Application No: **HGY/2021/2765** Officer: Gareth Prosser  
 Decision: GTD Decision Date: 20/12/2021  
 Location: 32 Philip Lane N15 4JB  
 Proposal: Display of adverts to a ground floor unit.

**CLUP Applications Decided: 1**

Application No: **HGY/2022/0078** Officer: Oskar Gregersen  
 Decision: PERM DEV Decision Date: 20/01/2022  
 Location: 40 Gloucester Road N17 6DH  
 Proposal: Certificate of lawfulness: proposed use; Formation of dormers to rear roof slope & outrigger roof slope & installation of two rooflights to the front slope, to create a Loft Conversion

**FUL Applications Decided: 3**

Application No: **HGY/2021/2764** Officer: Gareth Prosser  
 Decision: GTD Decision Date: 20/12/2021  
 Location: 32 Philip Lane N15 4JB  
 Proposal: Alterations to the shopfront and Change of Use from Office (Class E(g)(i)) to a ground floor Tattoo Studio (Sui Generis) and upstairs Dwellinghouse (Class C3).

Application No: **HGY/2021/3229** Officer: Sarah Madondo  
 Decision: REF Decision Date: 11/01/2022  
 Location: 479-481 High Road N17 6QA  
 Proposal: Erection of an upward extension with rear dormer construction to facilitate the addition of single self-contained two bedroom flat at third floor level and alterations to the rear elevation apertures and fenestration.

Application No: **HGY/2021/3509** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 14/01/2022  
 Location: 134 The Avenue N17 6TG  
 Proposal: Erection of rear dormer including insertion of 2x front and 1x rear rooflight

**RES Applications Decided: 2**

Application No: **HGY/2021/3163** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 13/12/2021  
 Location: Land Adjacent To 138 Winchelsea Road N17 6XQ  
 Proposal: Approval of details pursuant to condition 3 (materials) attached to planning permission HGY/2020/0927

Application No: **HGY/2021/3165** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 19/01/2022  
 Location: Land Adjacent To 138 Winchelsea Road N17 6XQ  
 Proposal: Approval of details pursuant to condition 7 (Construction Method Statement) attached to planning permission HGY/2020/0927.

**TEL Applications Decided: 1**

Application No: **HGY/2021/3361** Officer: Kwaku Bossman-Gyamera  
 Decision: PN REFUSED Decision Date: 06/01/2022  
 Location: Land at Miller Memorial Methodist Church 142B The Avenue N17 6TG  
 Proposal: The proposed installation of a telecommunications base station comprising a 17.5m Orion pole (painted fir green), supporting 3 no antennas, 2no proposed dishes, together with the addition of proposed York and Shire cabinets (painted fir green) and ancillary development thereto. (Prior notification: Development by telecoms operators).

**Total Applications Decided for Ward: 8**WARD: **Crouch End****FUL Applications Decided: 5**

Application No: **HGY/2021/3112** Officer: Tobias Finlayson  
 Decision: GTD Decision Date: 17/12/2021  
 Location: 4 Sandringham Gardens N8 9HU  
 Proposal: Proposed side and rear dormer roof extensions and insertion of two rooflights.

Application No: **HGY/2021/3173** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 13/12/2021  
 Location: 3 Drylands Road N8 9HN  
 Proposal: Proposed erection of 2 rear dormers, creation of roof terrace above first floor rear outrigger with associated safety railings, installation of front rooflight.

Application No: **HGY/2021/3290** Officer: Tania Skelli  
 Decision: GTD Decision Date: 04/01/2022  
 Location: 14 Broadway Parade Tottenham Lane N8 9DE  
 Proposal: Installation of new shop front (AMENDED PLANS).

Application No: **HGY/2021/3349** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 31/12/2021  
 Location: 1 Ivy Gardens N8 9JE  
 Proposal: Construct a new corner bay window, and new rooflight within new reduced height roof to the existing lean-on extension.

Application No: **HGY/2021/3404** Officer: Conor Guilfoyle  
 Decision: REF Decision Date: 12/01/2022  
 Location: 69 Shepherds Hill N6 5RE  
 Proposal: Erection of single storey rear extension and raised timber decked terrace to its rear with associated access steps and balustrade; Formation of rear roof dormer extension; Formation of rear roof hip-to-gable roof extension with gable window; Installation of roof lights; Associated alterations to windows and doors; Alterations to front garden including new replacement access stairs; Erection of subterranean garden building in rear garden with associated decked roof terrace with balustrades access steps, and roof light.

**Total Applications Decided for Ward: 5**

WARD: **Fortis Green**

**CLUP Applications Decided: 1**

Application No: **HGY/2021/3394** Officer: Laina Levassor  
 Decision: PERM DEV Decision Date: 19/01/2022  
 Location: 189 Creighton Avenue N2 9BN  
 Proposal: Certificate of lawfulness for proposed hip to jerkinhead roof and rear dormer extensions

**FUL Applications Decided: 6**

Application No: **HGY/2021/2711** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 17/12/2021  
 Location: 412 Muswell Hill Broadway N10 1DJ  
 Proposal: Conversion of the first and second floor levels of the existing building to the front, the construction of a third floor to the front and additional storey to the rear to provide 9 residential flats above the ground floor commercial unit with first floor rear block storage involving the creation of a basement level and alterations to the front elevation.

Application No: **HGY/2021/2997** Officer: Tobias Finlayson  
 Decision: GTD Decision Date: 15/12/2021  
 Location: 5 Strawberry Terrace Coppetts Road N10 1JZ  
 Proposal: Single storey rear extension, loft conversion with rear dormer and 3 front facing rooflights.

Application No: **HGY/2021/3260** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 14/12/2021  
 Location: 58 Hill Road N10 1JG  
 Proposal: Erection of a 5 metre full width single storey rear extension.

Application No: **HGY/2021/3341** Officer: Tobias Finlayson  
 Decision: GTD Decision Date: 22/12/2021  
 Location: 13 Greenham Road N10 1LN  
 Proposal: Alterations to rear window/door openings forming access onto new rear terrace and steps. Alterations to side elevation windows.

Application No: **HGY/2021/3382** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 22/12/2021  
 Location: 16 Coppetts Road N10 1JY  
 Proposal: Erection of enlarged replacement ground floor extension and canopy, Formation of hip-to-gable roof extension (replacing side dormer) and erection of associated rear dormer with integral balcony and side privacy screens; Alterations to the front elevation including formation of porch; Alterations to windows.

Application No: **HGY/2021/3520** Officer: Tania Skelli  
 Decision: GTD Decision Date: 21/01/2022  
 Location: 24 Eastern Road N2 9LD  
 Proposal: Removal of existing side extension & construction of new extension as a replacement.

**LBC Applications Decided: 1**

Application No: **HGY/2021/3287** Officer: Elisabetta Tonazzi  
 Decision: GTD Decision Date: 24/12/2021  
 Location: Muswell Hill Public Library Queens Avenue N10 3PE  
 Proposal: Listed Building Consent for the external repairs, redecoration and cleaning to existing public library. The works include façade cleaning, stone repointing and repair, brick pointing and repairs, redecoration of metal items and localised repairs to the existing flat roof

**PNE Applications Decided: 1**

Application No: **HGY/2021/3459** Officer: Oskar Gregersen  
 Decision: PN NOT REQ Decision Date: 06/01/2022  
 Location: 67 Creighton Avenue N10 1NR  
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 4.5m, for which the maximum height would be 3m and for which the height of the eaves would be 2.9m

**RES Applications Decided: 1**

Application No: **HGY/2021/2985** Officer: Tania Skelli  
 Decision: GTD Decision Date: 22/12/2021  
 Location: Mansfield Heights Great North Road N2 0NY  
 Proposal: Approval of details pursuant to conditions 3 (CMP) attached to planning permission HGY/2021/2156 dated 10/9/2021 for the erection of a roof extension over detached north and south blocks of flats to provide 11 new residential homes.

**Total Applications Decided for Ward: 10**WARD: **Harringay****CLDE Applications Decided: 4**

Application No: **HGY/2021/3016** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 14/12/2021  
 Location: 102 Warham Road N4 1AU  
 Proposal: Certificate of lawfulness for the existing use of a small 6 person HMO

Application No: **HGY/2021/3391** Officer: Laina Levassor  
 Decision: REF Decision Date: 22/12/2021  
 Location: 659-661 Green Lanes N8 0QY  
 Proposal: Certificate of Lawfulness for the existing use as 4 self-contained units

Application No: **HGY/2021/3456** Officer: Oskar Gregersen  
 Decision: REF Decision Date: 21/12/2021  
 Location: 104 Wightman Road N4 1RN  
 Proposal: Certificate of Lawfulness for the existing use of 104 Wightman Road as seven self-contained flats.

Application No: **HGY/2021/3457** Officer: Oskar Gregersen  
 Decision: GTD Decision Date: 06/01/2022  
 Location: 95 Hampden Road N8 0HU  
 Proposal: Certificate of lawfulness: existing use: Use of property as two self-contained flats

**CLFA Applications Decided: 1**

Application No: **HGY/2022/0031** Officer: Laina Levassor  
 Decision: PERM REQ Decision Date: 12/01/2022  
 Location: 25 Umfreville Road N4 1RY  
 Proposal: Certificate of lawfulness for proposed side and rear extensions

**FUL Applications Decided: 8**

Application No: **HGY/2021/2941** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 22/12/2021  
 Location: Snug Cafe 549 Green Lanes N8 0RL  
 Proposal: Installation of new external extract ventilation

Application No: **HGY/2021/3125** Officer: Tania Skelli  
 Decision: GTD Decision Date: 15/12/2021  
 Location: 255 Wightman Road N8 0NB  
 Proposal: Change of use of single-dwelling-house to a 6-bedrooms HMO with a maximum of 8 persons occupancy.

Application No: **HGY/2021/3126** Officer: Tobias Finlayson  
 Decision: GTD Decision Date: 23/12/2021  
 Location: Flat 1 78 Raleigh Road N8 0JA  
 Proposal: Outbuilding to the rear of the garden.

Application No: **HGY/2021/3183** Officer: Conor Guilfoyle  
 Decision: REF Decision Date: 12/01/2022  
 Location: 79 Frobisher Road N8 0QU  
 Proposal: Retention of change of use from single family dwellinghouse to a small house in multiple occupation (HMO) (Use Class C4).

Application No: **HGY/2021/3294** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 21/12/2021  
 Location: Ground Floor Flat 77 Beresford Road N8 0AG  
 Proposal: Erection of conservatory to rear elevation.



Application No:	<b>HGY/2021/3295</b>	Officer:	Valerie Okeiyi
Decision:	NOT DET	Decision Date:	21/12/2021
Location:	69 Warham Road N4 1AR		
Proposal:	Conversion of existing HMO into two self-contained units		
Application No:	<b>HGY/2021/3309</b>	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	22/12/2021
Location:	Ground Floor Flat 57 Mattison Road N4 1BG		
Proposal:	Erection of outbuilding at end of rear garden for use as home office.		
Application No:	<b>HGY/2021/3494</b>	Officer:	Oskar Gregersen
Decision:	GTD	Decision Date:	19/01/2022
Location:	23 Willoughby Road N8 0JE		
Proposal:	Loft conversion with a proposed rear dormer and 2 x front velux windows with minor internal alterations.		

**RES Applications Decided: 2**

Application No:	<b>HGY/2021/3251</b>	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	14/01/2022
Location:	590-598 Green Lanes N8 0RA		
Proposal:	Approval of details (partial approval for Block A only) pursuant to condition 14 (reduction in carbon (CO2) emissions) attached to planning permission HGY/2016/1807		
Application No:	<b>HGY/2021/3426</b>	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	20/12/2021
Location:	Garage Colony rear of Mountview Court St Margarets Avenue N15 3DH		
Proposal:	Approval of details pursuant to condition 5 attached to planning permission HGY/2020/0181.		

**Total Applications Decided for Ward: 15**WARD: **Highgate****CLFA Applications Decided: 1**

Application No:	<b>HGY/2022/0024</b>	Officer:	Oskar Gregersen
Decision:	PERM DEV	Decision Date:	13/01/2022
Location:	3 North Hill Avenue N6 4RJ		
Proposal:	Certificate of lawfulness: proposed use: Single storey rear extension to existing terraced house.		

**CLUP Applications Decided: 1**

Application No:	<b>HGY/2021/3358</b>	Officer:	Christopher Smith
Decision:	PERM DEV	Decision Date:	15/12/2021
Location:	3 Southwood Lawn Road N6 5SD		
Proposal:	Construction of freestanding timber garden cabin 3.6m wide by 5.1m deep by 2.5m high (certificate of lawfulness: proposed use)		

**COND Applications Decided: 1**

Application No: **HGY/2021/3257** Officer: Emily Whittredge  
 Decision: GTD Decision Date: 17/12/2021  
 Location: 2 Winchester Road N6 5HW  
 Proposal: Variation of condition 2 (approved plans) pursuant to planning permission dated 08/12/2020 (HGY/2020/2734), namely to amend the roof form and install a raised terrace

**FUL Applications Decided: 11**

Application No: **HGY/2021/1549** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 14/01/2022  
 Location: Garages Rear Of 2-12 Wembury Road Wembury Mews N6 5XJ  
 Proposal: Demolition of existing garages and change of use of site to residential (C3) with erection of 4x dwelling houses (1X 3-4 bed, 5-6 person & 3x 4 bed, 5 person) with associated tree works to facilitate development and provision of front and rear amenity spaces, off-street parking space, bin and cycle stores, and hard and soft landscaping.

Application No: **HGY/2021/2746** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 15/12/2021  
 Location: 98 Talbot Road N6 4RA  
 Proposal: Demolition of existing rear detached garage and erection of part single, part two-storey side and rear extension to the existing building and associated works including replacement of existing windows and door (as per extant planning permission HGY/2020/1974) in association with the amalgamation of two existing flats into one.

Application No: **HGY/2021/2944** Officer: Anestis Skoupras  
 Decision: GTD Decision Date: 18/01/2022  
 Location: 30 Kingsley Place N6 5EA  
 Proposal: Installation of solar panels through the Haringey Solar Together scheme.

Application No: **HGY/2021/3182** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 13/12/2021  
 Location: 32 Wood Lane N6 5UB  
 Proposal: Installation of new conservation style rooflight on side roof plane, insertion of new skylights on flat roof of side projection, alterations to the rear fenestration of the building at lower ground, ground and first floor level, removal of timber handrails and replacement with metal railings at rear ground floor level, replacement windows at first floor on side elevation.

Application No: **HGY/2021/3191** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 23/12/2021  
 Location: School House - Mills Centre to Field House Bishopswood Road N6 4PP  
 Proposal: Removal of part existing railings, gate and walls; to install new railings, gates and dwarf walls with associated landscaping.

Application No: **HGY/2021/3203** Officer: Tobias Finlayson  
 Decision: GTD Decision Date: 20/12/2021  
 Location: St Augustines Vicarage Langdon Park Road N6 5BH  
 Proposal: Erection of a single storey rear extension, addition of metal entrance canopy and regularisation of the Vicarage's separation from the Church and its continued use as a single dwelling house with updated boundary.

Application No:	<b>HGY/2021/3252</b>	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	21/12/2021
Location:	Basement And Ground Floor Flat 32 Northwood Road N6 5TP		
Proposal:	Demolition of rear conservatory extension and erection of single storey side and rear extension.		
Application No:	<b>HGY/2021/3284</b>	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	06/01/2022
Location:	53 Cholmeley Crescent N6 5EX		
Proposal:	Enlargement of front and rear dormer windows and formation of new side dormer window.		
Application No:	<b>HGY/2021/3289</b>	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	04/01/2022
Location:	411 Archway Road N6 4HT		
Proposal:	Demolition of existing single storey rear extension and erection of new single storey side and rear extension. Erection of new garage building to rear with new gate and height increase to existing boundary wall on Church Road. Insertion of full-height double timber gates to Archway Road elevation.		
Application No:	<b>HGY/2021/3311</b>	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	30/12/2021
Location:	Flat 2 206 Archway Road N6 5BA		
Proposal:	Replacement windows and doors.		
Application No:	<b>HGY/2021/3428</b>	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	11/01/2022
Location:	11 Talbot Road N6 4QS		
Proposal:	Replacement of ground surface finishes within front garden, replacement stone entrance step, and installation of a new painted timber gate.		
<b>NON Applications Decided: 1</b>			
Application No:	<b>HGY/2021/3388</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	23/12/2021
Location:	Highgate PrePreparatory School Bishopswood Road N6 4PP		
Proposal:	Non-material amendment following a grant of planning permission HGY/2021/1380 involving change to the approved main facing brick specification		
<b>RES Applications Decided: 6</b>			
Application No:	<b>HGY/2020/0898</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	10/01/2022
Location:	225 Archway Road N6 5BS		
Proposal:	Approval of details pursuant to condition 7 (walls / gates / fencing / railings / enclosures) attached to planning permission HGY/2011/0998		
Application No:	<b>HGY/2020/0899</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	10/01/2022
Location:	225 Archway Road N6 5BS		
Proposal:	Approval of details pursuant to condition 10 (construction management plan and construction logistics plan) attached to planning permission HGY/2011/0998		

Application No:	<b>HGY/2021/2715</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	17/12/2021
Location:	Land rear of Tudor Close N6 5PR		
Proposal:	Approval of details pursuant to condition 17a (MVHR and ASHPs) attached to planning permission HGY/2020/1460.		
Application No:	<b>HGY/2021/2923</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	07/01/2022
Location:	Newstead Denewood Road N6 4AL		
Proposal:	Approval of details pursuant to condition 17 (Construction Management Plan - Basement Construction), attached to planning permission HGY/2018/3205		
Application No:	<b>HGY/2021/3297</b>	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	07/01/2022
Location:	Branksome Courtenay Avenue N6 4LP		
Proposal:	Approval of details pursuant to conditions 18 (Part A) (Archeology) and 19 (CMP/ CLP) attached to planning permission HGY/2021/1190 dated 6/10/2021 for the demolition of the existing dwelling house and erection of replacement dwelling house, including accommodation at basement, ground, first floor and roof levels with associated landscaping to front and rear garden areas		
Application No:	<b>HGY/2021/3299</b>	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	06/01/2022
Location:	Branksome Courtenay Avenue N6 4LP		
Proposal:	Approval of details pursuant to conditions 6 (NRMM), 14 (Qualified basement engineer) and 15 (Construction Method Statement) attached to planning permission HGY/2021/1190 dated 6/10/2021 for the demolition of the existing dwelling house and erection of replacement dwelling house, including accommodation at basement, ground, first floor and roof levels with associated landscaping to front and rear garden areas.		

**TPO Applications Decided: 3**

Application No:	<b>HGY/2021/3188</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	14/12/2021
Location:	Kempton House 52 Cholmeley Park N6 5AD		
Proposal:	Works to trees protected by a Group TPO: T15: Sycamore (12m): Reduce crown by 4m as it is extending over the road to the south by 5m T20: Tree of Heaven (21m): Reduce height by 3m due to lean and exposed crown to reduce the risk of failure T22: Sycamore (17m): Crown reduce by 2m to keep tree at a size suitable for its location as it is located on a steep bank T24: Holm Oak (18m): Reduce crown on building side by 2m due to close proximity to property T25: Sycamore (16m): Reduce crown on building side by 2m due to close proximity to property (All other proposed tree works on the application will be dealt with under a Section 211 Notice)		
Application No:	<b>HGY/2021/3323</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	19/01/2022
Location:	6 Willowdene 18 View Road N6 4DE		
Proposal:	Works to tree protected by a Group TPO: T1- Sycamore tree- (15m)-Reduce crown by approximately two metres on all aspects of tree, thin lower congested area of crown by twenty percent.		
Application No:	<b>HGY/2021/3433</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	19/01/2022
Location:	Highgate School Sports Field Bishopswood Road N6 4NY		

Proposal: Works to trees protected by a TPO: T4201: Common Lime (20m): Reduce to approximately 10m due to a significant cavity at 3m T4202: Common Oak (20m): Reduce lower canopy giving 2m clearance from building as it is touching the building

(The remaining works detailed on the application form will be considered separately under a Section 211 Notice)

**Total Applications Decided for Ward: 24**

WARD: **Hornsey**

**ADV Applications Decided: 1**

Application No: **HGY/2021/3427** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 11/01/2022  
 Location: Co-op Fuel Station Tottenham Lane N8 8SE  
 Proposal: Proposed advertisements to existing forecourt canopy, totem and pump dispensers.

**CLUP Applications Decided: 2**

Application No: **HGY/2021/3502** Officer: Laurence Ackrill  
 Decision: PERM DEV Decision Date: 17/12/2021  
 Location: 94 Middle Lane N8 8NT  
 Proposal: Certificate of lawfulness for a proposed rear dormer roof extension and front elevation rooflights

Application No: **HGY/2022/0047** Officer: Oskar Gregersen  
 Decision: PERM DEV Decision Date: 19/01/2022  
 Location: 28 Lightfoot Road N8 7JN  
 Proposal: Certificate of lawfulness: proposed use: Hip-to-gable dormer roof extension

**FUL Applications Decided: 9**

Application No: **HGY/2021/3195** Officer: Fatema Begum  
 Decision: GTD Decision Date: 05/01/2022  
 Location: 12 Harold Road N8 7DE  
 Proposal: Ground floor rear infill extension.

Application No: **HGY/2021/3355** Officer: Anestis Skoupras  
 Decision: GTD Decision Date: 05/01/2022  
 Location: 3A Temple Road N8 7BY  
 Proposal: Replacement of conservatory roof and wall frames.

Application No: **HGY/2021/3376** Officer: Laurence Ackrill  
 Decision: GTD Decision Date: 11/01/2022  
 Location: Flat 3 76 Tottenham Lane N8 7EE  
 Proposal: Loft conversion with rear dormer, raise ridge line, garden terrace and bay roof window.

Application No:	<b>HGY/2021/3378</b>	Officer:	Toby Williams
Decision:	GTD	Decision Date:	17/01/2022
Location:	Carleton House 122A Hillfield Avenue N8 7DQ		
Proposal:	Window replacement		
Application No:	<b>HGY/2021/3393</b>	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	17/01/2022
Location:	7 Priory Avenue N8 7RP		
Proposal:	Conversion of unauthorised flats back to a single dwelling.		
Application No:	<b>HGY/2021/3407</b>	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	07/01/2022
Location:	Flat C 155 Nelson Road N8 9RR		
Proposal:	Formation of roof terrace with boundary screening to rear outrigger roof; Formation of rear dormer roof extension to main rear roof to facilitate access		
Application No:	<b>HGY/2021/3489</b>	Officer:	Laina Levassor
Decision:	REF	Decision Date:	13/01/2022
Location:	Flat 2 1 Church Lane N8 7BU		
Proposal:	Proposed roof terrace with associated privacy screen sited above existing extension. Removal of rear elevation window with lower wall removal to replace with double door to enable roof terrace access.		
Application No:	<b>HGY/2021/3500</b>	Officer:	Oskar Gregersen
Decision:	GTD	Decision Date:	20/01/2022
Location:	Ground Floor Flat A 20 Rosebery Gardens N8 8SH		
Proposal:	The erection of single storey timber clad detached garden room.		
Application No:	<b>HGY/2021/3524</b>	Officer:	Tania Skelli
Decision:	REF	Decision Date:	19/01/2022
Location:	47 Tottenham Lane N8 9BD		
Proposal:	Erection of first floor rear extensions		
<b>NON Applications Decided: 2</b>			
Application No:	<b>HGY/2021/2933</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	17/12/2021
Location:	7 Cross Lane N8 7SA		
Proposal:	Non-material amendment following a grant of planning permission HGY/2020/1724 to amend the wording of conditions 15 (Piling), 26 (Overheating), 27 (Sustainability & Energy Statement), 28 (Living Roofs and Solar PV), 21(Archaeology), 29 (BREEAM - Commercial unit) and removal of condition 18 (Land Contamination)		
Application No:	<b>HGY/2021/3530</b>	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	17/12/2021
Location:	Flat A 96 North View Road N8 7LP		
Proposal:	Non-material amendment following a grant of planning permission ref: HGY/2021/2562 involving removal of one dormer Window and instillation of dome rooflight		

**PNC Applications Decided: 1**

Application No: **HGY/2021/3380** Officer: Laurence Ackrill  
 Decision: PN REFUSED Decision Date: 14/01/2022  
 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.

**RES Applications Decided: 2**

Application No: **HGY/2021/3539** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 21/01/2022  
 Location: 7 Cross Lane N8 7SA  
 Proposal: Approval of details pursuant to condition 10 (contamination remediation strategy) attached to planning permission HGY/2020/1724

Application No: **HGY/2021/3540** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 21/01/2022  
 Location: 7 Cross Lane N8 7SA  
 Proposal: Approval of details pursuant to condition 12 (monitoring and maintenance plan in respect of contamination) attached to planning permission HGY/2020/1724.

**Total Applications Decided for Ward: 17**WARD: **Muswell Hill****FUL Applications Decided: 8**

Application No: **HGY/2021/3144** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 13/12/2021  
 Location: 48 Redston Road N8 7HJ  
 Proposal: Replacing rotten timber wall and roof structure of existing conservatory extension with a more lasting and substantial brick clad elevation and tiled roof including new aluminium fold-aside doors and windows. The roof of the extension will be solid and highly insulated and will support solar panels and have a roof light. For the existing loft room it is proposed to open the up the south elevation to provide garden views. It will retain a tiled sloping margin and have aluminium fold-aside glazing, a small strip of terrace with appropriate screening to the south and the west and the extended roof should be highly insulated and should support more solar panels.

Application No: **HGY/2021/3272** Officer: Samuel Uff  
 Decision: GTD Decision Date: 22/12/2021  
 Location: 23 Etheldene Avenue N10 3QG  
 Proposal: Erection of single storey rear extension and rear dormer roof extension and installation of 3 x front rooflights.

Application No: **HGY/2021/3291** Officer: Tania Skelli  
 Decision: GTD Decision Date: 17/12/2021  
 Location: Ground Floor Flat 236 Park Road N8 8JX  
 Proposal: Erection of single-storey infill and rear extension including with retention of courtyard.

Application No: **HGY/2021/3319** Officer: Tobias Finlayson  
 Decision: GTD Decision Date: 22/12/2021  
 Location: 80 Barrington Road N8 8QX  
 Proposal: Rear single storey ground floor extension, altered window openings to rear and replacement timber windows to front.

Application No:	<b>HGY/2021/3354</b>	Officer:	Anestis Skoupras
Decision:	GTD	Decision Date:	05/01/2022
Location:	15 Onslow Gardens N10 3JT		
Proposal:	Single storey ground floor extension to rear of building. Re-modelling of first floor outrigger pitched roof to match neighbour. Replacement of first floor rear elevation window with new inward opening bi-fold doors and painted metal balustrade.		
Application No:	<b>HGY/2021/3408</b>	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	07/01/2022
Location:	93 Wood Vale N10 3DL		
Proposal:	Formation of dormer roof extensions to both sides and rear of main roof slope; Erection of first floor side extension; Installation of sky/roof lights; Formation of raised rear garden terrace with associated pergola structure; Associated alterations to windows/doors and ground floor rear elevation including formation of new rear bay window, installation of retractable awning [*15/12/21: NOTE: Installation of Heat Pump removed from proposal (amended plans)]		
Application No:	<b>HGY/2021/3431</b>	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	13/01/2022
Location:	14 The Chine N10 3PY		
Proposal:	Replacement of existing single glazed windows and front door with new timber double glazed windows and front door sympathetic to originals.		
Application No:	<b>HGY/2021/3468</b>	Officer:	Oskar Gregersen
Decision:	GTD	Decision Date:	17/01/2022
Location:	80 Muswell Hill Road N10 3JR		
Proposal:	Construction of timber clad single storey rear extension. Alterations to window openings and replacement of existing timber windows with new metal framed windows at rear. No works proposed to the front elevation and front garden.		

**NON Applications Decided: 2**

Application No:	<b>HGY/2021/3508</b>	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	10/01/2022
Location:	142 Muswell Hill Road N10 3JE		
Proposal:	Non material amendment to planning permission HGY/2020/2672 for works summarised as ; 1. Increased height of parapet of extension to accommodate construction methods and detailing not known at the time of planning submission 2. Adjusting size of window above extension (Window no. WF.10) in response to and to suit new height of extension parapet 3. Adjusting bottom of lightwell at front to be less deep than shown on approved documents 4. Adjust glazing to doors from kitchen to accommodate cat flap 5. Flat brick arches over window rather than arched due to supply issues and detailing constraints unique to the type of retrofit construction 6. Addition of external timber blinds not shown on original planning application 7. Replace design for brick garden wall along side elevation with timber fencing.		
Application No:	<b>HGY/2022/0006</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	14/01/2022
Location:	Land to the Rear of 33 Muswell Hill N10 3PR		
Proposal:	Non-Material Amendments to planning reference HGY/2021/0603 for the following changes: (1) Minor extension of below ground basement wall to the front elevation; (2) Internal layout adjustment including staircase location change; (3) Alignment of the 'dogleg' in the front facade to align with the structural wall of the living room; (4) Adjustment of the Rooflights to suit the new stair and kitchen location.		

**Total Applications Decided for Ward: 10**WARD: **Noel Park****ADV Applications Decided: 1**



Application No: **HGY/2021/3436** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 12/01/2022  
 Location: 6 High Road N22 6BX  
 Proposal: Installation of 1 x illuminated Fascia Sign and internally illuminated projecting/Hanging sign.

**CLUP Applications Decided: 2**

Application No: **HGY/2021/3160** Officer: Tobias Finlayson  
 Decision: PERM DEV Decision Date: 23/12/2021  
 Location: 8 Burghley Road N8 0QE  
 Proposal: Certificate of lawfulness for proposed development of single storey rear/side infill extension and erection of a single storey rear outbuilding.

Application No: **HGY/2021/3170** Officer: Gareth Prosser  
 Decision: PERM DEV Decision Date: 17/12/2021  
 Location: Part of Basement Level Wood Green Shopping City High Road N22 6YD  
 Proposal: Confirmation that the proposed use of medical services fails within the new 'E' use class

**FUL Applications Decided: 11**

Application No: **HGY/2021/2936** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 22/12/2021  
 Location: Unit 10 Wood Green Shopping City High Road N22 6YD  
 Proposal: Installation of new mechanical ventilation

Application No: **HGY/2021/2967** Officer: Samuel Uff  
 Decision: GTD Decision Date: 14/12/2021  
 Location: Third Floor 183 High Road N22 6BA  
 Proposal: Change of use of third floor vacant unit to staff accommodation HMO (4 person) and installation of balustrade to the roof terrace.

Application No: **HGY/2021/2984** Officer: Gareth Prosser  
 Decision: REF Decision Date: 15/12/2021  
 Location: 17 Tower Terrace N22 6SX  
 Proposal: Erection of a single storey rear extension to the upper ground floor flat in the existing house; the erection of a new self contained three storey dwellinghouse with basement for the Applicant's own occupation on the rear garden of the same property.

Application No: **HGY/2021/3102** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 24/12/2021  
 Location: Alexandra Infants And Junior School Western Road N22 6UH  
 Proposal: Installation of new conservation, painted double-glazed timber windows sashes and casement.

Application No: **HGY/2021/3168** Officer: Gareth Prosser  
 Decision: GTD Decision Date: 17/12/2021  
 Location: Unit 51-52 and 53 Wood Green Shopping City High Road N22 6YD  
 Proposal: Proposed External works and construction of a new plant area to accommodate a new NHS community diagnostics centre at units 51-52 and 53, The Mall.

Application No:	<b>HGY/2021/3202</b>	Officer:	Emily Whittredge
Decision:	GTD	Decision Date:	15/12/2021
Location:	22-24 Burghley Road N8 0QE		
Proposal:	Replacement of timber windows with double glazed timber windows and doors with timber doors		
Application No:	<b>HGY/2021/3250</b>	Officer:	Emily Whittredge
Decision:	GTD	Decision Date:	20/12/2021
Location:	29 Vincent Road N22 6NY		
Proposal:	Installation of roof light on the rear roofslope		
Application No:	<b>HGY/2021/3280</b>	Officer:	Oskar Gregersen
Decision:	GTD	Decision Date:	21/12/2021
Location:	30 Ravenstone Road N8 0JT		
Proposal:	Replacement conservatory at the rear of the property.		
Application No:	<b>HGY/2021/3330</b>	Officer:	Laina Levassor
Decision:	REF	Decision Date:	22/12/2021
Location:	First Floor Flat B 45 Westbury Avenue N22 6BS		
Proposal:	Retrospective application for retention of new door to rear facade at first floor level and balcony with railings and privacy screen		
Application No:	<b>HGY/2021/3521</b>	Officer:	Sarah Madondo
Decision:	REF	Decision Date:	17/01/2022
Location:	89 Willingdon Road N22 6SE		
Proposal:	Change of use of single-dwelling-house into 3 x flat conversion with loft conversion		
Application No:	<b>HGY/2021/3553</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	20/01/2022
Location:	Shop 56 High Road N22 6BX		
Proposal:	Installation of Fire escape at the rear of the building at ground floor level.		
<b>NON Applications Decided: 1</b>			
Application No:	<b>HGY/2021/3517</b>	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	23/12/2021
Location:	75 High Road N22 6BB		
Proposal:	Non-material amendment application following a grant of planning permission HGY/2020/1956 to materials in relation to the new windows. From aluminium framed double glazed windows to match existing into uPVC framed double glazed windows to match existing.		
<b>RES Applications Decided: 7</b>			
Application No:	<b>HGY/2021/2187</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	13/12/2021
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		
Proposal:	Approval of details pursuant to condition 50- partial discharge (Green and brown roofs) of planning permission HGY/2017/3117 in relation to Blocks D1, D2, D3 and D4 only		

Application No:	<b>HGY/2021/2258</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	13/12/2021
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 52 - partial discharge (External Solar Shading and Passive Ventilation Study ) of planning permission HGY/2017/3117 in relation to Blocks D1-D4 only		
Application No:	<b>HGY/2021/2326</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	20/01/2022
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 36 - partial discharge (Drainage Strategy - Thames Water) of planning permission HGY/2017/3117 in relation to Blocks E1, E2 and E3 only		
Application No:	<b>HGY/2021/3161</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	21/01/2022
Location:	Garages Adjacent to 67 Bury Road N22 6HS		
Proposal:	Approval of details pursuant to condition 9c (Remediation Strategy) attached to planning permission HGY/2021/0059		
Application No:	<b>HGY/2021/3292</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	17/12/2021
Location:	Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Coburg Road, Western Road and the Kings Cross / East Coast Mainline, Clarendon Gas Works, Olympia Trading Estate, and 57-89 Western Road, N8		
Proposal:	Approval of details pursuant to condition 31 (CON 2) - partial discharge (Land contamination) of planning permission HGY/2017/3117 relating to Buildings A3 and A4 only		
Application No:	<b>HGY/2021/3383</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	13/12/2021
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 57 (Materials) partial discharge in relation to blocks D1, D2, D3 and D4 only attached to planning permission HGY/2017/3117.		
Application No:	<b>HGY/2022/0100</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	21/01/2022
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 (partial) pursuant to Part B of condition 51 (Secured by Design) of planning permission HGY/2017/3117 relating to A3 building only.		

**Total Applications Decided for Ward: 22**

**WARD: Northumberland Park**

**ADV Applications Decided: 1**

Application No:	<b>HGY/2021/1925</b>	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	22/12/2021
Location:	Tottenham Hotspur Football Club 748 High Road N17 0AP		
Proposal:	Application for advertisement consent for the installation of a vertical projecting, internally illuminated sign displaying the lettering 'Tottenham Experience'		

**FUL Applications Decided: 4**

Application No:	<b>HGY/2020/2199</b>	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	21/01/2022
Location:	2 Kings Road N17 8NP		

Proposal: Proposed Alteration works which include re- instatement of the timber sash windows and doors, improvements to external shed & demolition of the front boundary wall and reconstruction of the wall and general internal decoration and repair to the listed building (Amended Description)

Application No: **HGY/2021/2202** Officer: Emily Whittredge

Decision: GTD Decision Date: 23/12/2021

Location: 639 High Road N17 8AA

Proposal: Internal refurbishment of Grade II listed property including internal reconfiguration to the key public-facing spaces at ground level, improved provisions for building occupants (encompassing ancillary provisions such as showers/lockers and improvements to security and access for all), adaptations to the northern elevation to facilitate access to an external events area, with level access to a new Community Cafe facility with delivery access to the rear.

Application No: **HGY/2021/3127** Officer: Kwaku Bossman-Gyamera

Decision: GTD Decision Date: 13/12/2021

Location: 85 Pembury Road N17 8LY

Proposal: Approval of Details pursuant to conditions 4 (secure and covered cycle parking facilities & 5 (Provision of refuse and waste storage) attached to approved permission HGY/2021/2597.

Application No: **HGY/2021/3231** Officer: Kwaku Bossman-Gyamera

Decision: REF Decision Date: 23/12/2021

Location: 60 Beaufoy Road N17 8BU

Proposal: Demolition of rear garage; Sub-division of the site in association of the erection of new three-bedroom house.

#### **LBC Applications Decided: 2**

Application No: **HGY/2020/2198** Officer: Kwaku Bossman-Gyamera

Decision: GTD Decision Date: 21/01/2022

Location: 2 Kings Road N17 8NP

Proposal: Listed Building Consent for alteration works which include re- instatement of the timber sash windows and doors, improvements to external shed & demolition of the front boundary wall and reconstruction of the wall and general internal decoration and repair to the listed building.

Application No: **HGY/2021/2203** Officer: Emily Whittredge

Decision: GTD Decision Date: 23/12/2021

Location: 639 High Road N17 8AA

Proposal: Internal refurbishment of Grade II listed property including internal reconfiguration to the key public-facing spaces at ground level, improved provisions for building occupants (encompassing ancillary provisions such as showers/lockers and improvements to security and access for all), adaptations to the northern elevation to facilitate access to an external events area, with level access to a new Community Cafe facility with delivery access to the rear.

#### **PNE Applications Decided: 2**

Application No: **HGY/2021/3327** Officer: Laina Levassor

Decision: PN NOT REQ Decision Date: 22/12/2021

Location: 145 Willoughby Lane N17 0RT

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

Application No: **HGY/2021/3329** Officer: Laina Levassor

Decision: PN REFUSED Decision Date: 22/12/2021

Location: 145 Willoughby Lane N17 0RT

Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

**Total Applications Decided for Ward: 9**WARD: **St Anns****ADV Applications Decided: 1**

Application No: **HGY/2021/3357** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 05/01/2022  
 Location: 42 Grand Parade N4 1AQ  
 Proposal: 1no. internally illuminated fascia sign & 1 no. internally illuminated projecting sign

**CLUP Applications Decided: 4**

Application No: **HGY/2021/3362** Officer: Tobias Finlayson  
 Decision: PERM DEV Decision Date: 20/12/2021  
 Location: 22 Oulton Road N15 5PY  
 Proposal: Certificate of lawfulness for proposed development of a rear dormer roof extension and insertion of two front rooflights

Application No: **HGY/2021/3437** Officer: Valerie Okeiyi  
 Decision: PERM DEV Decision Date: 21/12/2021  
 Location: 17 Etherley Road N15 3AL  
 Proposal: Certificate of lawfulness for erection of rear dormers and installation of rooflights to front elevation (proposed use)

Application No: **HGY/2021/3549** Officer: Tania Skelli  
 Decision: PERM REQ Decision Date: 21/01/2022  
 Location: 43 Avondale Road N15 3SR  
 Proposal: Certificate of lawfulness: proposed roof extensions and outbuilding in rear garden.

Application No: **HGY/2022/0030** Officer: Emily Whittredge  
 Decision: PERM DEV Decision Date: 12/01/2022  
 Location: 24 Rectory Gardens N8 7PJ  
 Proposal: Hip to gable loft conversion with rear dormer and front roof lights (Certificate of lawfulness)

**FUL Applications Decided: 11**

Application No: **HGY/2021/2938** Officer: Mercy Oruwari  
 Decision: REF Decision Date: 20/12/2021  
 Location: Flat 2 14 Haringay Road N15 3JD  
 Proposal: Retrospective application for the construction of a roof terrace.

Application No: **HGY/2021/2961** Officer: Gareth Prosser  
 Decision: REF Decision Date: 13/12/2021  
 Location: 4 Hastings Terrace Conway Road N15 3BE  
 Proposal: Erection of first floor side extension over existing extension.

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Application No:	<b>HGY/2021/3204</b>	Officer:	Emily Whittredge
Decision:	REF	Decision Date:	14/12/2021
Location:	117 Harringay Road N15 3HP		
Proposal:	Demolition of existing wall and erection of a wrap around rear extension and second floor rear extension. Enlargement of front dormer, installation of bike and bin stores to front garden; air heat pump and thermal solar panels to the main roof.		
Application No:	<b>HGY/2021/3209</b>	Officer:	Emily Whittredge
Decision:	GTD	Decision Date:	17/12/2021
Location:	63A Grove Road N15 5HJ		
Proposal:	Erection of rear dormer / outrigger roof extension with roof terrace		
Application No:	<b>HGY/2021/3228</b>	Officer:	Emily Whittredge
Decision:	GTD	Decision Date:	20/12/2021
Location:	3 Terront Road N15 3AA		
Proposal:	Loft conversion with rear dormer and front and rear rooflights.		
Application No:	<b>HGY/2021/3258</b>	Officer:	Laina Levassor
Decision:	REF	Decision Date:	17/12/2021
Location:	18 Woodlands Park Road N15 3RT		
Proposal:	Erection of first floor rear extension		
Application No:	<b>HGY/2021/3259</b>	Officer:	Laina Levassor
Decision:	GTD	Decision Date:	16/12/2021
Location:	88 Roslyn Road N15 5JJ		
Proposal:	Erection of single storey side infill extension		
Application No:	<b>HGY/2021/3296</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	21/12/2021
Location:	17 Warwick Gardens N4 1JD		
Proposal:	Single storey wrap-around extension.		
Application No:	<b>HGY/2021/3334</b>	Officer:	Mercy Oruwari
Decision:	REF	Decision Date:	17/12/2021
Location:	Upper Flat B 2 Gorleston Road N15 5QR		
Proposal:	Erection of dormer and outrigger loft extension and internal alterations.		
Application No:	<b>HGY/2021/3425</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	24/12/2021
Location:	64 Clarendon Road N15 3JX		
Proposal:	Erection of single storey side infill extension and internal configuration.		
Application No:	<b>HGY/2021/3512</b>	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	20/01/2022
Location:	29 Chesterfield Gardens N4 1LJ		
Proposal:	Erection of single storey wraparound internal alterations.		

**NON Applications Decided: 1**

Application No: **HGY/2022/0075** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 19/01/2022  
 Location: Land adjacent to 38-84 Cornwall Road N15 5AR  
 Proposal: Non-material amendment to planning permission HGY/2021/0967 to change condition 13 (Living Roof) from a pre-commencement condition to a pre-above Ground condition.

**PNE Applications Decided: 1**

Application No: **HGY/2021/3471** Officer: Oskar Gregersen  
 Decision: PN NOT REQ Decision Date: 06/01/2022  
 Location: 97 Black Boy Lane N15 3AS  
 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 3.95m and for which the height of the eaves would be 3m

**RES Applications Decided: 2**

Application No: **HGY/2021/2188** Officer: Gareth Prosser  
 Decision: GTD Decision Date: 17/01/2022  
 Location: Chestnuts Primary School Black Boy Lane N15 3TD  
 Proposal: Approval of details pursuant to condition 3 (materials) attached to planning permission ref: HGY/2021/1261.

Application No: **HGY/2021/3417** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 22/12/2021  
 Location: Land adjacent to 38-84 Cornwall Road N15 5AR  
 Proposal: Approval of details pursuant to condition 8 (Method of Construction Statement) attached to planning permission ref: HGY/2021/0967

**TEL Applications Decided: 1**

Application No: **HGY/2021/3538** Officer: Kwaku Bossman-Gyamera  
 Decision: PN REFUSED Decision Date: 21/01/2022  
 Location: Opposite 432 West Green Road N15 3PT  
 Proposal: Proposed 5G telecoms installation: H3G Phase 8 20m high street pole c/w wrap-around cabinet and 3 further additional equipment cabinets. (Prior notification: Development by telecoms operators)

**Total Applications Decided for Ward: 21**


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 WARD: **Seven Sisters**


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**CLUP Applications Decided: 1**

Application No: **HGY/2021/2660** Officer: Mercy Oruwari  
 Decision: PERM DEV Decision Date: 12/01/2022  
 Location: 30 Craven Park Road N15 6AB  
 Proposal: Certificate of lawfulness for the erection of a roof extension over the outrigger - proposed use

**FUL Applications Decided: 15**

Application No:	<b>HGY/2021/2995</b>	Officer:	Kwaku Bossman-Gyamera
Decision:	NPW	Decision Date:	20/12/2021
Location:	124 Craven Park Road N15 6AB		
Proposal:	Erection of second floor extension on top of the outrigger		
Application No:	<b>HGY/2021/3128</b>	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	15/12/2021
Location:	40 Fairview Road N15 6LJ		
Proposal:	Erection of single storey rear extension		
Application No:	<b>HGY/2021/3137</b>	Officer:	Sarah Madondo
Decision:	REF	Decision Date:	22/12/2021
Location:	31A Riverside Road N15 6DA		
Proposal:	Development of a modern two storey 1 bed end-stop to terrace property on the side plot of No.31 Riverside road.		
Application No:	<b>HGY/2021/3185</b>	Officer:	Laina Levassor
Decision:	GTD	Decision Date:	15/12/2021
Location:	12 and 14 Thorpe Road N15 6NR		
Proposal:	Joint application for single storey side infill extensions at Ground Floor Flat, No.12 & No.14 Thorpe Road		
Application No:	<b>HGY/2021/3232</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	22/12/2021
Location:	10 Franklin Street N15 6QH		
Proposal:	Erection of an additional floor to convert the existing bungalow into a two storey house, together with rear dormer window.		
Application No:	<b>HGY/2021/3235</b>	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	22/12/2021
Location:	501 Seven Sisters Road N15 6EP		
Proposal:	Roof extension to create additional 1 bedroom self-contained flat		
Application No:	<b>HGY/2021/3236</b>	Officer:	Kwaku Bossman-Gyamera
Decision:	REF	Decision Date:	23/12/2021
Location:	69 Ferndale Road N15 6UG		
Proposal:	Erection of a second floor rear extension.		
Application No:	<b>HGY/2021/3241</b>	Officer:	Kwaku Bossman-Gyamera
Decision:	REF	Decision Date:	05/01/2022
Location:	3 Vale Terrace N4 1LX		
Proposal:	Roof extension to create 2no self-contained flats		
Application No:	<b>HGY/2021/3247</b>	Officer:	Emily Whittredge
Decision:	GTD	Decision Date:	17/12/2021
Location:	25 Frinton Road N15 6NH		
Proposal:	Two storey side extension and single storey rear extension		



Application No:	<b>HGY/2021/3249</b>	Officer:	Emily Whittredge
Decision:	GTD	Decision Date:	17/12/2021
Location:	9 Lemsford Close N15 6BY		
Proposal:	Replacement of windows and rear door including frame		
Application No:	<b>HGY/2021/3262</b>	Officer:	Laina Levassor
Decision:	GTD	Decision Date:	17/12/2021
Location:	123 Plevna Crescent N15 6DY		
Proposal:	Replacement of front and rear elevation glazing		
Application No:	<b>HGY/2021/3336</b>	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	22/12/2021
Location:	66 Craven Park Road N15 6AB		
Proposal:	Erection of an additional storey ('Type 3' extension) including installation of 2x front and rear rooflights		
Application No:	<b>HGY/2021/3363</b>	Officer:	Sarah Madondo
Decision:	REF	Decision Date:	13/01/2022
Location:	137 Wargrave Avenue N15 6TX		
Proposal:	Alterations to the existing roof to form a Type 3 loft together with a two storey side extension.		
Application No:	<b>HGY/2021/3451</b>	Officer:	Emily Whittredge
Decision:	GTD	Decision Date:	12/01/2022
Location:	223 Hermitage Road N4 1NW		
Proposal:	Erection of single storey rear and side return extension.		
Application No:	<b>HGY/2021/3490</b>	Officer:	Laina Levassor
Decision:	GTD	Decision Date:	18/01/2022
Location:	20 Ermine Road N15 6DB		
Proposal:	Erection of a three storey side extension together with provision of a front balcony		

**PNC Applications Decided: 1**

Application No:	<b>HGY/2021/3580</b>	Officer:	Laina Levassor
Decision:	PN REFUSED	Decision Date:	19/01/2022
Location:	20 Ermine Road N15 6DB		
Proposal:	Application to determine if prior approval is required for development consisting of works for the construction of a new dwellinghouse immediately above the topmost storey on a terrace building in use as a single dwellinghouse: Construction of an additional storey which extends 2.55m above the existing roof height under Schedule 2, Part 1, Class AC of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)		

**PNE Applications Decided: 4**

Application No:	<b>HGY/2021/3136</b>	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	15/12/2021
Location:	162 Gladesmore Road N15 6TH		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 5.5m, for which the maximum height would be 3.3m and for which the height of the eaves would be 3m		

Application No:	<b>HGY/2021/3171</b>	Officer:	Oskar Gregersen
Decision:	PN NOT REQ	Decision Date:	13/12/2021
Location:	13 Surrey Gardens N4 1UD		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 4m, for which the maximum height would be 3m and for which the height of the eaves would be 2.7m		
Application No:	<b>HGY/2021/3310</b>	Officer:	Laina Levassor
Decision:	PN REFUSED	Decision Date:	22/12/2021
Location:	20 Ermine Road N15 6DB		
Proposal:	Erection of a single storey extension which extends beyond the rear wall of the original house by 3.4m, for which the maximum height would be 3.5m and for which the height of the eaves would be 2.7m		
Application No:	<b>HGY/2021/3321</b>	Officer:	Laina Levassor
Decision:	PN REFUSED	Decision Date:	04/01/2022
Location:	161 Gladesmore Road N15 6TJ		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 5.8m, 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/2020/2892</b>	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	14/12/2021
Location:	Sainsbury's Supermarket Williamson Road N4 1UJ		
Proposal:	Discharge of condition 4 (construction management plan) and condition 10 (Details of fume extraction equipment, vents, air conditioning, plant, pipework, antennae or aerials) of planning permission HGY/2020/0202.		
Application No:	<b>HGY/2021/3025</b>	Officer:	Philip Elliott
Decision:	GTD	Decision Date:	15/12/2021
Location:	Land to the North of Ermine Road N15 6DD		
Proposal:	Approval of details pursuant to condition 21 (Accommodation to be used only as supported housing and occupied in accordance with approved Management Plan) attached to planning permission HGY/2020/2794		

**Total Applications Decided for Ward: 23**WARD: **Stroud Green****FUL Applications Decided: 11**

Application No:	<b>HGY/2021/2850</b>	Officer:	Fatema Begum
Decision:	GTD	Decision Date:	11/01/2022
Location:	12 Mount Pleasant Villas N4 4HD		
Proposal:	Demolition of the existing kitchen extension and side of the outrigger construction of the single-storey ground floor side infill and wraparound extension.		
Application No:	<b>HGY/2021/3046</b>	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	15/12/2021
Location:	10 Mount Pleasant Villas N4 4HD		
Proposal:	Addition of roof terrace to an existing flat roof to rear outrigger and additional door, landing and steps in the rear elevation to access the terrace.		

Application No:	<b>HGY/2021/3093</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	15/12/2021
Location:	16 Albany Road N4 4RJ		
Proposal:	Single storey ground floor rear extension, front roof dormer, replacement windows, front light well to serve existing storage.		
Application No:	<b>HGY/2021/3107</b>	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	15/12/2021
Location:	12 Osborne Road N4 3SF		
Proposal:	Erection of storage unit (bikes and wheelchair/s). Widening of front boundary access and replace existing gate with wider sliding gate. Landscaping works and creation of ramped level access.		
Application No:	<b>HGY/2021/3113</b>	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	13/12/2021
Location:	58 Upper Tollington Park N4 4BX		
Proposal:	Proposed single storey side to rear wrap-around ground floor extension.		
Application No:	<b>HGY/2021/3158</b>	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	15/12/2021
Location:	86 Nelson Road N8 9RT		
Proposal:	Erection of bicycle storage unit in front garden		
Application No:	<b>HGY/2021/3174</b>	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	16/12/2021
Location:	98 Denton Road N8 9NT		
Proposal:	Single story rear extension		
Application No:	<b>HGY/2021/3274</b>	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	21/12/2021
Location:	17 Mount Pleasant Crescent N4 4HP		
Proposal:	Erection of bike store in front garden.		
Application No:	<b>HGY/2021/3312</b>	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	29/12/2021
Location:	4 Elyne Road N4 4RA		
Proposal:	Rear dormer window and velux to create rooms within the roof space.		
Application No:	<b>HGY/2021/3359</b>	Officer:	Tania Skelli
Decision:	REF	Decision Date:	12/01/2022
Location:	23 Uplands Road N8 9NN		
Proposal:	Enlargement of existing roof dormer. Insertion of 2nos. new rooflights to rear roofslope.		
Application No:	<b>HGY/2021/3466</b>	Officer:	Oskar Gregersen
Decision:	GTD	Decision Date:	07/01/2022
Location:	53 Mayfield Road N8 9LL		
Proposal:	Side infill, rear extension and loft conversion with dormer		

**TPO Applications Decided: 1**

Application No: **HGY/2021/3199** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 14/12/2021  
 Location: Ground Floor Flat A 6 Denton Road N8 9NS  
 Proposal: Works to tree protected by a TPO: Rear of garden, back boundary T1 - Sycamore Pollard to previous points by removal of up to approximately 3 metres of the branch length leaving a finished height of approximately 9-10 metres and width of approximately 4 metres. . The tree is located in the rear garden on the rear boundary . Re-pollarding back to previous points are 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 reduce the extent of the encroachment from the neighboring gardens . To allow more suitable light levels in to the surrounding gardens

**Total Applications Decided for Ward: 12**WARD: **Tottenham Green****FUL Applications Decided: 5**

Application No: **HGY/2020/3184** Officer: Gareth Prosser  
 Decision: REF Decision Date: 13/12/2021  
 Location: 89 Philip Lane N15 4JR  
 Proposal: Erection of a two storey building providing one 3 bedroom house and one 2 bedroom house. No change of use.

Application No: **HGY/2020/3185** Officer: Gareth Prosser  
 Decision: REF Decision Date: 13/12/2021  
 Location: 89 Philip Lane N15 4JR  
 Proposal: Erection of a two storey building providing two, two-bedroom houses. No change of use.

Application No: **HGY/2021/1015** Officer: Kwaku Bossman-Gyamera  
 Decision: NPW Decision Date: 20/12/2021  
 Location: 57-59 West Green Road N15 5DA  
 Proposal: Internal and external alterations in connection with conversion of second floor level from three flats to four including second floor rear extension (Retrospective)

Application No: **HGY/2021/1653** Officer: Gareth Prosser  
 Decision: GTD Decision Date: 14/12/2021  
 Location: Public House 125-127 West Green Road N15 5DE  
 Proposal: Erection of a first and second storey rear extension to the hotel, including demolition of an existing first floor extension and ground floor extensions and additional skylight and glazed door to the rear of the public house.

Application No: **HGY/2021/3149** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 22/12/2021  
 Location: 109 Roslyn Road N15 5JB  
 Proposal: Erection of a single storey infill extension

**LBC Applications Decided: 1**

Application No: **HGY/2021/3307** Officer: Aikaterini Koukouthaki  
 Decision: GTD Decision Date: 10/01/2022  
 Location: Tottenham Town Hall Town Hall Approach Road N15 4RY  
 Proposal: Listed Building Consent for localised repairs to the cracked area of the fibrous plaster ceiling to the Moselle Room, first floor.

**NON Applications Decided: 1**

Application No: **HGY/2022/0010** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 17/01/2022  
 Location: Land to Rear of 2 Summerhill Road N15 4HD  
 Proposal: Non-material amendment following a grant of planning permission HGY/2018/0015 to amend the description of development to read: 'Erection of a part 2 part single storey block plus basement comprising 3 flats with associated access, cycle parking amenity space and landscaping'

**PNE Applications Decided: 1**

Application No: **HGY/2021/3475** Officer: Oskar Gregersen  
 Decision: PN NOT REQ Decision Date: 17/01/2022  
 Location: 183 Broad Lane N15 4QT  
 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 3.25m and for which the height of the eaves would be 3m

**RES Applications Decided: 8**

Application No: **HGY/2021/2932** Officer: Christopher Smith  
 Decision: GTD Decision Date: 12/01/2022  
 Location: 52-68 Stamford Road N15 4PZ  
 Proposal: Approval of details pursuant to condition 3 (materials) attached to planning permission HGY/2019/1401.

Application No: **HGY/2021/3082** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 15/12/2021  
 Location: Land Adjacent To 1 Jansons Road N15 4JU  
 Proposal: Approval of details reserved by a condition 16 (Drainage Scheme) attached to planning reference HGY/2021/0030

Application No: **HGY/2021/3084** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 07/01/2022  
 Location: Land Adjacent To 1 Jansons Road N15 4JU  
 Proposal: Approval of details reserved by a condition 5c(Remediation) attached to planning reference HGY/2021/0030

Application No: **HGY/2021/3172** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 20/12/2021  
 Location: Land Adjacent To 1 Jansons Road N15 4JU  
 Proposal: Approval of details reserved by a condition 20 (Boundary Treatments) attached to planning reference HGY/2021/0030.

Application No: **HGY/2021/3211** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 11/01/2022  
 Location: Stainby Road Car Park adj 6 Stainby Road N15  
 Proposal: Partial approval of details pursuant to conditions 14 A and B (Site Investigation) attached to planning permission HGY/2021/0087.

Application No: **HGY/2021/3214** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 16/12/2021  
 Location: Stainby Road Car Park adj 6 Stainby Road N15 4FJ  
 Proposal: Approval of details pursuant to conditions 16 (Non-Road Mobile Machinery (NRMM) attached to planning permission HGY/2021/0087.

Application No:	<b>HGY/2021/3331</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	04/01/2022
Location:	Land Adjacent To 1 Jansons Road N15 4JU		
Proposal:	Approval of details reserved by a condition 17 (Secure Cycle Parking) attached planning approval HGY/2021/0030.		
Application No:	<b>HGY/2021/3523</b>	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	19/01/2022
Location:	Stainby Road Car Park adj 6 Stainby Road N15 4FJ		
Proposal:	Approval of details pursuant to condition 6 (Secure and covered cycle parking facilities) attached to planning permission HGY/2021/0087.		

**Total Applications Decided for Ward: 16**WARD: **Tottenham Hale****CLDE Applications Decided: 1**

Application No:	<b>HGY/2021/3119</b>	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	22/12/2021
Location:	102 Rosebery Avenue N17 9SB		
Proposal:	Certificate of lawfulness for existing use of property as two self contained flats		

**CLFA Applications Decided: 3**

Application No:	<b>HGY/2021/3315</b>	Officer:	Christopher Smith
Decision:	NOT DEV	Decision Date:	20/12/2021
Location:	Crane Heights & Merlin Heights Waterside Way N17 9GE		
Proposal:	Certificate of Lawfulness for replacement of existing materials with alternative non-combustible materials.		
Application No:	<b>HGY/2021/3316</b>	Officer:	Christopher Smith
Decision:	NOT DEV	Decision Date:	20/12/2021
Location:	Egret Heights & Kingfisher Heights Waterside Way N17 9GL		
Proposal:	Certificate of Lawfulness for replacement of existing materials with alternative non-combustible materials.		
Application No:	<b>HGY/2021/3317</b>	Officer:	Christopher Smith
Decision:	NOT DEV	Decision Date:	20/12/2021
Location:	Lapwing Heights Waterside Way N17 9GP		
Proposal:	Certificate of Lawfulness for replacement of existing materials with alternative non-combustible materials.		

**CLUP Applications Decided: 3**

Application No:	<b>HGY/2021/3153</b>	Officer:	Mercy Oruwari
Decision:	PERM DEV	Decision Date:	13/12/2021
Location:	80 Scotland Green N17 9TU		
Proposal:	Certificate of lawfulness for the erection of a single storey rear side extension and front porch - proposed use.		

Application No:	<b>HGY/2021/3347</b>	Officer:	Mercy Oruwari
Decision:	PERM DEV	Decision Date:	23/12/2021
Location:	1 Tilson Road N17 9UY		
Proposal:	Certificate of lawfulness for the formation of 2x side dormers and rear hip to gable end with 2x front rooflights - proposed use.		
Application No:	<b>HGY/2021/3532</b>	Officer:	Martin Cowie
Decision:	PERM DEV	Decision Date:	20/12/2021
Location:	37 Thackeray Avenue N17 9DT		
Proposal:	Loft extension up to outrigger with Juliet balcony at the rear, 3 roof windows at the front and rear infill extension with a maximum height of 3 metres (certificate of lawfulness: proposed use)		

**FUL Applications Decided: 6**

Application No:	<b>HGY/2021/2478</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	21/01/2022
Location:	62 Kitchener Road N17 6DX		
Proposal:	Erection of rear dormer window and changes to internal layout.		
Application No:	<b>HGY/2021/3066</b>	Officer:	Laina Levassor
Decision:	REF	Decision Date:	13/12/2021
Location:	80 Shelbourne Road N17 9XY		
Proposal:	Erection of single storey rear extensions, construction of rear dormer and outrigger extensions to facilitate loft conversion and change of use from C3 Dwellinghouse to Large HMO (Sui Generis) (5 x 1 occupant rooms, 1 x 2 occupant room).		
Application No:	<b>HGY/2021/3079</b>	Officer:	Oskar Gregersen
Decision:	GTD	Decision Date:	14/12/2021
Location:	15 Baronet Road N17 0LU		
Proposal:	Replacement of uPVC windows and doors with double glazed uPVC windows and doors.		
Application No:	<b>HGY/2021/3219</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	15/12/2021
Location:	10 Parkhurst Road N17 9RA		
Proposal:	Demolition and replacement of existing side return lean-to; ground floor fenestration alterations; boundary wall to rear onto street (amended description)		
Application No:	<b>HGY/2021/3221</b>	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	21/12/2021
Location:	70 Poynton Road N17 9SP		
Proposal:	Installation of two rear windows at First Floor for Living Room of Flat 4 to improve living conditions. Proposed windows to be fitted with obscure glass.		
Application No:	<b>HGY/2021/3230</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	15/12/2021
Location:	27 Malvern Road N17 9HH		
Proposal:	Erection of wraparound extension.		

**NON Applications Decided: 2**

Application No: **HGY/2021/2214** Officer: Tobias Finlayson  
 Decision: GTD Decision Date: 16/12/2021  
 Location: Land north of Monument Way and South of Fairbanks Road N17  
 Proposal: Non-material amendment following a grant of planning permission HGY/2018/0050 to make the following amendments:  
 - Increase number of PV panel on roofs of Block A, B and C;  
 - Shift external gas enclosure to side to allow space to fit a door with direct access to the bike stores (Block B and C);  
 - Adjustment to the layout of the refuse store - maintains same access strategy and refuse capacity (Block B and C);  
 - Access to the rear lobby will be achieved via the bike store or rear gardens and is now solely accessible to management (Block B and C); and  
 - Enlarged canopy coverage above the front entrance door and the new bike store door (Block B and C)

Application No: **HGY/2021/2885** Officer: Philip Elliott  
 Decision: GTD Decision Date: 21/12/2021  
 Location: Berol Yard Ashley Road N17 9LJ  
 Proposal: Non-material amendment to planning permission HGY/2017/2044 to allow reconfigurations of doorways and layouts on the ground floor; a canopy to the Watermead Way entrance; internal layout changes, window locations and an amendment to the doors to the terrace on the thirteenth floor, and louvres over windows to east elevation.

**RES Applications Decided: 3**

Application No: **HGY/2021/3176** Officer: Tobias Finlayson  
 Decision: GTD Decision Date: 11/01/2022  
 Location: 168 Park View Road N17 9BY  
 Proposal: Approval of details pursuant to condition 12 (contaminated land remediation verification report) attached to planning permission HGY/2018/0076.

Application No: **HGY/2021/3234** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 11/01/2022  
 Location: 162 High Cross Road N17 9PD  
 Proposal: Approval of details pursuant to Condition 5 (Provision of refuse and waste and recycling facilities); attached to planning permission ref: HGY/2019/0172.

Application No: **HGY/2021/3416** Officer: Christopher Smith  
 Decision: GTD Decision Date: 11/01/2022  
 Location: Marsh Lane Refuse Depot Marsh Lane N17 0XE  
 Proposal: Approval of details pursuant to condition 20 (verification report demonstrating the completion of works set out in the approved remediation strategy) attached to planning permission HGY/2019/1278.

**Total Applications Decided for Ward: 18**WARD: **West Green****CLUP Applications Decided: 3**

Application No: **HGY/2021/3529** Officer: Martin Cowie  
 Decision: PERM DEV Decision Date: 17/01/2022  
 Location: 100 Walpole Road N17 6BL  
 Proposal: Loft conversion and rooflights to front (certificate of lawfulness)



Application No: **HGY/2021/3531** Officer: Martin Cowie  
 Decision: PERM DEV Decision Date: 17/01/2022  
 Location: 256 Sirdar Road N22 6QX  
 Proposal: Loft conversion with rear dormer and rooflights to front elevation (certificate of lawfulness).

Application No: **HGY/2022/0102** Officer: Laina Levassor  
 Decision: PERM DEV Decision Date: 19/01/2022  
 Location: 39 Downhills Park Road N17 6PE  
 Proposal: Certificate of Lawfulness for proposed single storey rear extension, rear dormer and outrigger extensions

**FUL Applications Decided: 7**

Application No: **HGY/2021/2376** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 11/01/2022  
 Location: Langham Close Langham Road N15 3LD  
 Proposal: The proposal seeks to add an additional floor to house 4 residential C3 units, provision of cycle stores, bin store provision and landscaping of the communal grounds.

Application No: **HGY/2021/3184** Officer: Laina Levassor  
 Decision: GTD Decision Date: 15/12/2021  
 Location: Ground Floor Flat A 38 Sirdar Road N22 6RG  
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2021/3201** Officer: Emily Whittredge  
 Decision: GTD Decision Date: 16/12/2021  
 Location: 168 Downhills Park Road N17 6AP  
 Proposal: Two storey side and rear extension

Application No: **HGY/2021/3205** Officer: Sarah Madondo  
 Decision: REF Decision Date: 15/12/2021  
 Location: Flat A 458 West Green Road N15 3PT  
 Proposal: Erection of a additional floor on top of the first floor rear.

Application No: **HGY/2021/3237** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 23/12/2021  
 Location: 200 Downhills Park Road N17 6AP  
 Proposal: Single storey rear extension.

Application No: **HGY/2021/3335** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 22/12/2021  
 Location: 214 Westbury Avenue N22 6RU  
 Proposal: Erection of a single storey rear infill extension

Application No: **HGY/2021/3429** Officer: Mercy Oruwari  
 Decision: REF Decision Date: 11/01/2022  
 Location: Ground Floor Flat A 73 Downhills Park Road N17 6AS  
 Proposal: Erection of single storey wraparound extension with a partial infill to create of a courtyard

**PNE Applications Decided: 3**

Application No: **HGY/2021/3454** Officer: Oskar Gregersen  
 Decision: PN NOT REQ Decision Date: 17/01/2022  
 Location: Right Flat B 91 Carlingford Road N15 3EJ  
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 4.9m, for which the maximum height would be 3.3m and for which the height of the eaves would be 3.3m

Application No: **HGY/2021/3483** Officer: Laina Levassor  
 Decision: PN NOT REQ Decision Date: 19/01/2022  
 Location: 117 Boundary Road N22 6AR  
 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 3.3m and for which the height of the eaves would be 3m

Application No: **HGY/2021/3484** Officer: Laina Levassor  
 Decision: PN NOT REQ Decision Date: 19/01/2022  
 Location: 157 Boundary Road N22 6AR  
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 4.53m, for which the maximum height would be 4m and for which the height of the eaves would be 2.73m

**RES Applications Decided: 2**

Application No: **HGY/2021/2470** Officer: Christopher Smith  
 Decision: GTD Decision Date: 20/12/2021  
 Location: Frankum & Kaye Ltd 38 Crawley Road N22 6AG  
 Proposal: Approval of details (partial) pursuant to condition 12 - part (a) only (Air Quality and Dust Management Plan for the demolition and site remediation stage of works) attached to planning permission HGY/2019/0938.

Application No: **HGY/2021/2474** Officer: Christopher Smith  
 Decision: GTD Decision Date: 16/12/2021  
 Location: Frankum & Kaye Ltd 38 Crawley Road N22 6AG  
 Proposal: Approval of details pursuant to condition 18a (Construction Management Plan and Construction Logistics Plan) attached to planning permission HGY/2019/0938. Partial discharge of condition

**Total Applications Decided for Ward: 15**WARD: **White Hart Lane****CLDE Applications Decided: 1**

Application No: **HGY/2021/3432** Officer: Kwaku Bossman-Gyamera  
 Decision: GTD Decision Date: 21/12/2021  
 Location: 16 Marshall Road N17 7AP  
 Proposal: Certificate of lawfulness for existing use as six self-contained flats.

**FUL Applications Decided: 4**

Application No: **HGY/2021/0356** Officer: Emily Whittredge  
 Decision: REF Decision Date: 13/12/2021  
 Location: 176 White Hart Lane N17 8JD  
 Proposal: Erection of two-storey 1-bed dwelling house.

Application No: **HGY/2021/3162** Officer: Sarah Madondo  
 Decision: REF Decision Date: 04/01/2022  
 Location: 48 Rivulet Road N17 7JS  
 Proposal: Erection of one bedroom end dwelling house.

Application No: **HGY/2021/3277** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 20/12/2021  
 Location: 119 Tower Gardens Road N17 7PE  
 Proposal: Replacement of 3x timber framed single glazed windows and 3x uPVC double glazed windows with 6x timber framed double glazed windows to the front of the property.

Application No: **HGY/2021/3514** Officer: Mercy Oruwari  
 Decision: GTD Decision Date: 21/01/2022  
 Location: 108 The Roundway N17 7HG  
 Proposal: Erection of front single storey side extension and ramp for disability adaptation.

**Total Applications Decided for Ward: 5**

WARD: **Woodside**

**CLDE Applications Decided: 2**

Application No: **HGY/2021/2078** Officer: Emily Whittredge  
 Decision: GTD Decision Date: 13/12/2021  
 Location: 14 Earlham Grove N22 5HJ  
 Proposal: Use of the building as an HMO (Certificate of lawfulness: existing use)

Application No: **HGY/2021/3365** Officer: Emily Whittredge  
 Decision: GTD Decision Date: 13/12/2021  
 Location: 15 Earlham Grove N22 5HJ  
 Proposal: Use of property as an HMO (Certificate of lawfulness)

**CLUP Applications Decided: 1**

Application No: **HGY/2021/3499** Officer: Oskar Gregersen  
 Decision: PERM DEV Decision Date: 07/01/2022  
 Location: 48 Maryland Road N22 5AN  
 Proposal: Certificate of lawfulness: proposed use: Rear Dormer roof extension

**FUL Applications Decided: 2**

Application No: **HGY/2021/3246** Officer: Emily Whittredge  
 Decision: GTD Decision Date: 22/12/2021  
 Location: 1-6 Cambridge Close N22 5PT  
 Proposal: Replacement timber windows and doors

Application No: **HGY/2021/3248** Officer: Emily Whittredge  
 Decision: REF Decision Date: 22/12/2021  
 Location: 31 Sandford Avenue N22 5EJ  
 Proposal: Single storey rear extension.

**NON Applications Decided: 1**

Application No: **HGY/2022/0123** Officer: Conor Guilfoyle  
 Decision: GTD Decision Date: 19/01/2022  
 Location: Health Centre 276 High Road N22 8JT  
 Proposal: Non material amendment to planning permission HGY/2020/3012 to carry out minor changes in the refuse area and surrounds.

**PNE Applications Decided: 1**

Application No: **HGY/2021/3474** Officer: Oskar Gregersen  
 Decision: PN NOT REQ Decision Date: 06/01/2022  
 Location: 68 Ellenborough Road N22 5EY  
 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

**TEL Applications Decided: 1**

Application No: **HGY/2021/3224** Officer: Kwaku Bossman-Gyamera  
 Decision: PN GRANT Decision Date: 22/12/2021  
 Location: River Park House 225 High Road N22 8HQ  
 Proposal: Installation of 3no. antennas mounted on 3.75 metre steel tripods with the top of the steel tripods measuring 48.25 metres from ground level, 2no.300mm dishes, 1no.equipment cabin at rooftop level along with development ancillary thereto. (Prior notification: Development by telecoms operators)  
 (Prior notification: Development by telecoms operators)

**Total Applications Decided for Ward: 8**

WARD: **Not Applicable - Outside Borough**

**OBS Applications Decided: 1**

Application No: **HGY/2021/2787** Officer: Christopher Smith  
 Decision: RNO Decision Date: 11/01/2022  
 Location: Uplands Business Park Blackhorse Lane E17 5QN  
 Proposal: Request for an Environmental Impact Assessment Scoping Opinion relating to the proposed redevelopment of Uplands Business Park (Observations to L.B. Waltham Forest - their reference 212650)

**Total Applications Decided for Ward: 1****Total Number of Applications Decided: 271**